

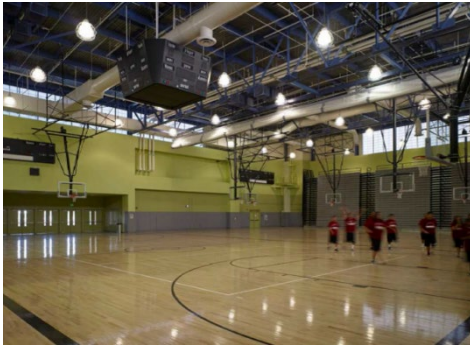


STATEMENT OF QUALIFICATIONS  
RFQ No. 119-21

Prepared for Newport-Mesa Unified School District

# Construction Management Services

February 22, 2021



**NEWPORT MESA UNIFIED SCHOOL DISTRICT  
CONSTRUCTION MANAGEMENT SERVICES  
RFQ EVALUATION**

**Evaluation of Firms:** All responses will be scored using this evaluation sheet. A minimum score of 80% is required to qualify for the 2nd round of evaluation which includes review by a panel. Up to 10 additional points may be awarded in the second round based on subjective determination of the Firm's ability to carry out the required work. NMUSD will select the top-rated firms to be awarded the contracts for these services.

**Instructions:** Fill-in a response for each question in Sections 1-4 below. Each correlates to a required element in the RFQ Response Format.

**Firm:** PMCS Group, Inc.

|   |  |                  |
|---|--|------------------|
| <b>1. Location/Accessibility</b>  | <b>Write in:</b>   | <b>Max.</b>      |
| a. Firm's location - Write in city and county of headquarters or local office, whichever is closest to the District                 | 2600 E. Pacific Coast Highway, Suite 160<br>Long Beach, CA 90804 (sole office - located less than 20 miles from NMUSD)   | 5                |
| <b>2. Past Performance</b>  | <b>Write in:</b>   | <b>Max. Pts.</b> |
| a. Identify the Firm's number of years' experience in providing services for K-12   | PMCS Group has been providing services for K-12 schools since our inception in 2005 (15+ years)  | 5                |
| b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years                                | 132 Projects for various K-12 school districts throughout Southern California  | 5                |
| c. Industry experience - Circle the type of projects the Project Team has worked on within the last 3 years (circle all that apply) | <input checked="" type="radio"/> K-12 <input checked="" type="radio"/> Community College <input checked="" type="radio"/> Charter/Private School <input checked="" type="radio"/> Non-school District <input checked="" type="radio"/> Other Project Types | 5                |
| d. Identify the Firm's number of employees  | 59   | 5                |
| <b>3. Claims, Lawsuits, Arbitrations</b>  | <b>Write in:</b>   | <b>Max. Pts.</b> |
| a. Identify the number allegations against the firm or any employee for any violations of law                                       | None   | 5                |
| b. Identify the number of settlements or judgments involving such actions within the last five (5) years                            | None   | 5                |
| <b>4. Record of Past Performance</b>  | <b>Write in:</b>   | <b>Max. Pts.</b> |
| a. Identify the number of client references from a K-12 school district included in the Response (0-3)                              | Provided five K-12 references  | 5                |

*I hereby certify that the above information is true and correct to the best of my knowledge.  
By signing below, I further acknowledge that should any of the information I provide be found to be false,  
the Firm's Response shall be considered nonresponsive and ineligible for consideration.*

Walid Azar - Vice President  
Printed Name

  
Signature

2/19/2021  
Date

| Section  | Page No.                        |
|--|---------------------------------|
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| ✓ Section includes resumes (resumes excluded from page count)          |                                 |
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| ✓ 3.7.6 Attachment G – Firm Proposal / Offer                           |                                 |
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| ✓ 3.7.8 Hourly Fee Schedule  |                                 |

## 3.1 Business Profile

### 3.1 Business Profile

#### 3.1.1 Business Information

**Legal Name:** PMCS Group, Inc.

**Legal Form of Offeror:** S Corporation

**Number of Years in Business:** 15+ years |  
established May 2, 2005

**Home /Local Office (sole location):**

2600 E. Pacific Coast Highway, Suite 160  
Long Beach, CA 90804

*Our office is located less than 20 miles from  
NMUSD Headquarters*



*LAUSD Foshay Learning Center Seismic Modernization*

#### PMCS provides the following PM/CM services:

- Project Management
- Program Management / Preconstruction Services
- Construction Management
- Design Management
- Document Control
- Estimating
- Scheduling
- Labor Compliance
- Safety
- Construction Inspection
- QA/QC
- Administrative / Office Support
- Closeout Services



*CSULB Peterson Hall Renovation*

### Corporate Organization

*Violene Azar, President*

*Walid Azar, P.E. Vice*

*President*

*Rick Hijazi, P.E. Principal-in-Charge*

### DBE, SBE, WBE Firm

**59 employees**

**Number of years of public works experience: 15+**

**Number of years of private sector experience: 6 months**

### 3.1.2 PMCS Group History

**PMCS Group, Inc. (PMCS)**, a full-service project, construction management (CM-PM) and inspection services firm located in Long Beach, California, is submitting its Statement of Qualifications in response to Newport-Mesa Unified School District's (NMUSD) Request for Qualifications to provide On-going Construction Management Services. ***We have built a strong portfolio in K-12 and higher education buildings, including new schools and modernization projects, as well other public facilities and transportation projects throughout Southern California since 2005.*** PMCS proposed staff believe in partnering and collaborating with the contractor, designer, IOR and stakeholders to ensure delivery of a successful project while maintaining the safety of students.

We are currently providing PM/CM services to clients such as Los Angeles Unified School District (LAUSD); Los Angeles Community College District (LACCD); California State University, Long Beach (CSULB); the City of Los Angeles, Department of Public Works, Bureaus of Engineering, Sanitation and Street Services; Los Angeles World Airport (LAWA); County of Los Angeles, Department of Public Works; Los Angeles County Metropolitan Transportation Authority (Metro), and; the Port of Long Beach. We also hold on-call contracts with Long Beach Unified School District (LBUSD), University of Southern California (USC), and the Long Beach Airport. Our team has recently expanded into the private sector, servicing clients such as Vantage Data Centers.

As a California Corporation, we are committed to building long-term client relationships by providing quality services and creating superior customer value since our doors opened in 2005. Our firm is home to accomplished licensed professionals with diverse backgrounds from the fields of construction, architecture, and engineering (civil, structural and MEP disciplines), certified inspectors, and other qualified support staff who have worked together extensively over the years. Our team also includes EQS Consulting, who can provide additional estimating and cost control support to NMUSD (additional details of their qualifications can be found in [Section 3.4, Subconsultants](#)).

We currently employ 59 professionals consisting of project/program managers, construction managers, architects, engineers, schedulers, estimators, inspectors, office support, and GIS/AutoCAD staff. We believe that every project success is based on ***partnering, collaboration, and consolidating*** resource pools to provide our clients with the optimum balance of flexibility and responsiveness needed to achieve high quality results for the best value.

**PMCS** will bring the following unique qualifications and experience to NMUSD:

- PMCS has ***over 15 years of relevant experience*** in Construction Management, Project Management and Inspection services, which includes work for similar programs – LAUSD, Montebello USD, LACCD's BuildLACCD Program and CSULB
- PMCS Group staff have ***managed over \$2.2 Billion of construction work without any litigation***
- ***Principal-in-Charge and as-needed Project Manager, Mr. Rick Hijazi, P.E. has over 13 years of experience*** working on K-12 projects, and over 31 years of total PM/CM experience
- PMCS is a small firm with ***strong, developed relationships*** with our employees and colleagues and are excited to tap into our readily available resources to support NMUSD as needed

### 3.1.3 Qualifications

We developed a team of seasoned PM/CM team members that understand the unique challenges of K-12 school projects, know how to ensure compliance with OPSC and DSA standards, and bring decades of experience on both the GC and owner's side to support NMUSD's projects.

Our team will be led by proposed Principal-in-Charge, Mr. Rick Hijazi, PE; proposed Senior Construction Manager, Mr. Matt Pirayeh, PE, DBIA and; proposed Senior Construction Manager, Mr. Dennis Ackel, RA, CCM, LEED AP BD+C, DBIA.

#### **Mr. Rick Hijazi | Principal-in-Charge**

##### **Length of time with firm: 7 years**

Mr. Rick Hijazi has over 31 years of Project / Construction Management experience working on projects for various public entities, including Los Angeles Unified School District, Los Angeles County Metropolitan Transportation Authority, and Los Angeles County Department of Water and Power. His portfolio includes multiple large educational complexes, including the LAUSD Edward R. Roybal Learning Center (\$152 Million project that included demolition, additions, and renovations) and the LAUSD Robert F. Kennedy Community Schools Project (\$435 Million demolition and new construction project). Mr. Hijazi has overseen the construction of projects using various alternate delivery methods, including Lease-Leaseback, Design-Build with GMP, Design-Bid-Build and Job Order Contracting. As PMCS Group's Senior Project Manager, Mr. Hijazi manages PMCS and our consultant staff in planning, design, engineering, environmental processes and construction of various public sector projects, including projects for LAUSD, Montebello USD, LACCD, and CSULB. Mr. Hijazi will be the main point of contact between NMUSD and PMCS Group, and he will oversee the contract management and execution, meet with NMUSD to forecast staff and upcoming needs, and can support the project team as needed.

##### **A sample Mr. Hijazi's educational projects include:**

- Robert F. Kennedy Community Schools
- South Los Angeles Area New High School
- South Central Los Angeles New High School No .1
- Ramon C. Cortez School of Visual and Performing Arts
- Vista Hermosa Park
- Ramon C. Cortez School of Visual and Performing Arts
- Central Los Angeles Middle School No. 3
- Environmental remediation of Park Avenue Elementary School
- Central Los Angeles Elementary School No. 21 & 22
- Central Los Angeles High School No. 13

## 3.1 Business Profile

### **Mr. Matt Pirayeh | Senior Project / Construction Manager**

#### **Length of time with firm: 2.5 years**

Mr. Matt Pirayeh is an experienced Senior Project and Construction Manager who brings over 8 years of educational project experience to our team. During Mr. Pirayeh's career, he has overseen the successful construction and closeout of various Design-Build, Design-Bid-Build, CM At-Risk, and Best Value projects for public entities, including LAUSD, University of California Riverside, LACCD and University of California Irvine. Using his extensive educational experience, Mr. Pirayeh will be one of two key Senior Construction Managers assigned to support NMUSD on all its upcoming projects.

#### **A sample of Mr. Pirayeh's educational projects include:**

- LAUSD, 1<sup>st</sup> Street Elementary School, Seismic Modernization
- LAUSD, Manual Arts High School, Wellness Center Expansion
- LAUSD, Wilshire Crest Elementary School, Plumbing and Utilities Upgrade
- LAUSD, Franklin High School, Seismic Retrofit of Physical Education Building
- LAUSD, Marshall High School, Tower Repair
- LAUSD, Mendez High School, Wellness Center Project
- LAUSD, Marina Early Education Center, Nature Explore Classroom Project
- LAUSD, Jefferson High School, Comprehensive Modernization

### **Mr. Dennis Ackel | Senior Project / Construction Manager**

#### **Length of time with firm: 4.5 years**

Mr. Dennis Ackel brings over 30 years of experience in design and construction management, with an emphasis on educational and public works projects. As a California Registered Architect and a Certified Construction Manager, Mr. Ackel is extremely well-versed in both the design and construction of K-12 schools and has extensive experience working with DSA and OPSC policies and procedures for design and construction. Currently, Mr. Ackel is overseeing the design of various critical repair projects for LAUSD, including HVAC replacement retrofit, new AC systems, ADA upgrades, and many others. He has overseen the design and construction of several Design-Build, Design-Bid-Build, and Critical Repair projects. Mr. Ackel, along with Mr. Pirayeh, will serve as a Senior Construction Manager assigned to support NMUSD on all its upcoming projects.

#### **A sample of Mr. Ackel's educational projects include:**

- LAUSD, Riley High School HVAC Project
- LAUSD 2nd Street Elementary School, Campus Upgrades
- LAUSD, Carson High School, New HVAC for Competition Gym
- LAUSD, Albion Elementary School HVAC Project
- LAUSD, Banning High School, New HVAC for Competition Gym
- LAUSD, Locke Charter High school, New HVAC in Competition Gym
- LAUSD, South Gate Middle School, Phased Portable Removal
- LAUSD, 75th Street Elementary School Boiler Replacement

In addition to our proposed senior-level personnel, PMCS Group bring several qualified Construction Managers, Estimators, Schedulers, Facility Planning / Design Reviewers, Document Control Specialists, and other project team professionals who can support NMUSD as needed on all upcoming projects. The staff matrix on the next page projects a snapshot of our team's qualifications.

# TEAM EXPERIENCE SUMMARY

|                      |      |                                       | Quals                        |                          |   | Project Types |                  |                  |               | Services                  |                                   |                 | Project Delivery Methods |           |             |
|----------------------|------|---------------------------------------|------------------------------|--------------------------|---|---------------|------------------|------------------|---------------|---------------------------|-----------------------------------|-----------------|--------------------------|-----------|-------------|
|                      |      |                                       | Years of Relevant Experience | Years of K-12 experience | License/Certification   | K-12          | Higher Education | New Construction | Modernization | DSA Certification Process | LEED / CHPS Certification Process | OPSC Experience | Design-Build             | CM Agency | Multi-Prime |
| Team Member          | Firm | Title                                 | Team Members Qualifications  |                          |   |               |                  |                  |               |                           |                                   |                 |                          |           |             |
| Rick Hijazi, PE      | PMCS | Principal-in-Charge                   | 31+                          | 13+                      | CA PE License, No. 44537, expires 3/31/2022   | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Medhi "Matt" Pirayeh | PMCS | Senior Project / Construction Manager | 18+                          | 8+                       | CA PE License, No. 68704, expires 09/30/2021; DBIA  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Dennis Ackel         | PMCS | Senior Project / Construction Manager | 28+                          | 18+                      | CA RA License, No. 16954, expires 12/31/2021; CCM, No. 1504, expires 07/31/2021; LEED AP BD+C; DBIA | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         | ✓           |
| Tinka Rogic          | PMCS | Facilities Planning / Design Review   | 20+                          | 13                       | CA RA License, No. 30853, expires 07/31/2021; LEED AP BD+C  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |
| Charles Yiu          | PMCS | Facilities Planning / Design Review   | 15                           | 10                       | CA PE License, No. 73322, expires 12/31/2022; CA SE License, No. 5801, expires 12/31/2022           | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |
| Eugene "Harry" Fox   | PMCS | Senior Construction Manager           | 22+                          | 7                        | LEED Certification in progress; OSHA 40-Hour QAQC Certification; CCM in progress                    | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         | ✓           |
| Ghassan Haidar       | PMCS | Senior Construction Manager           | 30+                          | 2                        | CA PE License, No. 55608, expires 12/31/2022; ENV SP  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |
| Thomas Betts         | PMCS | Senior Construction Manager           | 28+                          | 8                        | CCM, No. 10887, expires 09/04/2021  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Michael Buhmiller    | PMCS | Senior Construction Manager           | 30+                          | 19+                      | B-Gen. Contr.; PMP; CCM; LEED AP BD+C   | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Robert Whitlock      | PMCS | Senior Construction Manager           | 20                           | 15                       | CCM, No. 2248, expires 05/31/2021   | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         | ✓           |
| Masoud Ebrahimi      | PMCS | Construction Manager                  | 30+                          | 8                        | B-Gen Contr.  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |
| Faisal Shari         | PMCS | Construction Manager                  | 44+                          | 2                        | OSHA 30-Hour  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |

## 3.1 Business Profile

# TEAM EXPERIENCE SUMMARY

|                    |      |                             | Quals                        |                          |  | Project Types |                  |                  |               | Services                  |                                   |                 | Project Delivery Methods |           |             |
|--------------------|------|-----------------------------|------------------------------|--------------------------|--|---------------|------------------|------------------|---------------|---------------------------|-----------------------------------|-----------------|--------------------------|-----------|-------------|
|                    |      |                             | Years of Relevant Experience | Years of K-12 experience | License/Certification  | K-12          | Higher Education | New Construction | Modernization | DSA Certification Process | LEED / CHPS Certification Process | OPSC Experience | Design-Build             | CM Agency | Multi-Prime |
| Team Member        | Firm | Title                       | Team Members Qualifications  |                          |  |               |                  |                  |               |                           |                                   |                 |                          |           |             |
| David Anderson     | PMCS | Construction Manager        | 30+                          | 3                        | OH PE License, No. 86002, expires 12/31/2021                 | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Richard Camacho    | PMCS | Construction Manager        | 28+                          | 15                       | OSHA 10-Hour   | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         | ✓           |
| Mike Alemian       | PMCS | Construction Manager        | 29+                          | 2.5                      | B-Gen Contr.   | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        |           |             |
| Naoki MacInnes     | PMCS | Construction Manager        | 10                           | 0                        | EIT Cert., No.12-600-73; QSP                                 |               | ✓                | ✓                | ✓             |                           | ✓                                 |                 | ✓                        | ✓         |             |
| Ali Mazyad         | PMCS | Project Engineer            | 10                           | 3                        | OSHA 10-Hour   | ✓             |                  | ✓                | ✓             |                           | ✓                                 |                 | ✓                        |           |             |
| Milad Sharafifar   | PMCS | Program Scheduler           | 14+                          | 1+                       | ACS Project Management                                       | ✓             |                  | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |
| Mario Khalil       | PMCS | Program Scheduler           | 12                           | 2                        | CA PE License, No. 87651, expires 09/30/2021; PSP, No. 01917 | ✓             |                  | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |
| Eduardo de la Rosa | PMCS | Program Scheduler           | 12                           | 6 mo.                    | N/A  | ✓             |                  | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |
| Emma Vargas        | PMCS | Project Estimator           | 28+                          | 19+                      | PE (Philippines)   | ✓             |                  | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |
| Asoka Sellahewa    | EQS  | Project Estimator           | 25+                          | 15+                      | Certified Professional Estimator (CPE)                       | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 | ✓               | ✓                        | ✓         |             |
| Claudia Hill       | PMCS | Project Estimator           | 13+                          | 1+                       | N/A  | ✓             | ✓                | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |
| Victoria Booras    | PMCS | Document Control Specialist | 22+                          | 7                        | ACS Project Management                                       | ✓             |                  | ✓                | ✓             | ✓                         | ✓                                 |                 | ✓                        | ✓         |             |

## 3.1 Business Profile

The table below provides a partial list of our team's recent K-12 project experience. Further information on our team's project experience can be found in their resumes on the following pages.

| Project Name  | Dates          | Project Value   | Services Provided |
|---|----------------|-----------------|-------------------|
| LAUSD North Hollywood High School Comprehensive Modernization Project                         | 2020 – current | \$199 Million   | CM Services       |
| Norwalk-La Mirada USD, La Mirada High School Gym and Locker Room Expansion                    | 2020 – 2020    | \$17 Million    | CM Services       |
| LAUSD Berendo Middle School New Gymnasium & Facilities Improvements                           | 2018 - current | \$22 Million    | CM Services       |
| LAUSD Ascott Elementary School Comprehensive Modernization Project                            | 2019 - current | \$76 Million    | CM Services       |
| LAUSD Ivanhoe Elementary School and Franklin Elementary School New Classroom Buildings        | 2018 - current | \$13.8 Million  | Design Services   |
| LAUSD Harbor Prep Teacher Academy High School – 13-Classroom New High School Facility         | 2016 - 2019    | \$32.5 Million  | Design Services   |
| LAUSD International Studies Learning Center Addition  | 2018 - current | \$22 Million    | Design Services   |
| LAUSD Eagle Rock High School South Gymnasium and Auditorium HVAC and Seismic Retrofit Project | 2018 - current | \$14.7 Million  | CM Services       |
| LAUSD Sherman Oaks Center for Enriched Studies Comprehensive Modernization                    | 2018 - current | \$107.9 Million | CM Services       |
| LAUSD Huntington Park High School Comprehensive Modernization                                 | 2018 - current | \$64.8 Million  | CM Services       |
| LAUSD Foshay Learning Center Seismic Modernization  | 2018 - current | \$59.9 Million  | CM Services       |
| Montebello USD, Energy Conservation Measure Upgrades / Modernization – Phase I                | 2017 – 2018    | \$33 Million    | CM Services       |
| LAUSD Fremont High School Campus Redevelopment  | 2016           | \$80 Million    | Design Services   |
| LAUSD Fremont High School Wellness Center Expansion   | 2019 - current | \$3.3 Million   | CM Services       |
| LAUSD San Pedro High School Comprehensive Modernization                                       | 2019 - current | \$178 Million   | CM Services       |
| LAUSD Academy at Hyde Park Elementary School - Wellness Center Project                        | 2019 - current | \$3.2 Million   | CM Services       |
| LAUSD Drew Middle School - New School-Based Clinic  | 2019 - current | \$5.3 Million   | CM Services       |
| LAUSD Manual Arts High School - Wellness Center Expansion                                     | 2019 - current | \$4.5 Million   | CM Services       |
| LAUSD Hamilton High School Comprehensive Modernization  | 2019 - current | \$189.1 Million | CM Services       |
| LAUSD Valley Region Elementary School   | 2019 - current | \$1.5 Million   | CM Services       |

## RICK HIJAZI, PE

### Principal-in-Charge

Mr. Rick Hijazi has **over 31 years of experience** in managing **Public Sector Capital Projects** at the program and project levels utilizing traditional and **alternate delivery** methods, including **Lease-Leaseback, Design-Build with GMP, Design-Bid-Build and Job Order Contract (JOC)**. **Mr. Hijazi worked 13 years for Los Angeles Department of Water and Power as a public employee before joining a private consulting firm.** His portfolio includes large educational complexes, office buildings, parking structures, hospital retrofits, **central plants, and off-site utilities** projects. Mr. Hijazi has managed several projects simultaneously from **initial planning through pre-construction, design management, jurisdictional approvals, bid and award, construction and end-user move in**. Recently, he was the **Resident Engineer for WPLE III Metro Project and managed the Advanced Utility Relocation (AUR)**. **He successfully negotiated and settled several change orders / claims for the AUR.**

Mr. Hijazi's specific qualifications and responsibilities of work include: **Assign and monitor performance of staff to various projects;** Review status of actual project schedule and cost vs. planned; Interface with external regulatory and public agencies; **Attend monthly project meeting and client public Board meetings;** **Manage consultants and staff** in planning, design, engineering, environmental processes and construction; Coordinate and meet with oversight public agencies such as DSA, DTSC, CDE, LA City Building and Safety, and LA City Department of Public Works; **Oversee, develop, maintain, update, and track project schedules and budgets on project and program** levels using numerous software including Primavera, Excel, and Expedition; **Prepare Request for Proposals and negotiate A/E contracts;** **Manage, implement and track Collaborative for High Performance Schools (CHPS) design elements;** **Manage the process of obtaining LEED Gold certification for a CHPS-certified school;** Successfully implement comprehensive BIM programs during construction; **Conduct and participate in community outreach meetings,** and; Prepare Request for Proposals and negotiate A/E contracts.

### RELEVANT PROJECTS:

#### PMCS Senior Project Manager (overseeing contracts and staff):

- Montebello Unified School District Modernization Projects – 2017 – 2018, \$33 Million
- LACCD, Pierce College North Mall Phase 1 – 2014 –2017, \$15 Million
- LAUSD, Various Modernization Projects in Design and Construction – 2014 – 2017, \$300 Million
- Los Angeles World Airport Terminal No. 1 Modernization – 2014 – 2017, \$400 Million
- CSU, Long Beach – Peterson Hall Modernization – 2017 – 2017, \$32 Million
- CSU, Long Beach – College of Continuing & Professional Education – New Classroom Building – 2017 – 2017, \$30 Million
- LACCD, Pierce College, Campus Wide Telecommunication Upgrade – 2014 – 2015, \$8 Million

### YEARS OF EXPERIENCE

31+

### YEARS OF EXPERIENCE ON K-12 PROJECTS

13+

### EDUCATION

MS, Civil Engineering – University of Southern California, 1987

BS, Civil Engineering – University of California, Los Angeles, 1984

*Continuing Education Classes:*  
Contract Law

Claims Avoidance and Analysis

Public Involvement Workshop

California Construction Law

Building Information Modeling (BIM)

LEED Preparation

QSP / QSD Training

### LICENSES / CERTIFICATIONS

CA Licensed Civil Engineer, No. C44537 – expires 3/31/22

OSHA 10 Hour

AQMD / SWPPP

### SOFTWARE

Primavera

Expedition

Microsoft Project

Adobe Acrobat

Microsoft Office

(Word, Excel, PowerPoint, Outlook)

**Senior Construction Manager:**

- Robert F. Kennedy Community Schools – 2008 – 2010, \$435 Million
- South Los Angeles Area New High School – 2002 – 2006, \$116 Million
- South Central Los Angeles New High School No.1 – 2000 – 2005, \$127 Million
- Ramon C. Cortez School of Visual and Performing Arts – 1992 – 2000, \$172 Million
- Vista Hermosa Park – 1999 – 2002
- Ramon C. Cortez School of Visual and Performing Arts – 1999 – 2002
- Central Los Angeles Middle School No. 3 – 1999 – 2002
- Environmental remediation of Park Avenue Elementary School – 1999 – 2002
- Central Los Angeles Elementary School No. 21 & 22 – 1999 – 2002
- Central Los Angeles High School No. 13 – 1999 – 2002

**EMPLOYMENT HISTORY****2017 – Present****PMCS Group, Inc.****Resident Engineer****Project: Los Angeles Metropolitan Transportation Authority, Westside Purple Line Extension, Phase III, \$1.9 Billion**

- Manage the Advanced Utility Relocation project located on Wilshire Blvd, between Glendon Avenue and Veteran Blvd / Wilshire Blvd between Federal Street and the 405 Freeway and several side streets
- **Oversee extensive relocation of power, water, traffic signals, telecom (Verizon, Frontier, Zayo), gas lines, and other utility lines**, requiring **high levels of coordination with third parties and city agencies**
- Conducts weekly meetings with the Contractor, Metro's Stakeholders, City of Los Angeles Department of Public Works (LADPW), City of Los Angeles Department of Transportation (LADOT) and Los Angeles Department of Water and Power (LADWP) to coordinate project activities
- Oversees activities of Office Engineers, Construction Inspectors, and Admin/Project Personnel
- **Monitors contractors' work for compliance to schedule, budget, technical specifications, and legal requirements**
- **Coordinates resolution of design and field construction issues**
- Reviews contractor requests for change to determine merit and, when appropriate, assists in the preparation of contract change orders/modifications

**2014 - 2017****PMCS Group, Inc.****Senior Project Manager****Oversight of Various Public Works and Educational Projects**

- Managed PMCS and consultants' staff in planning, design, engineering, environmental processes and construction of various off-site improvements, buildings, water treatment systems, piping projects and more
- **Coordinated and met with oversight public agencies such as Division of the State Architect (DSA), Education (CDE), Los Angeles Department of Building and Safety (LADBS), LADPW, and LADOT**
- **Managed, implemented and tracked the CEQA process** through design and construction
- **Managed projects with extensive environmental and hazardous materials abatement** and coordinated closely with the DTSC to obtain No Further Action (NFA) to proceed with demolition
- **Oversaw, developed, maintained, updated and tracked project schedules and budgets** on project and program levels using numerous software including Primavera, Excel, and Expedition

**Additional Employment History:**

2010 – 2013; TTG; Senior Project Manager; Several Modernizations, New Schools, Hospital Retrofits, etc.

2002 – 2010; TBI &amp; Associates (LAUSD Program); Senior Project / Construction Manager; Various projects

1999 – 2002; Gateway Engineering (LAUSD Program); Senior Project and Construction Manager; Various projects

1985 – 1998; Los Angeles Department of Water and Power; Construction Manager; Multiple public works projects

## MATT PIRAYEH, PE

### Senior Project / Construction Manager

Mr. Matt Pirayeh is a results-oriented and hands-on professional with **over 18 years of experience in Construction and Project Management**. He has a track record of successful completion of a diverse set of ground-up, expansion, renovation, and Tenant Improvement (TI) projects from concept to hand-over in private and public sectors. He has delivered projects **using Design-Build, Design-Bid-Build, CM At-Risk, and Best Value Delivery methods**. Mr. Pirayeh knows how to develop a **clear strategy and thorough execution plan** for all projects and communicates these plans effectively to team members, Stakeholders, and Clients. **As a licensed Professional Engineer and Contractor**, Mr. Pirayeh has a unique blend of skills that offer a **deeper level of expertise in managing projects from the pre-construction phase to bidding, construction and ultimately, completion and close-out**.

### RELEVANT PROJECTS

- LAUSD, 1<sup>st</sup> Street Elementary School, Seismic Modernization, \$25 Million
- LAUSD, Manual Arts High School, Wellness Center Expansion, \$7 Million
- LAUSD, Wilshire Crest Elementary School, Plumbing and Utilities Upgrade, \$15 K
- LAUSD, Franklin High School, Seismic Retrofit of Physical Education Building, \$7 Million
- LAUSD, Marshall High School, Tower Repair, \$10 Million
- LAUSD, Mendez High School, Wellness Center Project, \$9 Million
- LAUSD, Marina Early Education Center, Nature Explore Classroom Project, \$2.5 Million
- LAUSD, Jefferson High School, Comprehensive Modernization, \$169 Million

### PARTIAL EMPLOYMENT HISTORY

**October 2018 - Present**

**PMCS Group, Inc. – Los Angeles Unified School District**

**Senior Project Manager II**

- Manages and provides construction oversight to Owner Authorized Representatives (OARs)
- **Resolves complex construction project related issues, disputes, and disagreements**
- Develops, assigns, and monitors performance of OARs relative to assigned construction projects
- **Reviews status and overall construction project progress relative to submitted construction schedules**
- **Reviews change orders from all construction projects** and assesses their impact on the District
- Assists Regional Directors and other Facilities Management staff with **bid and contract planning**
- **Reviews status and monitors variances of the construction project database relative to scheduling and cost control reporting**
- Reviews and monitors **overall administration of contracts for the Architect** and related **Consultants**
- Reviews and monitors **overall administration of contracts for the Architect** and related **Consultants**

### YEARS OF EXPERIENCE

18+

### YEARS OF EXPERIENCE ON K-12 PROJECTS

8+

### EDUCATION

MBA – University of Southern California (USC), CA, May 2010

MS, Construction Management – University of Southern California, May 2000

BS, Civil Engineering – Southern Illinois University, Carbondale, IL, December 1998

### LICENSES / CERTIFICATIONS

CA Licensed Civil Engineer, No. 68704, expires 09/30/2021

Certified in P3 Scheduling Software – Primavera Association

### SOFTWARE

Primavera P3 Scheduling  
Microsoft Office (Word, Excel, Access, PowerPoint)

- Provides functional direction over areas of responsibility including **construction project schedules, cost control, dispute resolution, contract administration** and **quality control**
- **Reviews** and **takes recommended actions in resolving disputes relative to construction projects**
- **Coordinates program activities with other District organizational branches and departments**

**Projects Include:**

- 1<sup>st</sup> Street Elementary School, Seismic Modernization, 2018 – On-going, \$25 Million
- Manual Arts High School, Wellness Center Expansion, 2018 – On-going, \$7 Million
- Wilshire Crest Elementary School, Plumbing and Utilities Upgrade, 2018 – On-going, \$15 K
- Franklin High School, Seismic Retrofit of Physical Education Building, 2018 – On-going, \$7 Million
- Marshall High School, Tower Repair, 2018 – On-going, \$10 Million
- Mendez High School, Wellness Center Project, 2018 – On-going, \$9 Million
- Marina Early Education Center, Nature Explore Classroom Project, 2018 – On-going, \$2.5 Million
- Jefferson High School, Comprehensive Modernization, 2018 – On-going, \$169 Million

**September 2017 – September 2018****RG GROUP GLOBAL, INC. – Riverside, CA****Senior Project/Construction Manager and Project Management Consultant**

- Managed University of California (UC) – Riverside's \$150 Million LEED Platinum multi-disciplinary research lab project with an area of 125,000 sq. ft. procured by Fixed Price Design-Build delivery model
- **Led internal and external teams for design / delivery** of Vancouver Aquarium and Lowry Park Zoo upgrade projects
- **Managed Design-Build Team**, peer review Consultants and Stakeholders for compliance with contract documents and **coordinate with government authorities for review / approval of Fire Life Safety and Accessibility Compliance**

**January 2017 – August 2017****SOUQ EXTRA INVESTMENT, Dubai, U.A.E****Project Director**

- Oversaw and set up the Client Brief and followed through with **concept** and **schematic design development** for the two new community retail centers, about 100,000 sq. ft., in DSO and DIP areas
- **Managed the closeout process and finalized all permits with Consultants, Contractor, and appropriate agencies to obtain the Final Occupancy Certificate** for the recently opened 80,000 sq. ft. DSO Community Shopping Center
- Explored the Highest and Best Use for the 90,000 sq. ft. plot of land in RAK and **prepared recommendations** to the Board
- Managed Consultants for an enhanced design of interior and façade of four operating shopping centers covering an area of over 200,000 sq. ft., **prepare bid documents and draft / award the contract** to the lowest bidding Contractor
- Supervised the Consultant and Contractor and **liaised with government officials** during the renovation project
- **Developed and maintained project management methodologies, standards, and tools for all on-going projects**

**PRIOR EXPERIENCE**

- 2015 – 2016; Turner Construction International, Louvre Museum Project; Project Manager
- 2013 – 2015; Pars Construction Services, Inc.; Managing Director / Construction Management Consulting & Real Estate Development
- 2011 – 2012; Western Pacific Development, Inc.; Projects Director / Construction Management and Real Estate Development Services
- 2008 – 2011; Taisei Construction Corporation, Inc. – Los Angeles Community College District; Project Manager
- 2007 – 2008; PCL Construction Services, Inc. – UC Irvine – Student Center Complex; Estimator
- 2004 – 2005; PCL Construction Services, Inc. – Crown City Center Office Building; Senior Project Engineer
- 2003 – 2004; PCL Construction Services, Inc. – UC Irvine – Arroyo Vista Housing Complex; Project Engineer
- 2000 – 2003; PCL Construction Services, Inc. – Huntington Beach Hyatt Regency Resort & Spa; Field Engineer

## DENNIS ACKEL, RA, CCM, LEED AP BD+C, DBIA

### Senior Project / Construction Manager

*Mr. Dennis Ackel has over 28 years of experience in the field of construction management with expertise in all phases of the process, from concept to completion.* Extremely knowledgeable in project planning, bidding, and awarding of numerous school projects with the Santa Ana Unified School District, Mr. Ackel has proven to be a valuable resource on educational and other public facilities projects. His proficiency includes all levels of the closeout process and acquiring DSA certifications. Mr. Ackel has ***managed construction contracts for capital projects including agency CM, design-build, multiple prime, and CM at Risk, involving phasing, logistics, subcontractor coordination, recovery schedule analysis, commissioning, move-in for community college, state university, and K-12 districts.***

### RELEVANT PROJECTS:

- LAUSD, Riley High School HVAC Project
- LAUSD 2<sup>nd</sup> Street Elementary School, Campus Upgrades
- LAUSD, Carson High School, New HVAC for Competition Gym
- LAUSD, Albion Elementary School HVAC Project
- LAUSD, Banning High School, New HVAC for Competition Gym
- LAUSD, Locke Charter High school, New HVAC in Competition Gym
- LAUSD, South Gate Middle School, Phased Portable Removal
- LAUSD, 75<sup>th</sup> Street Elementary School Boiler Replacement
- LAUSD, Soto Elementary School HVAC Project
- LAUSD, Grape Elementary School Ceiling System Improvements
- Los Angeles Community College District, City College, New Infrastructure and Modernization Projects, 2017 – 2018, \$10 Million - \$80 Million per project

### EMPLOYMENT HISTORY

**June 2017 – Present**

**PMCS Group**

**Various**

**Los Angeles Unified School District (LAUSD) Headquarters (HQ)**

**Senior Design Manager**

- ***Manages over fifteen (15) Critical Repair Projects ranging from \$100 k to \$10 M*** consisting of HVAC Replacement Retrofit, New Air Conditioning, Roofing, Ceiling Upgrades, Stair Replacement, Paving Replacement utilizing projects Low Impact Design and ADA upgrades per CBC 11B
- ***Prepare Project Requirement Design and Development (PRDD) and scoping documents*** used to secure approval and funding for critical repair projects

**Los Angeles Community College District (LACCD) – Build-LACCD Program College Project Director**

- ***Led a construction team in accordance with district and program policies and procedures*** for College construction bond operations
- ***Train team*** on all LACCD and Project Management Office (PMO) policies and procedures
- Followed and successfully execute ***Program Quality Management System***

### YEARS OF EXPERIENCE

28+

### YEARS OF EXPERIENCE ON

#### K-12 PROJECTS

18+

### EDUCATION

Bachelor of Arts, Architecture –  
University of California, Berkeley,  
1975

### CERTIFICATION

Certificate Professional Contracts  
Management (CPCM) – University  
of California Irvine, 1988

Licensed Architect – State of  
California, C-16954, expires  
12/31/2021

Certified Construction Manager, A-  
1504, expires 07/31/2021

LEED AP (BD+C), GBCI #81208

Design-Build Professional (DBIA),  
DDBP #119739

### SOFTWARE

Contract Manager, Primavera,  
Excel, Word, PowerPoint, Outlook,  
Microsoft Office

### AFFILIATIONS

CMAA Member - 136894

- Reported and collaborated with Program Management Office on all project matters
- **Reviewed and developed contract documents**
- **Planned, organized, directed, coordinated, and reported** performance of College Project Management team and construction projects
- **Identified risk and created risk mitigation plans successfully**
- **Documented and reported all project data accurately and in a timely manner**
- Created and **presented** project and college **data** clearly to **multiple stakeholder groups**
- **Developed White Papers** for new projects in order to **secure Bond funding**
- **Solicit Requests for Proposal (RFPs) for Design and Design-Build (DB) and Design-Bid-Build (DBB) Construction Contracts**
- Successfully managed and **executed ten (10) to forty (40) projects simultaneously**, ranging in construction value and complexity from **\$10 M to \$80 M** each
- Successfully delivering construction projects **on schedule and within budget**
- **Coordinated budget and schedule information with the Relocation Project Manager** regarding Fixtures, Furniture & Equipment (FF&E), Asset Disposition/Surplus, and Relocation
- **Successfully closed-out projects** to include DSA closeout and PMO / District closeout
- Tracked all projects status and **provide management reports relative to overall progress relative to construction project delivery schedules**
- Tracked status and **provided management reports relative to scheduling, cost control, staffing and other related construction contract requirements**
- **Reviewed and recommended actions in resolving disputes** relative to construction projects
- **Directed and assisted in outreach efforts** to provide information about college projects

May 2015 – June 2017

DACM Construction Management / LAUSD

Senior Design Manager

- **Managed multiple consultant design teams** which are under contract to design renovation, addition, and new facilities for LAUSD school locations
- **Managed over thirty-five (35) Critical Repair Projects ranging from \$100 k to \$10 M** consisting of HVAC replacement Retrofit, New Air Conditioning, Roofing, Ceiling Upgrades, Stair Replacement, Paving Replacement utilizing projects Low Impact Design and ADA upgrades per CBC 11B
- **Prepared Project Requirement Design and Development (PRDD) and scoping documents** used to secure approval and funding for critical repair projects
- **Prepared RFPs and Task Orders (TOs) Contracts** utilizing LAUSD TO Consultants, requiring the management of Notices to Proceed (NTPs), scope, and schedule budget, invoicing and add services amendments
- **Reviewed and verified submitted applications for payment and performed overall fiscal management of multiple construction projects**
- **Managed in-house design support staff** for Design Directive and TO projects
- **Managed DSA processing** from submission, Pre-Application Reviews, Responses to Comments through DSA approval and Certification

#### **PRIOR EXPERIENCE**

August 2010 – January 2015; Midcom Inc. for Chevron Refinery; Project Engineer

February 2007 – December 2011; URS, Corp. / Coast Community College District; Construction Manager

March 2006 – February 2009; URS Corporation / Port of Long Beach; Program Manager

2001 – 2007; URS, Corp / Santa Ana Unified School District; Program Director

1999 – 2001; Enron Facilities Services; Construction Manager

1996 – 1999; Bovis Lend-Lease / Santa Ana Unified School District; Construction Manager

1996 – 1999; KDG Project Management / CSULB Physical Planning & Facilities Management; Construction Manager

1993 – 1995; DACM Construction Management / Arcadia Unified School District; Construction Manager

## TINKA ROGIC, RA, LEED AP BD+C

### Facilities Planner / Design Review

Ms. Tinka Rogic is a versatile, decisive and organized planner, architect and project design manager with **over 20 years of professional experience in new construction, additions and modernization projects** working in all phases of **design, from conception through close-out**. She has successfully managed and collaborated on education projects for clients ranging from **Stanford University to the Los Angeles Unified School District (LAUSD)**, consistently delivering quality work **on time and within budget**, resulting in high client satisfaction. Her previous position was supporting LAUSD as a Design Manager overseeing numerous **educational projects from project conception, through draft to final review, approval, and handoff to Project Execution**. Ms. Rogic has experience in educational, healthcare, commercial, residential, spiritual and workplace projects.

### RELEVANT PROJECTS

- LAUSD, Belvedere Middle School Comprehensive Modernization, Design Manager, August 2017 – March 2019
- LAUSD, Ivanhoe Elementary School DOH Portable Replacement Project, Design Manager, August 2017 – March 2019
- City Charter Schools, Los Angeles, CA, City Charter Elementary School, Project Architect / Manager, March 2014 – September 2014, \$4 Million
- LAUSD, Measure Q Master Plans, Project Architect / Manager, June 2010 – July 2013, \$650 Million
- Port Coquitlam School District, British Columbia, Pitt River Middle School, Project Architect / Manager, April 2010 – June 2014, \$15 Million Canadian Dollars (approx. \$11.2 Million USD)
- Central School District, Fresno, CA, Central High School, Project Architect / Manager, February 2009 – February 2010, \$26 Million
- Clark County School District, NV, Vincent Triggs Elementary School, Project Architect / Manager, November 2007 – June 2008, \$14 Million
- Duarte School District, CA Duarte High School, Project Architect / Manager, November 2000 – August 2002, \$12 Million

### PARTIAL EMPLOYMENT HISTORY

#### March 2019 – Present

**PMCS Group, Long Beach, CA – Los Angeles County Department of Public Works**

#### Project Manager

- Follow up with County Departments that have expiring leases to ensure Space Requests are submitted in a timely manner
- **Review Space Requests submitted by County Departments for new lease or renewal of existing lease**
- **Discuss submitted Space Requests with department representative to understand proposed or existing program and layout**
- When applicable, visit the facility and assess the efficiency and effectiveness of current space plan to determine if department / program needs are being met
- Provide detailed review of submitted Space Request and communication with tenant department to ensure accurate assessment of space needs

#### YEARS OF EXPERIENCE

20+

#### YEARS OF EXPERIENCE ON K-12 PROJECTS

13

#### EDUCATION

Master of Architecture –  
Southern California Institute of  
Architecture, Los Angeles, 1999

Diploma in Architecture -  
Technische Universität München,  
Munich, Germany, 1996

Exchange Program Architecture -  
Technische Universität Wien,  
Vienna, Austria, 1993

#### LICENSES/CERTIFICATIONS

CA Architect License C-30853,  
expires 07/31/2021

CDT (CSI) – obtained 03/2010,  
no renewal required

LEED AP BD + C – obtained  
02/2011

Perkins+Will Project Management  
Training

Client Engagement Leadership  
Training

Toastmasters Presentation  
Training

#### SOFTWARE

Revit  
AutoCAD  
InDesign  
Illustrator  
Photoshop  
MS Office



- **Evaluate information gathered and make recommendation based on County Space Standards**
- Discuss recommendation with departmental representative
- **Act as facilitator between tenant department and CEO Budget to ensure timely determination by CEO Budget**
- Track all Space Requests and provide monthly status reports

**August 2017 – March 2019**

**PMCS Group, Long Beach, CA – Los Angeles Unified School District**

**Design Manager**

- **Managed, developed, and coordinated the District's design process** for the Facilities Services Division to ensure that plans were within functional program, budgetary, environmental and legal requirements
- **Managed multiple projects through interaction with Architects, consultants, and District personnel from project conception, through draft to final review, approval, and handoff to Project Execution**
- **Oversaw the building design process** to ensure compliance with LAUSD's standards and guidelines by working with design professionals and various District administrators to ensure that new and modernized structures met both educational and building standards requirements
- Established and followed a process to identify, select and procure the architectural firm best suited for each project based on the firms' qualifications and ability to meet performance standards
- **Provided Architects with clear and consistent direction on goals and objectives, standards, site, schedule and budget for each project**
- **Established an effective and efficient design review process** to ensure that the design met the overall goals and objectives for the project, provides maximum value for dollars budgeted
- Ensured that all steps within the project were documented and that the documentation met legal requirements
- **Reviewed design changes to ensure project remained within budget**
- **Coordinated project activities with other District organization branches and departments** such as Office of the Environment Health & Safety, A/E Design Services, Maintenance & Operations, School Occupancy Transition Unit, Asbestos Technical Unit and Local Districts

**Projects Include:**

- Belvedere Middle School Comprehensive Modernization
- Ivanhoe Elementary School DOH Portable Replacement

**October 2007 – July 2017**

**Perkins+Will, Los Angeles**

**Project Architect & Associate**

- Created designs for high level Programming and Planning Efforts
- **LEED Documentation for K-12 and Healthcare Projects**
- **Development of Campus Design Guidelines**
- **Assistance in Construction Administration and Close-out Processes**
- Client Engagement Leadership securing new work in multiple Market Sectors
- K-12 Thought Leadership through public relations, publications and presentations
- Support of Job Applicant Interview Process and Selection
- Coordination of Perkins+Will Los Angeles Research Labs

## **PRIOR EXPERIENCE**

April 2004 – September 2007; Peter Tolkin Architecture; Project Architect

October 2000 – March 2004; Osborn; Designer and Job Captain

March 1999 – September 2000; Josh Schweitzer Architect; Designer

June 1996 – August 1997; Rainer Koehler Architects; Designer

## SIU “CHARLES” YIU, PE, SE

### YEARS OF EXPERIENCE

15

### YEARS OF EXPERIENCE ON K-12 PROJECTS

10

### EDUCATION

MS, Civil Engineering with  
specialization in Structural  
Engineering – University of  
Southern California, 2012

BS, Structural Engineering –  
University of California, San Diego,  
2005

### LICENSES/CERTIFICATIONS

CA Professional Engineer, License  
No. C73322, expires 12/31/2022

CA Structural Engineer License No.  
S5801, expires 12/31/2022

### SOFTWARE

CSI, ETabs, SAP2000, SAFE, RISA  
3D, RISAAFloor, RISAFoundation,  
RISABase, Bentley RAM Structural  
System, Enercalc, Autodesk Revit  
Structure, AutoCAD, MathCAD,  
Mathematica, Matlab, Microsoft  
Office (Word, Excel, PowerPoint,  
Project, Outlook), Adobe Acrobat,  
BlueBeam

### Facilities Planning / Design Review

*Mr. Siu “Charles” Yiu is a Licensed Structural Engineer with 15 years of experience in construction design and construction management experience, with extensive experience in managing the structural aspects of various K-12, higher education, commercial, public works, hospital, and underground projects. He is a skilled leader and communicates effectively with Mechanical, Electrical and Plumbing disciplines on all projects. Mr. Yiu has experience working on several DSA projects for LAUSD new buildings and modernization projects. He has managed the CAD designers on various projects and reviewed drawings and calculations prior to final submittal.*

### RELEVANT PROJECTS

- Los Angeles Unified School District, Roosevelt High School Comprehensive Modernization, DSA Project, 2017 – 2019, \$145 Million
- Los Angeles Unified School District, Franklin Avenue Elementary School, Relocatable Classroom Replacement Project, DSA Project, 2017 – 2019, \$7.4 Million
- Anaheim Unified School District, Roosevelt Elementary School, DSA Project, 2016 – 2017, \$36 Million
- Los Angeles Unified School District, Barack Obama Global Preparation Academy, DSA Project, 2005 – 2012, \$78.5 Million
- Compton Unified School District, Compton high School, DSA Project, 2016 – 2017, \$200 Million
- Hacienda La Puente Unified School District, La Puente High School Pool and Kitchen, DSA Project, 2016 – 2017, \$12 Million
- San Gabriel Unified School District, Gabrielino high School Music and Dance Building, DSA Project, 2016 – 2017, \$7 Million
- Irvine Unified School District, Venado Middle School Expansion, DSA Project, 2016 – 2017, \$6.8 Million
- Irvine Unified School District, Eastshore Elementary School Expansion, DSA Project, 2016 – 2017, \$7 Million
- Los Angeles Unified School District, Central Region 9<sup>th</sup> Street Span, DSA Project, 2013, \$43 Million

### EMPLOYMENT HISTORY

#### 2019 – Present

#### The Boring Company – Los Angeles, CA

#### Principal Structural Engineer

- **Provide structural designs** for people mover system, and tunnel boring machine launch structure
- Review tunnel lining design and calculations
- **Coordinate with Mechanical, Electrical and Plumbing design team**
- Communicate with the construction team during design and construction phase
- **Perform periodic structural observation**
- **Provide structural recommendation to the construction team during construction phase**
- Work with engineering team to provide cost assessments



## **Projects Include:**

- Las Vegas Convention Center Campus-Wide People Mover, 2019 – Present, \$50 Million
- Encore, LVCC Connector, 2020 – Present,
- Resorts World Loop Tunnel, 2020 – Present
- Austin, Office Tenant Improvement, 2020 – Present

**2017 – 2019**

**PMCS Group, Inc. – Los Angeles, CA**

### **Design Manager**

- ***Planned, organized, and directed the design activities for the School Upgrade Program and critical repair projects***
- Functioned as the lead design professional in the Design Department providing ***quality review, implementation of policy and procedures and interfaced and coordinated with the Division of State Architects (DSA)***
- ***Managed, developed, and coordinated the District's design process for the Facilities Planning and Development Division*** to ensure that ***plans are within functional program, budgetary, environmental, and legal requirements***
- Managed multiple projects through ***interaction with architects, consultants, and District personnel*** from ***project conception, through draft to final review, approval, and handoff to Project Execution***
- ***Oversaw the building design process to ensure compliance with LAUSD's standards and guidelines for the District by working with design professionals and various District administrators to ensure that new and modernized structures meet both educational and building standards requirements***
- ***Provided structural recommendation to the comprehensive modernization projects***

## **Projects Include:**

- Los Angeles Unified School District, Franklin Avenue Elementary School, Relocatable Classroom Replacement Project, DSA Project, 2017 – 2019, \$7.4 Million
- Los Angeles Unified School District, Roosevelt High School Comprehensive Modernization, DSA Project, 2017 – 2019, \$145 Million
- Los Angeles Unified School District, Perez Special Education Center, HVAC Improvements, DSA Project, 2017 – 2019, \$300 K
- Los Angeles Unified School District, 28<sup>th</sup> Street Elementary School, HVAC, DSA Project, 2016 – 2017, \$300K

**2016 – 2017**

**DLR Group – Los Angeles, CA**

### **Structural Discipline Leader**

- Managed California Structural Engineering Department including scheduling, staffing, and budgeting
- Communicated with other regional offices for scheduling and balancing work loads
- ***Communicated with Mechanical, Electrical and Plumbing disciplines*** for scheduling and staffing
- ***Manage projects to meet deadline and complete within budgets***

## **PRIOR EXPERIENCE**

2014 – 2016; Miyamoto International; Project Manager

2012 – 2014; KPFF Consulting Engineers; Project Manager

2005 – 2012; JCE Structural Engineering Group, Inc.; Project Engineer

## EUGENE “HARRY” FOX

### Senior Construction Manager

*Mr. Eugene “Harry” Fox is a highly talented and accomplished Project and Construction Manager with over 22 years of pre-construction, supervision, and project management experience. He has a strong background in overseeing construction and renovation projects across multiple industries, including educational facilities, public works facilities, and commercial and residential projects with values upwards of \$160 Million. He is highly knowledgeable in project scheduling, budgeting, contract negotiation and contractor relational management. He successfully completed the LAUSD Berendo Middle School Facilities Improvement Project as an Owner’s Authorized Representative, where he monitored and managed project close-out with respect to project certification with the Division of the State Architect (DSA). He has exemplified his ability to direct multiple teams, projects and locations simultaneously. He has extensive familiarity with safety, environmental code and regulatory compliance and on-site management, and has a history of increasing profitability while reducing costs.*

#### YEARS OF EXPERIENCE

22+

#### YEARS OF EXPERIENCE ON

##### K-12 PROJECTS

7

#### EDUCATION

Bachelor of Science, Construction Management – Utica College of Syracuse University, 1996

Bachelor of Science, Electronics Engineering – University of Arkansas, 1988

#### LICENSES/CERTIFICATIONS

LEED Certification – in progress (expected completion 1/1/2022)

OSHA 40-hour QA/QC Certification – Army Corp of Engineers, completed February 2011

Certified Construction Manager (CCM) Certification – In progress, expected to receive in 3 – 6 months

#### SOFTWARE

Microsoft Office (Word, Excel, PowerPoint), various Construction and Project Management software

#### RELEVANT PROJECTS

- LAUSD, North Hollywood Package 1 and 2 Comprehensive Modernization Project, Los Angeles, CA Design-Bid-Build, October 2020 – Present, \$292 Million
- LAUSD, North Hollywood Phase 0 Site Utilities and Interim Housing, Los Angeles, CA, Design-Bid-Build, June 2019 – February 2020, \$14.5 Million
- LAUSD, Berendo Middle School New Gym and Site Improvements, Los Angeles, CA, Design-Bid-Build, August 2019 – June 2020, \$28 Million
- Henrico High School Addition and Renovations, Henrico, VA – \$35 Million
- (2) Richmond City Public Schools, Richmond, VA – \$40 Million
- National Cathedral School, NW Washington, DC – \$6 Million

#### EMPLOYMENT HISTORY

July 2018 – Present

PMCS Group, Inc. – Los Angeles Unified School District

Owner’s Authorized Representative II

- *Manage, develop, and coordinate the District’s design process for the A&E Services to ensure that plans are within functional program, budgetary, environmental, and legal requirements*
- *Manage, oversee, and coordinate all facets of the pre-construction, bid and award, construction, and close-outs phase of project*
- *Oversee the building design process to ensure compliance with LAUSD’s standards and guidelines for the District by working with design professionals and various District administrators to ensure that new and modernized structures meet both educational and building standards requirements*
- *Review pre-construction documents and submit comments to Designer*
- *Plan, organize and prepare reports to upper management with respect to the status and / or progress of the projects*
- *Coordinate with all pertinent public agencies to comply with all off-site work, coordinate with various District and Project staff*

- **Manage both the project budget and schedule to meet the District's qualitative standards;** monitor project budget on a monthly basis and ensure the budget accurately reflects the project status / progress
- **Manage daily activities of the Contractor, review Contractors' construction schedules and submittals;** as well as coordinate responses to the Contractors' inquiries through Requests for Clarifications (RFC)
- **Review substitution submittals from Contractors** to ensure compliance with specifications and / or District requirements
- **Receive, review, and negotiate contractor change order proposals** to achieve a fair and reasonable price in accordance with the General Conditions; review and address any schedule impacts
- **Review, negotiate and process change orders**
- **Review, monitor and process payments** for the Contractor, Architects, Engineers, and any other pertinent parties
- Coordinate District delivery of related fixtures, furniture, and equipment (FF&E)
- **Monitor and manage project close-out with respect to project certification** with **DSA** and project financial close-out

#### **Projects Include:**

- **LAUSD, North Hollywood Package 1 and 2 Comprehensive Modernization Project, Los Angeles, CA Design-Bid-Build, October 2020 – Present, \$199 Million**
  - Project scope involves the seismic upgrade and modernization of approximately 100,000 SF of existing space and the construction of a new classroom building (104,956 SF) and core facilities, including a new auditorium (34,016 SF) and gymnasium (44,213 SF). The new classroom building will house 52 classrooms and features specialized instructional spaces for art and ceramics, robotics, video production, auto repair, wood working and construction. Extensive site work with improvements and play fields
- **LAUSD, North Hollywood Phase 0 Site Utilities and Interim Housing, Los Angeles, CA, Design-Bid-Build, June 2019 – February 2020, \$14.5 Million**
  - Mr. Fox came aboard project at 50% completion. Construction included site infrastructure and other improvements required to prepare the campus for the comprehensive modernization. Work included new electrical service, relocation of existing transformer, new domestic and fire water service, infrastructure for interim housing units and abatement / demolition of 6 existing buildings
- **LAUSD, Berendo Middle School New Gym and Site Improvements, Los Angeles, CA, Design-Bid-Build, August 2019 – June 2020, \$22 Million**
  - Construction of a new two-story gymnasium building (approx. 20,936 SF) with the development of adjacent site work and three (3) athletic fields. Conversion of an existing administration building first-floor classroom into a new Healthy Start Clinic, renovation of Girls and Boys Restrooms on this floor and construction of a new accessible ramp to serve this building. The project also included installation of a new electrical service, connection of the gymnasium building to existing low voltage systems and reconfiguration / adjustment of plumbing, mechanical, fire sprinkler, electrical and low voltage devices in the administration building / new clinic

#### **PRIOR EXPERIENCE**

August 2014 – July 2018; Buck Construction, LLC; Project Manager  
September 2011 – August 2014; MB Contractors; Project Manager  
December 2010 – September 2011; Forrester Construction; Project Manager  
January 2008 – September 2010; Kjellstrom & Lee; Project Manager  
September 2006 – December 2007; Virtexco; Project Manager  
March 2004 – September 2006; Turner Construction; Superintendent and Project Manager  
November 2002 – February 2004; Skanska USA; Project Manager  
April 2001 – November 2002; URS; Construction Manager  
April 2000 – March 2001; Skanska; Project Manager  
June 1998 – March 2000; KBS; Project Manager

## GHASSAN HAIDAR, PE, ENV SP

### Senior Construction Manager

*Mr. Ghassan Haidar has over 30 years of experience in construction management, project management, design, and construction inspection. Throughout his project experience, he has interfaced with the General Contractors, Contract Administration, Department of Building and Safety, Department of Water and Power, AQMD, Port of LA and has overseen design consultants to ensure projects were completed within budget and on schedule. He is skilled at making **engineering decisions, issuing field instructions to the contractors, and managing changes in the work due to unforeseen conditions and scope or design revisions**. Mr. Haidar teaches the power of safety in all work environments. He is committed to the reduction of work-related illness, injury, and property loss. **He is knowledgeable in LABC, UBC, ACI and AISC codes**, and has strong experience in enforcing grading, earthquake and **handicapped requirements**, experience that he gained from working at the **Department of Building and Safety**. Mr. Haidar has exemplary leadership and communication skills and works efficiently in demanding, fast paced environments.*

### RELEVANT PROJECTS

- Fair Elementary School, ADA Improvements, \$4 Million
- Glenwood Elementary School, ADA Improvements, \$3.2 Million
- Huntington Park High School, Design Phase of Comprehensive Modernization, \$151 Million
- Foshay Learning Center, Seismic Modernization, Construction phase and closeout, \$77 Million

### EMPLOYMENT HISTORY

**October 2018 – November 2020**

**PMCS Group, Inc. – Los Angeles Unified School District**

**Owner's Authorized Representative II**

- **Managed, oversaw, and coordinated all facets of the pre-construction, bid and award, construction, and close-out phase of project**
- **Reviewed pre-construction documents** and submitted comments to Designer
- **Planned, organized, and prepared reports to upper management** with respect to the status and/or progress of the projects
- **Coordinated with all pertinent public agencies** to comply with all off-site work, coordinate with various District and Project staff
- **Managed both the project budget and schedule** to meet the District's qualitative standards; **monitored project budget monthly** to ensure that the budget accurately reflects the project status / progress
- **Managed daily activities of the Contractor, reviewed Contractors' construction schedules and submittals and coordinated responses to the Contractors' inquiries through Requests for Clarification (RFC)**
- **Reviewed substitution submittals** from Contractors to ensure compliance with specifications and / or District requirements
- **Received and reviewed Contractor Change Order Proposal(s)** to determine merit, prepared independent estimates and achieved a fair and reasonable price in accordance with the General Conditions; **reviewed and addressed any schedule impacts; prepared and finalized Change Orders**

### YEARS OF EXPERIENCE

30+

### YEARS OF EXPERIENCE ON

K-12 PROJECTS

2

### EDUCATION

BS, Civil Engineering – California State University, Long Beach, June 1987

Master of Science, Construction Management - *In progress*

### LICENSES/CERTIFICATIONS

Registered Civil Engineer, CA License No. 55608, expires December 31, 2022

Envision Sustainability Professional (ENV SP) Certification

Project Management Program Certificate – UC Irvine Extension Study

Project Scheduling Program Certificate - UC Irvine Extension Study

OSHA 30-Hour Construction

### SOFTWARE

Micro Station

AutoCAD

Primavera P3 & P6

Oracle (formally Expedition)

MS Office Suite (Word, Excel,

PowerPoint, Outlook)

- Coordinated District delivery of related fixtures, furniture, and equipment
- **Monitored** and **managed project close-out** with respect to project certification with the Division of State Architects (DSA) and project financial close out

**Projects Include:**

- Fair Elementary School, ADA Improvements, \$4 Million
- Glenwood Elementary School, ADA Improvements, \$3.2 Million
- Huntington Park High School, Design Phase of Comprehensive Modernization, \$151 Million
- Foshay Learning Center, Seismic Modernization, Construction phase and closeout, \$77 Million

**March 2014 – September 2018**

**City of Los Angeles, Bureau of Engineering, Environmental Engineering Division (EED)**

**Construction Manager**

- **Managed the construction and design of multiple Wastewater Treatment Plants projects**
- Interfaced with the General Contractors, Contract Administration, DB&S, DWP, DDW, AQMD, and the Port of LA and oversaw design consultants to **ensure work in progress was completed within budget and on schedule**
- **Managed changes in work** due to unforeseen conditions and **scope or design revisions**
- **Reviewed plans for constructability, including reviewing Environmental Impact Reports (EIRs), related documents, Statements of Completion, and as-built drawings**
- **Design-build project: Managed the design and construction of seven Capital Improvement Program (CIP) projects at Terminal Island and rehabilitation of four Pumping Plants in San Pedro, valued over \$112 Million** that included the construction of the Advanced Water Purification Facility (AWPF), which will increase the Terminal Island's Water Reclamation Plant's treatment capacity from 6 to 12 MGD; included additional microfiltration, reverse osmosis, and advanced oxidation process system
- **Supervised six engineers including two consultants and oversaw three inspectors** and their work assignments; coordinated services such as surveying and geotechnical monitoring
- Managed **document tracking** and review of payment requests
- Prepared and presented board reports to the Board of Public Works, briefed commissioners on critical issues
- **Experienced with LABC, UBC, ACI and AISC codes**, experienced in enforcing grading, earthquake, and handicapped requirements from working at the Department of Building and Safety
- **Reviewed contractor substitution submittals; verified compliances of specifications and City requirements**
- **Received, reviewed, and negotiated Contractor Change Order Proposals to achieve a fair and reasonable price; reviewed and addressed schedule impacts** in accordance with the project specifications

**February 2003 – February 2014**

**City of Los Angeles, Bureau of Engineering, Environmental Engineering Division (EED)**

**Civil Engineering Associate III**

- **Lead Construction Manager, oversaw all construction management activities** for the Wastewater Treatment Plants, including: **holding weekly construction meetings, coordinating with the General Contractors, conducting day-to-day activities** including but not limited to **reviewing construction schedules, shop drawing submittals, Requests for Information (RFIs) and negotiating and processing change orders**
- Projects included mechanical, electrical, structural and instrumentation components
- **Reviewed plans for constructability**; supervised new engineers and in charge of training, delegating, reviewing work assignments, and signing their timesheets

**PRIOR EXPERIENCE**

September 1998 – January 2003 ; City of Los Angeles, Department of Public Works; Civil Engineering Associate II & III

April 1998 – September 1998; City of Los Angeles, Department of Public Works; Resident Engineer

March 1991 – April 1998; City of Los Angeles, Department of Public Works; Civil Engineering Assistant II & III

June 1987 – March 1991; Department of Building and Safety – City of Los Angeles; Structural Engineering Assistant I & II

## THOMAS BETTS, CCM

### Senior Construction Manager

Mr. Thomas Betts has over **28 years of successful construction management and consulting experience in educational facilities, LEED Certified projects, Commercial projects, Mixed-Use, Residential, Apartments, Condominiums, Hospitals, Medical, MRI and emergency facilities, office, retail, hotel, infrastructure, corporate office campus and historic preservation projects.** He has expertise in **construction development, management, consulting, zoning, entitlements** and building interior design, high end interior build-outs, **space planning** and MEP design and installation projects. He is proficient in quantity surveying, **estimating**, material and equipment acquisition, purchasing, **bid analysis**, project buy-out, **project permitting, contract negotiation, quality assurance, value engineering, scheduling, and cost controls.** He has extensive on-site and site development construction experience, full working knowledge of blueprints, and US and International Building Codes and Standards (SBCCI, IBC, ICC and CABO Certificates). Mr. Betts has supervised extensive land development, base building, interior office build-outs, site evaluations, electrical / mechanical modifications, and tenant spaces.

#### YEARS OF EXPERIENCE

28+

#### YEARS OF EXPERIENCE ON K-12 PROJECTS

8

#### EDUCATION

Master's Certificate in Project Management – University of Chicago through the IIL Institute in Reston, VA, 2006

Bachelor's, Business Administration – Illinois State University, June 1976

#### LICENSES / CERTIFICATES

**CCM Certification** – Construction Manager Certification Institute, received 09/04/2018, ID #10887, expires 9/4/2021

10-Hour OSHA Safety Program Certificate

National Pollutant Discharge Elimination System Certificate

Virginia Pollutant Discharge Elimination System Certificate

ICC, IRC, SBCCI and CABO Certified Inspector (Single/Multi Family Combined Inspector)

#### SOFTWARE

BIM  
AutoCAD  
ProjectWise  
Construction Management Software  
Microsoft Office (Word, Excel, PowerPoint, Outlook)

#### RELEVANT PROJECTS

- Los Angeles Unified School District, Elizabeth Learning Center Modernization, \$110 Million
- LAUSD Eagle Rock High School South Gymnasium and Auditorium HVAC and Seismic Retrofit Project, \$14.7 Million
- Montgomery County School System, Two Elementary School Renovations, \$18.4 Million
- Russell Elementary School in Cobb County, \$6.3 Million
- Fulton County High School Renovation Project, \$15.6 Million
- New Jersey Public Schools Renovation Program, \$38.2 Million
- Denver Public School Capital Improvements Program, \$23.2 Million

#### EMPLOYMENT HISTORY

**August 2019 – Present**

**Sinanian Development – Tarzana, CA**

**Senior Project Manager**

**Various Clients and Projects**

- **Oversee construction activities** for the **LAUSD – Elizabeth Learning Center Modernization, IP Convergence, HVAC Replacements** and **Addition of Two New School Buildings on Campus**
- Project Manager for a 131-unit residential apartment building in San Diego with an integral parking garage and an 8000 SF retail component
- Work with the Architects to **develop** the **design drawings** and **worked through the value engineering** with the General Contractor (GC) and the Consulting Engineers for the project final budget
- Manage all the Testing Consultants, Architects and Engineers during the construction process
- Manage the General Contractors and Consultants for the project
- Completed **projects on-time** and **within budget (18 Months)**



## Projects Include:

- **Los Angeles Unified School District, Elizabeth Learning Center Modernization, \$110 Million**
- Courtyards at Kimball Apartments, National City, AZ, \$58 Million
- Mixed-Use Building, San Diego, CA

October 2018 – July 2019

PMCS Group, Inc. – Long Beach, CA

Owner's Authorized Representative II

Los Angeles Unified School District

**Project: Eagle Rock High School South Gymnasium and Auditorium HVAC and Seismic Retrofit Project, \$14.7 Million**

- Project scope included **seismic retrofit** of gymnasium and auditorium's structural systems and HVAC, including constructing shear walls, wall anchorage connections, framing and retrofitting the roof diaphragm, and installation of a new HVAC system for each building
- Managed, oversaw, and coordinated **all facets of the pre-construction, bid and award, construction and closeout phase of all assigned projects**
- **Reviewed pre-construction documents** and submitted comments to designer as necessary
- **Planned, organized, and prepared reports** to upper management with respect to the status and / or progress of the projects
- **Coordinated with all pertinent public agencies** during **pre-construction** and **construction** to comply with all off-site work; coordinated with various District and project staff
- **Managed both the project budget and schedule** to meet the District's qualitative standards; **monitored the project budget on a monthly basis** and **ensured that the budget accurately reflected the project status / progress**
- Managed daily activities of the contractor, **reviewed contractors' construction schedules** and **submittals**, and coordinated responses to the contractors' inquiries through the **Requests for Clarifications (RFCs)** and other related documents
- **Reviewed substitution submittals** from contractors to **ensuring compliance** with specification and / or District requirements
- Reviewed the process and **monitored payments** for the contractor, architects, engineers, and any other pertinent parties
- **Received, reviewed, and negotiated contractor Change Order Proposals (COPS)** to achieve a fair and reasonable price in accordance with the General Conditions; **reviewed** and **addressed all schedule impacts** in accordance with the project specifications in a timely manner
- Coordinated district delivery of related fixtures, furniture, and equipment (FF&E)
- **Monitored** and **managed project close-out with respect to project certification** with the **Division of State Architects (DSA)** and **project financial close-out**

## PRIOR EXPERIENCE

May 2017 – September 2018; CSC Ventures, LLC; Project Manager

February 2014 – May 2017; LCOR Development; Project Manager / Owner's Representative

May 2012 – January 2014; Federal Realty Investment Trust – Evan Goldman VP; Manager / Owner's Representative

April 2010 – March 2012; Kane Construction; Project Manager and Estimator

March 2007 – March 2010; Consolidated Engineering; Project Manager

March 2004 – February 2007; K. Hovnanian Homes, Inc.; Multi-Family Project Director / Executive Project Manager

July 1998 – February 2004; Integral Building Group; Project Manager / Owner's Representative

April 1994 – April 1998; John Weiland Homes; Specialist Projects Manager – Land Development

November 1991 – December 1993; Mei-Ning Real Estate Development Corporation; Project Manager

February 1989 – November 1991; Seacliff Limited / John Portman Architects Overseas; Project Manager

**MICHAEL BUHMILLER, CCM, PMP, LEED AP BD+C****Senior Construction Manager**

Mr. Buhmiller has **over 30 years of Project Management and Construction Management in public and private projects**. He has successfully delivered projects in collaboration with the Owner's Facility Team, Architects, Engineers, Contractors and Inspectors through all phases of the project from **planning, design, pre-construction, construction, start up, commissioning, warranty close-out, project certification, and financial close-out**. Mr. Buhmiller has worked with the State and City to obtain **approval of onsite / offsite plans for street vacations, dedications, sidewalks, traffic signals, gas, water and sewer**. He has excellent communication and leadership skills and works efficiently in demanding, fast paced environments.

**RELEVANT PROJECTS**

- Montebello USD, Various Energy Upgrade Projects, \$33 Million
- LAUSD Valley Region Project Execution, Various Construction Warranty and DSA Closeout Projects, \$2 Million
- LAUSD Valley Region Project Execution, Various Civil and Underground System Projects, \$2 Million
- LA County Office of Education, Replacement of Three Large Centrifugal Chillers at 24/7 Data Center, \$1.2 Million
- LAUSD Helen Bernstein High School, \$10 Million
- LAUSD South Los Angeles Area New High School No. 3, \$90 Million
- LAUSD, 21 Pre-Construction Projects, \$38 Million
- LAUSD, New Construction of Full Day Kindergarten and 18 Elementary Schools, \$12 Million
- LAUSD 68<sup>th</sup> Street Elementary School, \$9 Million
- LAUSD Year 3 E-Rate Program, \$24 Million
- LAUSD Gage Middle School and Rowan Avenue School Modernizations

**PARTIAL EMPLOYMENT HISTORY**

**July 2019 – May 2020**

**PMCS Group, Inc. – City of Los Angeles, Bureau of Engineering – Environmental Engineering Division**

**Hyperion Water Reclamation Plant, Playa Del Rey, CA**

**Construction Manager**

- Perform quality control on the design phase
- Record and maintain an accurate "issues log" of all design changes
- Perform a **thorough review of the plans and specifications** to make recommendations on possible contract ambiguities, constructability issues, and value engineering opportunities
- Oversee the construction phase of various projects including **budget, schedule and change management**
- Collaborate and coordinate with **regulatory agency, fire department, risk management and Dept. of Building & Safety, assist Contractor in obtaining permits**
- **Ensure Construction safety risk management** and proactive safety leadership
- **Review and monitor the Contractor's compliance** with **"Best Management Practices"** to prevent storm water pollution from construction related activities and as listed in **the Storm Water Pollution Prevention Plan (SWPPP)**

**YEARS OF EXPERIENCE**

30+

**YEARS OF EXPERIENCE ON  
K-12 PROJECTS**

19+

**EDUCATION**

MBA (Green) – San Francisco  
Institute of Architecture, CA, 2017

MA – Mount St. Mary's College,  
Los Angeles, CA, 2008

BS, Computer Information  
Systems – University of Redlands,  
CA, 1999

**LICENSES/CERTIFICATIONS**

**Certified Construction Manager**  
(CCM), No. 1780, expires  
06/30/2022

**Project Management**  
**Professional (PMP)**, PMI, 2016  
(Member No. 1951952, current)

**LEED AP BD+C**, 2014  
(membership current)

**ASHRAE**, American Society of  
Heating, Refrigerating & Air  
Conditioning Engineers, 1998  
(membership current)

**Certified Public Project Manager**,  
CPM Scheduling: SDC &  
Associates, 1999

**B-General Contractor's License**  
CSLB # 1001642

C-20 HVAC Contractor's License

C-38 Industrial Refrigeration

OSHA 10 Hour Certification

Corps of Engineers QA/QC

AQMD/SWPPP training

Job Order Contracts (JOC)

Claims Development and  
Resolution

**SOFTWARE**

Primavera P3 & P6 / Expedition

Microsoft Project Scheduling

Microsoft Office Suite



- **Ensure procurement delivery** phasing and shipping schedule
- **Verify contractors are maintaining "As-Built" drawings** during construction
- **Commissioning CxA inspection and verification during construction**
- **Lead commissioning and close-out activities** including punch list walks to **ensure punch list items are completed** by the Contractor/Subcontractors
- Ensure **proper warranties are received and conform to contract specifications**
- **Prepare a close-out log to track close-out documents** submitted by the Contractor
- **Ensure proper training of employees** who operate and maintain installed equipment

#### **Projects Include:**

- Dichlorination Chamber Improvements
- Sodium Bisulfite Facility Improvements
- Cover Plates and Grading Replacement
- Advanced Water Purification Facility

**July 2018 – June 2019**

**PMCS Group, Inc.**

**City of Santa Monica – Facilities Maintenance Division**

**Assistant Construction Manager – Level III (Construction Management Role)**

- **Pre-construction collaboration** to review Capital Improvement Projects' (CIP) **design status and schedule**
- **Make recommendations** to Architects, Engineers and Contractors **on the CIP project deliverables**
- **Collaborate and coordinate with regulatory agencies, fire department, risk management and Los Angeles Department of Building and Safety (LADBS)**
- **Led weekly meetings** with Contractors, Vendors, Stakeholders
- **Reviewed schedules, required fragnets and logic explanations** to account for schedule changes, **required work around solutions** to avoid delay claims
- **Managed budget**
- **Reviewed Requests for Information (RFIs) and submittals** including substitution requests
- **Review Change Order Requests (CORs) for merit, prepare estimates and negotiate Change Orders (CO)**
- **Present progress opportunities and challenges** to Upper Management
- **Lead commissioning and close-out activities**

#### **Projects Include:**

- Police Department HVAC Chiller Replacement, \$800,000
- Seimens Building Management Control System (BMS) Upgrade, \$1 Million
- Airport Building Retrofit (12 projects), \$10,000 to \$100,000
- Fire Station No. 1 Mitsubishi VRF HVAC heat pump system, \$255,000
- Fire Station No. 2 Replace Cooling Tower, \$91,000
- Reclaim Water Booster Pump System Upgrade for PSF Building Estimate, \$35,000

#### **PRIOR EXPERIENCE**

April 2017 – June 2018; PMCS Group, Inc. – Montebello USD; Project Manager

July 2003 – March 2017; PMCS Group, Inc.; BORJ Construction Management; TTG Construction Services; and TBI Consulting Firms – Los Angeles Unified School District (LAUSD) and Public Works Agencies; Owner's Authorized Representative

January 2002 – July 2003; Kiewit Industrial Co.; Project Engineer

September 2000 – December 2001; CMTS – LAUSD Year 3 E-Rate Program; Project Manager

1994 – 2000; Ace Builders General Contractor; Project Manager

1991 – 1994; Key Industrial Corp.; Project Manager / Project Engineer

1989 – 1991; Commercial Refrigeration Corp. – LAUS Gage Middle School & Rowan Ave. School Modernizations; Project Manager

**ROBERT WHITLOCK, CCM****Senior Construction Manager**

Mr. Whitlock has **20 years of varied practical experience in construction, engineering and project management, with 10 years spent building K-12 schools in California.** He has worked on several new construction and modernization school projects, including projects for Val Verde Unified School District and LAUSD. Mr. Whitlock has worked on all project phases from design to construction and closeout and **has expertise in the coordination & production of the drawings/plans for k-12 schools,** parking structures, and residential projects. While representing the architects and engineers, Mr. Whitlock was the **Project Manager/Construction Manager on four K-12 Underground Parking Structures and numerous ADA projects** in support of LAUSD's Architectural/Engineering Technical Support Section. Mr. Whitlock provided support to LAUSD's Facilities Services Division as a Project Engineer from January 2006 to 2011 for medium to large projects. **He is knowledgeable of DSA (Division of State Architect) processing procedures.** Mr. Whitlock also has gained experience working for a general contractor while constructing two-ground up health clinics, as well as Public/Port related projects and understands what is required from team members to succeed. Mr. Whitlock has recently gain experience with the Multi-Prime delivery method while serving as Construction Manager for Val Verde School District.

**YEARS OF EXPERIENCE**

20

**YEARS OF EXPERIENCE ON****K-12 PROJECTS**

15

**EDUCATION**

BS, Business Administration,  
Specializing in Project  
Management and Management  
Consultant – DeVry University, *in progress*

CAD Drafting and Design Diploma  
– MTI College, 1992

**LICENSES/CERTIFICATIONS**

Certified Construction Manager  
(CCM), CMAA – No. 2248, expires  
05/31/2021

**SOFTWARE**

AutoDESK Revit Building 9  
AutoCAD Architecture, 2018  
AutoDESK Revit Structure, 2011  
Knowledge of BIM processes  
Primavera Expedition Software  
Microsoft Office  
Microsoft Project

**RELEVANT PROJECTS**

- Deer Canyon Elementary School, New Construction and Modernization Project (including new fire alarms, electrical work, etc.), \$10 Million
- Val Verde Unified School District, Vista High School Phase I, \$42 Million
- LAUSD, J.C. Fremont High School, Health Clinic and Community Garden, \$3.8 Million
- LAUSD, Washington Prep High School, New Health Clinic, \$2.8 Million
- LAUSD, South Region High School No. 12, \$200 Million
- LAUSD, Ramona Opportunity High School (CHPS school), \$42 Million
- LAUSD, Island Elementary School (CHPS school), \$22 Million
- LAUSD, Various ADA Projects, \$3-10 Million per project

**EMPLOYMENT HISTORY****2015 – Present****BMC Group, Inc. – Rancho Cucamonga, CA****Project Manager****Project: Deer Canyon Elementary School, Multi-prime and multi-phase New Construction and Modernization Project, \$10 Million**

Phase 1 of the project consists of relocation of existing portable housing and underground infrastructure to make room for new classroom building. Provide electrical, low voltage and fire alarm connections to relocated area. Phase 2 Construct new eight classroom building with staff and gang restrooms, Phase 3 Modernization of the remaining campus, including but not limited to demolition, all new fire alarm, low voltage, electrical, new teaching stations, multi-media teaching wall, Audio Video wall, new interior finishes, tach board, carpet, tile, casework, skylights, roofing repairs and seal coat, exterior stucco and paint.

- Manages and oversees all the facets of the construction phase of the project including mobilization of general contractors in conjunction with the activities as indicated with the construction schedule
- Responsible for development of the project site including coordination of; Demolition of existing infrastructure, Construction of new Storm Drainage, Electrical, Gas, Domestic Water
- Manage site office staff, General Contractors and offsite operations in conjunction with project team
- Phasing of construction operations
- Track and control construction costs against the project budget to avoid cost overruns
- Meet regularly with owners, other constructors, prime trade contractors, vendors, architects, engineers and others to monitor and coordinate all phases of the construction project
- Reviews engineering and architectural drawings and specifications to monitor progress and ensure compliance with plans and schedules
- Other duties include but not limited to are; Cost Estimating, Change Management, Recording Documents, Problem Solving, Pay Application and project Closeout
- Maintained Logs – RFC/RFI, Change order, submittal, etc.
- Provide weekly and monthly reporting to senior management.
- Mitigated and resolved disputes with owner, subcontractor, and suppliers

**2015 – 2017****BCM Group****Construction Manager****Project: Val Verde Unified School District, Vista High School Phase I, \$42 Million**

**Multi-prime, multi-phase project incorporating approximately 60 acres.** Phase 1 of the project included delivering a two-story administration/library building, two-story classroom building, health and sciences building, kitchen/cafeteria building, boys' and girls' locker room, football field and running track, two baseball fields, soccer field, new underground utility infrastructure and offsite street improvements.

- Managed and oversaw all the facets of the construction phase of the project, including mobilization of general contractors in conjunction with the activities as indicated with the construction schedule
- Responsible for development of the project site including coordination of; Demolition of existing roads and infrastructure, Construction of new roadways, Storm Drainage, Flood Control, Electrical, Gas, Domestic Water, Reclaimed Water, and Fire Hydrants
- Phasing of construction operations; **Track and control construction costs against the project budget**
- Met regularly with owners, other constructors, prime trade contractors, vendors, architects, engineers and others to monitor and coordinate all phases of the construction project
- **Reviewed engineering and architectural drawings and specifications to monitor progress and ensure compliance with plans and schedules**
- Cost Estimating, Change Management, Recording Documents, Problem Solving, Pay Application & project closeout
- Planned, directed, scheduled, coordinated and budgeted, usually through subordinate supervisory personnel, activities concerned with the construction and maintenance of structures, facilities and systems

**PRIOR EXPERIENCE**

2012 – 2015; USS CAL Builders – Port of San Diego and LAUSD Projects; Project / Construction Manager

2006 – 2011; TTG Construction Services – Los Angeles Unified School District; Project Engineer

2001 – 2005; Owens Design Group – Los Angeles Unified School District; Project / Construction Manager

## MASOUD EBRAHIMI

### Construction Manager

**Mr. Masoud Ebrahimi has over 30 years of successful Project Management and Engineering experience in educational facilities,** industrial, commercial, and residential projects. He has extensive experience with all phases of project management, including **pre-construction activities, construction management, cost and schedule control, contract administration, and project close out.** His diverse and international experience in construction management has made him an expert in **managing large capital improvement projects** and providing direction through every phase of construction. Additionally, Mr. Ebrahimi **is familiar with DSA requirements and is experienced with all responsibilities needed during the construction process.**

### RELEVANT PROJECTS

- LAUSD YES Academy at Hyde Park Elementary School, New Wellness Center
- LAUSD San Pedro High School - New Gymnasium, \$11.5 Million, DSA-certified project
- LAUSD Fremont High School, Wellness Center Experience
- LAUSD Banning High School - Athletic Field Improvement, \$5.3 Million, DSA-certified project
- LAUS Drew Middle School, New School-Based Clinic
- LAUSD University Pathways Public Service Academy Project
- LAUSD Valley Region: Elementary School #8, \$30 Million, DSA-certified, LEED-certified project
- LAUSD Central Region: Early Education Center #2, \$3.2 Million, DSA-certified project
- LAUSD San Pedro High School - 1997 Bond Air-Conditioning-Group III, \$12.5 Million, DSA-certified project

### EMPLOYMENT HISTORY

**December 2019 – Present**

**PMCS Group, Inc. – Los Angeles Unified School District**

**Owner's Authorized Representative I**

- **Manage, develop, and coordinate the District's design process for the A&E Services to ensure that plans are within functional program, budgetary, environmental, and legal requirements**
- **Manage, oversee, and coordinate all facets of the pre-construction, bid and award, construction, and close-outs phase of project**
- **Oversee the building design process to ensure compliance with LAUSD's standards and guidelines for the District by working with design professionals and various District administrators to ensure that new and modernized structures meet both educational and building standards requirements**
- **Review pre-construction documents and submit comments to Designer**
- **Plan, organize and prepare reports to upper management with respect to the status and / or progress of the projects**
- **Coordinate with all pertinent public agencies to comply with all off-site work, coordinate with various District and Project staff**

### YEARS OF EXPERIENCE

30+

### YEARS OF EXPERIENCE ON

#### K-12 PROJECTS

8+

### EDUCATION

MS, Civil / Structural Engineering -  
University of Tehran, Iran, 1973

BS, Civil Engineering - University of  
Tehran, Iran, 1972

### LICENSES/CERTIFICATIONS

California Contractor License  
#961128: Classification B –  
General Building Contractor,  
expires 5/31/2023

Occupational Permit in the Field of  
Civil Engineering (Iran equivalent  
to PE) – issued on 4/5/1975,  
renewed up to 2004 when he  
moved to the US

OSHA 30-Hour Construction, No.  
34-600737369 - received 8/5/2011

Financial Analysis and  
Interpretation Management  
Seminar – December 26-30, 1976

### SOFTWARE

Primavera, Adobe Acrobat  
Professional, MS Project, MS  
Office (Excel, Word, Outlook,  
Power Point)

- **Manage both the project budget and schedule to meet the District's qualitative standards;** monitor project budget on a monthly basis and ensure the budget accurately reflects the project status / progress
- **Manage daily activities of the Contractor, review Contractors' construction schedules and submittals;** as well as coordinate responses to the Contractors' inquiries through Requests for Clarifications (RFC)
- **Review substitution submittals from Contractors** to ensure compliance with specifications and / or District requirements
- **Receive, review, and negotiate contractor change order proposals** to achieve a fair and reasonable price in accordance with the General Conditions; review and address any schedule impacts

**Projects Include:**

- LAUSD YES Academy at Hyde Park Elementary School, New Wellness Center
- LAUSD Fremont High School, Wellness Center Experience
- LAUSD Drew Middle School, New School-Based Clinic
- LAUSD University Pathways Public Service Academy Project

**September 2018 – November 2019**

**Private Consultant**

- **Construction management** services for private investors in commercial and residential construction

**October 2005 – August 2018**

**EMMA Corporation Construction Company – Santa Monica, CA**

**Construction Manager / Project Manager / Project Engineer**

- Transformed a 16,500 square foot industrial warehouse into creative offices and a restaurant for Art District LLC in the Art District area of Downtown Los Angeles
- **As Resident Construction Manager, directly oversaw projects at LAUSD**
- **Reviewed and evaluated claim documents** by a subcontractor and **prepared legal and technical documents** to back up rejection of the claims and submit it the legal team for further processing
- **Planned and coordinated the pre-construction activities** for both **new schools** and **modernizations** as a Project Manager / construction Manager of **four DSA-approved LAUSD projects**
- **Conducted and coordinated site inspections, monitored quality assurance** of construction process and **assisted in resolving site construction conflicts and disputes**
- **Managed project Baseline schedule, monthly updated schedule and recovery schedule**
- **Communicated updates of construction progress** with **supervisors**
- **Prepared, negotiated and finalized contracts with** subcontractors
- **Issued RFCs for clarification of technical and financial issues**
- **Reviewed the response to RFCs and submitted COPs to cover the cost and time impact of the response**
- **Coordinated and managed subcontractors site work**
- **Reviewed the process and monitored payments to subcontractors and pertinent parties**

**Projects include:**

- **LAUSD San Pedro High School** - New Gymnasium - Project Manager on DSA-certified project that included a brand-new gymnasium for basketball with retrievable bleachers and an annex building housing offices, lockers and showers, \$11.5 Million
- **LAUSD Banning High School** - Athletic Field Improvement - Project Manager on DSA-certified project that included the installation of bleachers and press box for the outdoor athletic field, \$5.3 Million
- **LAUSD Valley Region: Elementary School #8** - Project Manager on DSA-certified, LEED-certified project that included installation of a brand-new 29 class elementary school, **\$30 Million**

**PRIOR EXPERIENCE**

1974 – 2004; Tadbir Sanat Consulting Engineers; Senior Project Manager / Structural Designer / Chief Technical Officer

## FAISAL SHARI

### Construction Manager

*Mr. Faisal Shari has over 20 years of experience as a Senior Project Manager working for general contractors supervising public works, Design-Build and hard bid projects throughout the Los Angeles area, and an additional 24 years of prior experience as a Project Manager and Project Engineer working on various international construction projects in Europe and the Middle East. He has managed the implementation of LEED construction requirements, ultimately helping projects secure LEED Gold and LEED Platinum certifications.* He is also well-versed in DSA construction requirements and has overseen DSA certification for various educational projects. For every public works project that Mr. Shari managed, *he implemented OSHA guidelines* throughout the entire project duration and had final inspections conducted by OSHA-certified inspectors. Mr. Shari has overseen projects from *initial concept through closeout and delivery* and is able to seamlessly integrate into any project team.

### RELEVANT PROJECTS:

- Albion ES – ADA Improvements – November 2018 – Present, \$5 Million
- Griffith STEM Magnet MS – ADA Improvements – November 2018 – Present, \$5 Million
- Marianna ES – ADA Improvements – November 2018 – Present, \$1.5 Million
- 52<sup>nd</sup> Street ES – ADA Improvements – November 2018 – Present, \$2.5 Million
- El Sereno MS – ADA Improvements – November 2018 – Present, \$6

### EMPLOYMENT HISTORY

November 2018 – Present

**PMCS Group, Inc. – Los Angeles Unified School District (LAUSD)**

**Owner's Authorized Representative (OAR) II**

- *Manage, oversee and coordinate all facets of the construction*
- *Plan, organize and prepare reports to upper management* with respect to the status and / or progress of the projects
- *Coordinate with all pertinent public agencies* to comply with all off-site work, coordinate with various District and Project staff
- *Manage both the project budget and schedule* to meet the District's qualitative standards; monitor project budget on a monthly basis and *ensure that the budget accurately reflects the project status / progress*
- *Manage daily activities of the Contractor, review Contractors' construction schedules and submittals and coordinate responses to the Contractors' inquiries through Requests for Clarifications (RFC)*
- *Review substitution submittals* from contractors to ensure compliance with specifications and / or District requirements
- *Receive, review and negotiate contractor change order proposals* to achieve a fair and reasonable price in accordance with the General Conditions; *review and address any schedule impacts*
- *Review, monitor and process payments for the contractor, architects, engineers and any other pertinent parties*
- *Monitor and manage project close-out* with respect to project certification with the Division of State Architects (DSA) and *project financial close-out*

### YEARS OF EXPERIENCE

44+

### YEARS OF EXPERIENCE ON

### K-12 PROJECTS

2

### EDUCATION

BS, Civil Engineering, Emphasis in  
Structural Engineering and  
Construction Management –  
Mosul University, Ninawa,  
Iran, 1972

### LICENSES/CERTIFICATIONS

OSHA 30

### SOFTWARE

Textura Payment Management  
Software

Oracle

Microsoft Office  
(Word, Excel, Power Point, Outlook)

Various Construction and Project  
Management software

**Projects Include:**

- Albion ES – ADA Improvements – November 2018 – Present, \$5 Million
- Griffith STEM Magnet MS – ADA Improvements – November 2018 – Present, \$5 Million
- Marianna ES – ADA Improvements – November 2018 – Present, \$1.5 Million
- 52<sup>nd</sup> Street ES – ADA Improvements – November 2018 – Present, \$2.5 Million
- El Sereno MS – ADA Improvements – November 2018 – Present, \$6

**January 2017 – November 2018****Horizons Construction Co., Inc.****Senior Project Manager****Costa Mesa Fire Station No. 1, \$7.7 Million**

- ***Prepared*** and ***negotiated change orders with Owner's representative***
- ***Coordinated all Subcontractors' activities***
- ***Implemented construction LEED requirements and procured required equipment and materials*** during the demolition and reconstruction, which ultimately ***achieved a LEED Gold certification***

**January 2013 – December 2016****Future DB International, Inc.****Senior Project Manager****Caltrans Restoration of Embankments and Bridges at 5 & 60 Freeways; Lancaster City Airport New Taxiways**

- Contractor's representative; ***prepared*** and ***negotiated contracts*** and ***purchase orders*** with Subcontractors and suppliers

**January 1997 – November 2012****FTR International, Inc.****Senior Project Manager****Various Public Works Projects**

- ***Managed*** and ***supervised all construction works; prepared*** and ***negotiated change orders*** with owner's representative
- ***Prepared*** and ***negotiated contracts and purchase orders*** with Subcontractors and suppliers

**Relevant Projects:****Los Angeles Community College District (LACCD) West Los Angeles College, 2009 – 2012, \$75 Million**

- ***Managed, supervised*** and ***coordinated design teams including Architects, Structural and MEP Engineers; managed*** and ***supervised all FTR's construction activities***
- Project included two primary structures: ***LEED Platinum certified***:
  - Seven story building (86,300 square feet) teaching and learning center featuring smart classrooms, administrative offices and a digital library
  - Three story (78,000 square feet) communication, entertainment and media arts (CEMA) building featuring a graphic arts studio, theater, sound stage, radio studio, classrooms, laboratory and faculty offices

**Orange County Public Law Library Remodel, 2004 – 2006, \$10 Million**

- Project included:
  - ***Remodeling of the existing Public Law Library***
  - Construction of two-story above ground and one-story below ground building (55,000 square feet)
  - Temperature and humidity control installation for archival storage facilities
  - Construction of new open parking over the underground structure; ***Winner of "2006 Award of Electrical Excellence"*** presented by National Electrical Contractors Association

**DAVID ANDERSON****Construction Manager**

*Mr. David C. Anderson has over 30 years experience in the construction industry and has extensive and successful involvement in all facets of design, development, construction, construction supervision and management.* In addition, he has taught courses in construction management at UCLA Extension School in Los Angeles. He has extensive experience managing designers, design integration, **design-build projects**, design-assist projects and coordinating design disciplines. He has worked on various projects overseeing all phases of design and construction, including **K-12 projects like Leo Bravo Medical Magnet High School, a design build project for which Mr. Anderson provided extensive construction management services.** Along with his extensive design build experience, he also has experience with LEED projects; **his most significant LEED project was the LA Live Hotel and Residences, which obtained a LEED Silver designation.** David also has experience working with **State Architect's** and all of his prior work involved **significant efforts in safety and OSHA.**

**RELEVANT PROJECTS**

- LAUSD Sherman Oaks Center for Enriched Studies, Comprehensive Modernization, July 2018 – Present, \$110 Million

**EMPLOYMENT HISTORY****2018 – Present****PMCS Group Inc. – Los Angeles Unified School District****Owner's Authorized Representative II****Project: LAUSD Sherman Oaks Center for Enriched Studies, Comprehensive Modernization, July 2018 – Present, \$110 Million**

- ***Manages, oversees and coordinates all facets of the pre-construction, bid and award, construction and close-out phase of all assigned projects***
- ***Reviews pre-construction documents*** and submits comments to Designer as necessary
- Plans, organizes, and prepares reports to upper management with respect to the status and/or progress of the projects
- ***Manages both the project budget and schedule to meet the District's qualitative standards;*** monitors project budget on a monthly basis and ensures that the budget accurately reflects the project status/progress
- ***Manages daily activities of the contractor, reviews contractors' construction schedules and submittals,*** and coordinates responses to the contractors' inquiries thru the Requests for Clarifications (RFC) and other related documents
- Receives, reviews, and negotiates Contractor Change Order Proposal(s) to achieve a fair & reasonable price in accordance with the General Conditions; reviews and addresses any and all Schedule impacts in accordance with the project specifications in a timely manner
- ***Monitors and manages project close-out*** with respect to ***project certification with the Division of State Architects (DSA)*** and project financial close out

**YEARS OF EXPERIENCE**

30+

**YEARS OF EXPERIENCE ON K-12 PROJECTS**

3

**EDUCATION**

BS, Mechanical Engineering –  
Ohio State University, 1964

MBA, - Ohio State University,  
1971

**LICENSES/CERTIFICATIONS**

Ohio Registered Professional  
Engineer, License No. 86002,  
expires 12/31/2021

**SOFTWARE**

Microsoft Office (Word,  
PowerPoint, Excel, Outlook,  
Access, Publisher), Primavera  
Scheduling Software, SureTrak,  
and Various Construction  
Accounting Management  
Systems/Software's



**2016 – 2018**

**Tahoe Institute of Construction Management, South Lake Tahoe, CA**

**President**

- President, Secretary-treasurer, Author and publisher of Series of books on construction management
- Principle lecturer in seminars, creator of all content used in company presentations and marketing

**2010 – 2018**

**Construction Consultant**

**Cupertino Project, Precast Concrete Structure, Cupertino, CA**

- Provided expert advice on means to utilize precast concrete for structure of project
- ***Utilized Building Information Modeling (BIM)***
- Evaluated alternate means to obtain sources for precast concrete materials for project
- ***Provided cost evaluation of alternative systems and budget for the work***

**2006 – 2010**

**AEG, Los Angeles, CA**

**Vice President, Construction**

- ***Managed the design and construction of the project***
- Lead the effort in ***Energy and Environmental Design (LEED) certification to achieve the Silver Rank for the LA Live Hotel***
- Received, evaluated, and awarded contracts for the performance of the work
- Wrote all contract documents for the project
- ***Assembled and lead Construction Management team to oversee the development of the project***
- Managed the budget for the project
- Evaluated and negotiated the settlement of all change claims for the project
- ***Created and managed safety recognition program that resulted in one of the safest projects during the time period in the State of California; one of the contractors was awarded safest contractor in State as a result of this program***

**Projects Include:**

- LA Live Hotel & Residences (Design-Build), Los Angeles, CA, \$737.5 Million
- LA Live Conference Center (Design-Build), Los Angeles, CA, \$32.5 Million
- LA Live Parking Structure (Design-Build), Los Angeles, CA, \$110 Million
- LA Live Regal Cinema (Design-Build), Los Angeles, CA, \$42 Million
- Puck Restaurant at LA Live (Design-Build), Los Angeles, CA, \$2.8 Million

## **ADDITIONAL PRIOR EXPERIENCE**

2005-2006; Wentz Group – Irvine Companies Pelican Hill Golf Club; Senior Project Manager

2004-2005; Mulholland Building Company; Construction Consultant

2001-2004; Urban Retail Properties Company; Vice President

1999-2001; Bear Mountain Consulting LLC – Planet Hollywood and Station Casino Texas Station; President

1998-1999; Tri-Star Theme Builders – Imperial Palace, Caesar's Palace, Sands Company, MGM Exterior, JMB Properties, LVMWD Water Storage Tank; Vice President / Operations Manager

1996-1997; PCL Construction; Manager of Las Vegas Office

1990-1996; A.T. Curd Builders – MGM, Grand Hotels Stratosphere, Imperial Palace Grandstands, Getty Museum; Vice President Operations Manager

1988-1990; Stolte Inc. – LAUSD, Carlson Group Riverside, Thousand Oaks Medical Office, Holiday Inn, Kaiser Permanente Hospital; Construction Manager / District Manager

1986-1987; F.D. Rich Construction Co. – Tresser Plaza Office, Greyrock Place Apartment; President

1983-1986; Hubert Hunt and Nichols (Avery Mays Construction, Orion Construction) –Infomart, Turtle Creek Tower, Texas A&M University College, Sun Bank; Vice President / Construction Manager

## RICHARD CAMACHO

### Construction Manager

Mr. Richard Camacho is an experienced construction and project management professional with **over 28 years of construction management experience managing multi-million dollar projects** from **design, construction, and closeout**. Richard has extensive experience successfully **delivering multimillion-dollar publicly funded projects, using various project delivery methods, and managing the design and construction of public works facilities for various education sector project in the state of California**. Relevant professional experience includes the **successful management of pre-construction and construction, schedule, and cost management, planning and programming, constructability review, value engineering, contract administration**, and procurement of all design professionals, consultants and contractors throughout his professional career.

### RELEVANT PROJECTS:

- Long Beach Unified School District, New Construction Region F, included 16 school sites, April 2015 – August 2017, \$175 Million
- Los Angeles Unified School District, New Bell Adult Education School, January 2010 – October 2013, \$26 Million
- Los Angeles Unified School District, South Region Middle School No. 2, New Construction of a 3-story middle school with 58 classrooms, subterranean parking lot, and use of structural steel, 2007 – 2008, \$82 Million
- Los Angeles Unified School District, New Adult Education School, \$26 Million
- Rowland Unified School District, Rowland High School Modernization of 82 classrooms while school was operating, \$27 Million
- Rowland Unified School District, Nogales High School New Addition which included HVAC system, upgraded fire alarm system, upgraded swimming pool pumps, major repairs on all tennis courts, and installations of new walkways and ramps to meet ADA standards, \$5 Million
- Montebello Unified School District, Bell Gardens High School, New addition of three 3-story building with 42 classrooms, 16 new labs, structural steel, and brick veneer finish, \$32 Million
- Montebello Unified School District, Bell Gardens High School, \$32 Million

### RELEVANT EXPERIENCE

2008 – Present

Cumming Corporation – Glendale, CA

Senior Project Manager

- Manage and **provide construction oversight to team members**
- **Resolve complex construction project related issues, disputes, and disagreements**
- **Develop, assign, and monitor performance of Owner's Authorized Representatives (OARs)** relative to assigned construction projects
- Review status and **overall construction project progress** relative to submitted **construction schedules**
- **Review change orders** from all construction projects and **assess their impact** on the District
- Assist Regional Directors and other Facilities management staff with **bid and contract planning**

### YEARS OF EXPERIENCE

28+

### YEARS OF EXPERIENCE ON

### K-12 PROJECTS

15

### EDUCATION

BS, Civil Engineering – University of Southern California, 1977

Project Management Certification – California State University, Dominguez Hills, 1977

Construction Technology and Building Construction, Broome Community College, 2015

### LICENSES/CERTIFICATIONS

OSHA 10 – Occupational Safety and Health Administration – US Department of Labor

LAUSD OAR Training Certification

### SOFTWARE

Primavera P6

RS Means

Bluebeam

Adobe Acrobat

Microsoft Office (Word, Excel, PowerPoint),

- **Assess bid specifications** for District need and probability of completion under stated timeline
- Review status and **monitors variances** of the construction project database relative to **scheduling** and **cost control reporting**
- Review and **verify submitted applications for payment** and performs **overall fiscal management of multiple construction projects**
- Provide functional direction over areas of responsibility including **construction project schedules, cost control, dispute resolution, contract administration, and quality control**
- **Coordinate program activities with other District organizational branches and departments** such as the Office of Environmental Health and Safety, Design and A/E Technical Support, Asset Management Branch, Facilities Contract Administration, Inspection Unit, Maintenance and Operations, and local districts

**Projects Include:**

- Long Beach Unified School District, New Construction Region F, included 16 school sites, April 2015 – August 2017, \$175 Million
- Los Angeles Unified School District, New Bell Adult Education School, January 2010 – October 2013, \$26 Million
- Glendale Community College District, PE Increment II replacement, October 2017 – November 2019, \$24.5 Million
- Glendale Community College District, Aviation / Welding Building, October 2017 – November 2019, \$5 Million
- Glendale Community College District, Seismic Upgrades, October 2017 – November 2019, \$3 Million

**2007 – 2008****TBI & Associates – Los Angeles, CA****Owner's Authorized Representative**

- Managed all **site work, reviewed contractor(s) schedules, and oversaw the construction process**
- Coordinated with the contractor, architect, inspectors, and project stakeholders to ensure the **project was constructed as designed, on-time and within budget**
- **Oversaw pre-construction planning**, leading the project **through the bid and award phase**, and coordinating timely responses to contractor inquiries
- **Coordinated the resolution of issues and mitigation of impacts and negotiated change orders**
- Led the project through the **punch-list, occupancy, and certification process**
- **Prepared reports and presentations to management and directed duties of the project team, comprised of District staff and contract professionals**
- **Managed the site safety program** and monitored the subcontractor's adherence to OSHA requirements relating to the safety program, meetings, and overall training
- **Performed pre-construction services**, such as **constructability review** to ensure devices and BMS were compatible and accounted

**Projects Include:**

- Los Angeles Unified School District, South Region Middle School No. 2, New Construction of a 3-story middle school with 58 classrooms, subterranean parking lot, and use of structural steel, 2007 – 2008, \$82 Million
- Los Angeles Unified School District, New Adult Education School, \$26 Million

**PRIOR EXPERIENCE**

2002 – 2007; Del Terra Group; Construction Superintendent

2000 – 2002; Amelco Construction; Construction Superintendent

1995 – 2000; Peck Jones Construction; Superintendent

1992 – 1995; Keller Construction; General Foreman

## MIKE ALEMIAN

### Construction Manager

*Mr. Mike Alemian has over 29 years of project and construction management experience working on numerous large-scale educational, commercial and residential projects. He has worked on LEED projects for LAUSD and City of Santa Monica, and has experience working on K-12 Design-Build projects and higher education facilities. Mr. Alemian has experience working on both the General Contractor and the Owner's side of projects, and has extensive experience in developing and processing submittals, COPs, and RFCs. He has managed several aspects of the job site, including scheduling and coordination between subconsultants, officials and City authorities.*

#### YEARS OF EXPERIENCE

29+

#### YEARS OF EXPERIENCE ON K-12 PROJECTS

2.5

#### EDUCATION

MS, Civil Engineering – Tehran University, 1996 (equivalent to a Bachelor of Science for US Universities)

#### LICENSES/CERTIFICATIONS

B Class Contractor's License: #510720 Inactive - No expiration date

California Real Estate License: DRE # 01908792 – expires April 2021

SWPPP Application Verification – Trained by LAUSD

DSA Academy Project Inspector Overview Training Certificate – Completed DSA "Project Inspector Overview," April 10-11, 2009

#### SOFTWARE

Knowledge of 2007 title 24, ACI, UBC, CBC, OSHA, ADA, K12, DSA compliance and Photovoltaic (PV1 certificate)  
Means Book Analysis  
Primavera CPM  
MS Office (Word, Excel, PowerPoint)

#### RELEVANT PROJECTS

- LAUSD Valley Region Elementary School #8, DSA #03-110162, Project required LEED compliance, May 2008 – October 2010, \$30 Million
- LAUSD New Gymnasium in San Pedro High School, DSA #03109196, May 2008 – October 2010, \$11 Million

#### EMPLOYMENT HISTORY

**April 2011 – Present**

**Wiseman Development – Los Angeles, CA**

**Construction Manager**

- *Oversee construction of design-build, multi-unit luxury apartment complexes in West Los Angeles and West Hollywood*
- *Manage 2-3 projects simultaneously and supervise two to three superintendents*
- *Provide daily and weekly project schedules*
- Attend safety meetings and inspection
- Provide appropriate detail(s) which have not been on approved plans to facilitate more successful project delivery
- *Oversee inspection and troubleshooting of ADA requirements*
- Ordering project materials
- *Review submittals and GREEN requirement compliance*
- *Review and approve subcontractors' payments*
- *Manage quality control of all tasks*
- *Obtain inspections from LADWP, City of Los Angeles B&S, Fire Dept., Radio Antenna Inspection, and all other applicable stakeholders*
- *Arrange and manage SWPPP application where applied*
- *Interview subcontractors and define scopes of work*
- Generate RFCs for Architect and Engineer support as needed
- Obtain C&O on all projects

#### *Projects include (all multi-unit buildings):*

- 1411 Barry Ave – 25 units with subterranean parking structure, April 2011–March 2012, \$13 Million
- 1539 Beloit Ave – 64 units with subterranean parking structure, May 2011- August 2012, \$35 Million
- 10473 Santa Monica Blvd – 26 units with subterranean parking structure, June 2012- March 2013, \$14 Million
- 2250 Fox Hills Drive – 26 units with subterranean parking structure, February 2013 – February 2014, \$15 Million



- 1831 Sawtell Ave – 30 units with subterranean parking structure, June 2014 – January 2015, \$16 Million
- 409 N. Hayworth Ave – 33 units with subterranean parking structure, December 2014 - February 2016, \$18 Million
- 1319 N. Martel Ave – 23 units with two levels subterranean, January 2015 - December 2015, **\$15 Million**

## **May 2008 – October 2010**

**Emma Corporation – Santa Monica, CA**

### **Construction Superintendent**

- ***Managed, developed and reviewed CPM baseline and time impact analysis***
- ***Managed all involved subcontractors on site***
- ***Provided quality control***
- ***Managed and arranged weekly safety meetings and followed up on OSHA requirements***
- Generated RFCs for submittal to LAUSD or Architect/Engineers
- ***Prepared daily and three-week look ahead schedules***
- ***Arranged and performed SWPPP as needed***
- Obtained inspection by IOR and/or City of LA B&S
- ***Followed up on CPM to assure the project was on schedule***
- ***Generated solutions to speed up the project if project fell behind schedule***
- ***Managed all RFCs and COP files with logs for quick reference***
- ***Prepared close out document and O&M submittals***

### **Projects Include:**

- LAUSD Valley Region Elementary School #8, DSA #03-110162, Project required LEED compliance, May 2008 – October 2010, **\$30 Million**
- LAUSD New Gymnasium in San Pedro High School, DSA #03109196, May 2008 – October 2010, **\$11 Million**

## **December 2005 – May 2008**

**Magnus Construction – Monterey Park, CA**

### **Project Manager**

- ***Managed all three projects simultaneously***
- ***Developed and processed design***
- ***Prepared baseline CPM schedule followed by weekly update schedules for acceptance of owner***
- ***Provided daily and weekly schedule updates***
- Attended safety and inspection meetings
- Ordered construction materials
- ***Interviewed subcontractors, reviewed subcontractors' agreements and scopes of works***
- Reviewed and approved subcontractors' payments
- Managed quality control of all tasks
- ***Obtained inspections from City of Los Angeles B&S, Fire Dept, and all other applicable stakeholders***
- ***Generated RFIs for Architects and Engineers as required***
- Obtained C&O for projects

## **PRIOR EXPERIENCE**

April 1998 – December 2005; Ford Engineering and Construction; Project Manager

May 1995 – April 1998; Roman E.C.D.; Project Manager

April 1991 – May 1995; Sun Peak Construction; Project Engineer

## H. NAOKI MACINNES, EIT, QSP

### Construction Manager

Mr. Naoki MacInnes has 10 *years of construction experience supporting large higher education and public works projects*. He has excellent coordination and organization skills and exceptional knowledge of military and commercial construction principles and workplace safety. He is familiar with the latest environmental regulations and progressive green technologies. He has *excellent written and verbal communication skills and strong mathematical, critical thinking, and analytical skills*. Mr. MacInnes understands importance of building strong relationships with colleagues and associates. *He managed Design/Build projects, currently working on a LEED project and is in JOC training program.*

### RELEVANT PROJECTS

#### California State University, Long Beach – Various New Construction and Modernization Projects

- College of Professional and International Education (CPIE), New Construction – April 2017 – February 2019, \$30 Million
- University Student Union MEP and HAVC Upgrades – October 2018 – April 2019, \$4.7 Million
- Parkside Housing North Student Residence - \$100 Million - Collaborative Design Build
- Parkside Housing North New Admin/Commons Building (Design-Build) - \$22 Million
- Academic Services Building, Office Remodel Project (CM at Risk) - \$517K
- Peterson Hall 2, Plaza Fire Lane (CM at Risk) - \$730K
- Student Health Services, Hallway Finishes (CM at Risk) - \$621K

### EMPLOYMENT HISTORY

#### March 2018 – Present

##### PMCS Group, Inc.

#### California State University, Long Beach – Various Projects

##### Construction Manager / Project Engineer

- *Monitor schedule and manage subcontractors*
- *Process subcontractor monthly pay applications*
- *Review, revise and process RFI's, Submittals and Shop Drawings*
- Provide on-site technical administrative support for CA and Inspection, including the review and processing of RFI's and submittals
- *Track and maintain all project documents and logs*
- Assist in *estimating, reviewing drawings for compliance, reviewing certified payroll, and fully managing the close-out and turn over process for CSULB*
- *Assist with change orders*, permits with the city, and coordination issues
- Coordinate with campus client, manage the Inspector of Record and Project Engineer
- *Process and negotiate change orders, manage project budget, coordinate inspections and maintain logs tracking all project costs*

### TOTAL YEARS OF EXPERIENCE

10

### EDUCATION

B.S. Civil Engineering - California Polytechnic State University, San Luis Obispo

### CERTIFICATIONS / LICENSES

Engineer-In-Training (#12-600-73)

OSHA 30 Hour Safety Training

EM 385-1-1 40 Hour Safety Training

Corps of Engineers and Naval Facility Engineering Command Training Construction Quality Mgmt. for Contractors (#784)

Certified Inspector of Sediment and Erosion Control (#1278)

Qualified SWPPP Practitioner (QSP) (#23962)

Confined Space Competent Person Certification

Excavation and Trenching Competent Person Certification

Forklift Class 7 – Rough Terrain Training Certification

CPR and First Aid Certified

### SOFTWARE

AutoCAD Civil 3D

Bluebeam and Adobe Acrobat

AGTEK Estimating Software

Prolog Project Management

Microsoft Office

**Projects Include:**

- College of Professional and International Education (CPIE) – April 2017 – February 2019, \$30 Million
- University Student Union (USU) MEP Upgrades – October 2018 – April 2019, \$4.7 Million
- Parkside Housing North Student Residence – May 2019 – Present, \$100 Million
- Parkside Housing North Administration / Commons Building – May 2019 – Present, \$22 Million
- AS-120 Remodel Project – June 2019 – Present, \$517K
- PH2 Plaza Fire Lane – June 2019 – Present, \$730K
- SHS Hallway Finishes – June 2019 – Present, \$621K

**January 2016 – November 2017****PMCS Group, Inc. - Los Angeles World Airports (LAWA)****Project Manager / Construction Manager**

- **Monitored schedule and managed sub-contractors**
- **Processed sub-contractor monthly payment applications**
- **Reviewed, revised and processed RFI's, submittals and shop drawings**
- Scheduled and tracked material delivery and installation
- **Reviewed and evaluated change orders** for cost and schedule impacts
- **Oversaw closing the sub-contractors punch list items**
- **Managed utility installation / relocation**, ensuring sequencing of work, surveying all existing utilities, correct excavation procedures, shutdown of existing utility and tie-in of new utility to existing for new installations

**Projects Include:**

- Los Angeles World Airport Terminal 1 Modernization Project, \$400 Million
- Fire Water Line Relocation
- 34500 Electrical Duct Bank

**2010 - 2015****Reyes Construction, Inc.****Project Manager / Construction Manager**

- **Planned, organized and handled all day to day operations;** documenting work with **detailed daily reports**
- **Managed budgets, schedules, submittals, RFIs, and plan checks**
- **Performed estimates and take-offs for upcoming construction activities**
- Upheld a strong relationship with owner or government representative in the field
- **Performed quality control** on materials and completed facets of work
- Created **professional work** and **safety plans** for major construction activities
- Coordinated sub-contractors and supplier deliveries
- **Reviewed, negotiated and processed change orders; managed closeouts**

**Projects Include:**

- Naval Support Activity, Steam Distribution Repairs and Insulation, Monterey, CA - August 2015 - December 2015, \$2 Million
- Naval Weapons Station, Small Arms Range Upgrades, Seal Beach, CA - March 2015 – August 2015, \$1.9 Million
- Marine Corps Air Ground Combat Center, Repair Asphalt Pavement Buildings 1933, Twenty-Nine Palms, CA - January 2015 – March 2015, \$730K
- San Manuel Indian Reservation, Reservoir Creek Debris Basins Improvements, Highland, CA - 2014 – 2015, \$3 Million
- Naval Air Station, Airfield Runway Repairs, Fallon, NV – August 2014, \$940K
- Port of Long Beach, CA, Pier E North Gate Redevelopment Phase I – 2012 – 2014, \$26.3 Million
- Port of Los Angeles, CA, Berth 100 Wharf South Extension and Backland Development - July 2012 – October 2012, \$30 Million
- Tachi Palace Hotel and Casino, Tachi Water Treatment Plant Upgrades, Lemoore, CA – 2010 – 2012, \$4 Million

## ALI MAZYAD

### Project Engineer

Mr. Ali Mazyad is a ***civil and environmental engineer with more than 8 years of professional work experience and 2 years of pre-graduation work experience in managing and leading contracting projects***. Since 2014, he initiated a contracting and management firm Omran Lebanese Contracting (OLC), where he holds the position of Project Manager. He has provided expert project management for residential, ***schools, infrastructure*** and hospital projects in Lebanon. He is ***knowledgeable with various building codes*** such as ACI, FIDIC red book, Sewer Design Guide and American Water Works Association AWWA. Mr. Mazyad's experience also includes ***improving the financial profitability of construction projects, updating the schedule project activities***, processing of claims, ***quality assurance, contracts management, procurement, site supervision*** and ***safety implementation***. He is adept at ***finishing projects on time and within budget***.

### RELEVANT PROJECTS:

- Rehabilitation, demolition and renovation of 17 schools, Various areas in Lebanon, 12 schools' renovation and 5 schools' demolition and re-build new buildings with 30 to 50 classrooms in each school, Approximately 1,374,400 square feet, \$5.5 Million

### EMPLOYMENT HISTORY

March 2014 – Present

Omran Lebanese Contracting (OLC)

Project Manager

- ***Lead and manage construction projects providing key solutions to resolve challenging technical and logistical issues***
- ***Plan, organize, and prepare reports to upper management*** with respect to the status and / or progress of the projects
- ***Meet with architect, engineers and owners regarding updates on the project***
- ***Manage both the project budget and schedule*** to meet the Owner's qualitative standards; monitor project budget on a monthly basis and ensure that the budget accurately reflects the project status / progress
- ***Supervise and coordinate all site activities***
- ***Review responses to the contractors' inquiries*** and forward to sub-contractors
- ***Prepare substitution submittals*** when necessary and forward to the Owner for approval
- ***Prepare, review, and negotiate change orders and claims*** to achieve a fair and reasonable price; address any schedule impacts
- ***Review percentage of completion and prepare payments to Owner***
- ***Procurement of materials, fixtures and equipment*** including price comparison and selection of the proper Supplier or Sub-contractor
- Provide quality assurance / quality control; ***maintain safe work environments with minimal safety issues***
- Oversee materials use and construction methods to ensure cost-effectiveness
- ***Monitor and manage project close-out***
- ***Manage all project documentation through close-out***

### YEARS OF EXPERIENCE

10+

### YEARS OF EXPERIENCE ON K-12 PROJECTS

3

### EDUCATION

Bachelor of Engineering, Civil and Environmental Engineering - American Beirut University, Beirut, Lebanon, 2011

### LICENSES / CERTIFICATIONS

OSHA 10 Training

OAR

PV SOLAR Training

### SOFTWARE

Primavera

AutoCAD

MS Office

(Word, Excel, PowerPoint,

Outlook)

**Relevant Projects:****Vertical Projects:**

- Educational sector: Rehabilitation, demolition and renovation of 17 schools, Various areas in Lebanon, 12 schools' renovation and 5 schools' demolition and re-build new buildings with 30 to 50 classrooms in each school, Approximately 1,374,400 square feet, \$5.5 Million
- Healthcare sector: Construction of the new Ayn and Zayn Hospital, Mount Lebanon, 120 bed hospital constructed per the rules and regulations of the Ministry of Health, 52,000 square feet, \$3.8 Million

**Horizontal Projects:**

- Soccer Field, Akkar area, Lebanon, 58,125 square foot, \$480,000
- New Asphalt to Existing Road, Jnah area, Beirut, Lebanon, 7 miles long and 23-foot-wide, \$1.35 Million

**Underground Projects:**

- Underground water reservoir, Jnah area, Beirut, Lebanon, 2000 cubic meters for fire safety, \$295K
- Underground water reservoir, Amrousiye area, Beirut, Lebanon, 500 cubic meters for fire safety, \$61K
- Two Underground water reservoirs, Alay area, Beirut, Lebanon, 500 cubic meters each for potable water, \$190K

**January 2011 – December 2017****Matta and Associates****Project Manager**

- Managed resources and led project teams; up to six professional staff per project
- ***Financial and contractual management for the project*** (payments, contracts, etc.)
- Worked closely with the Owner on ***creating detailed plans, monitoring and updating progress and critical path analysis***
- ***Supervised and coordinated all site works (various engineering trades)***
- ***Provided key solutions for all engineering problems on-site***
- Conducted civil, electrical and mechanical inspections as per ISO specifications
- ***Issued all change order proposals, negotiated a fair and reasonable price, addressed any schedule impacts***
- ***Met with architect, engineers and owners regarding updates on the project***
- Issued and responded to correspondence
- Ensured ***project is built to according to contract documents and applicable codes***
- ***Procurement*** of several items on site including price comparison and selection of the proper Supplier or Sub-contractor

**Relevant Projects:**

- Halim and Aida Daniel Academic and Clinical Center - AUBMC, New Construction of a 300,000 square feet hospital, \$54 Million
- Allembey Gate Project, Modernization, \$33 Million
- Al Siwar Resort, Rehabilitation of existing bangalows and Chalet, \$6 Million
- L'armonial Project, Modernization, \$30 Million
- Greenline Project, Modernization, \$7 Million

## TOTAL YEARS OF EXPERIENCE

10

## TOTAL YEARS OF EXPERIENCE ON K-12 PROJECTS

1+

## EDUCATION

Master of Civil Engineering -  
Sharif University of Technology,  
January 2012

## LICENSES / CERTIFICATIONS

ACS (AEC), Project  
Management - LaSalle  
College - 2014

Basic of Supervision, Ontario  
Infrastructure Health and Safety  
Association - 2015

## SOFTWARE

Primavera 15.1  
Earned Value Management  
Critical Path Analysis  
MS Project  
Microsoft Visio  
AutoCAD  
MS Office

# MILAD SHARAFIFAR

## Program Scheduler

*Mr. Milad Sharafifar has 10 years of experience working as a Project Scheduler on transit and transportation, infrastructure, industrial and commercial projects. He has outstanding skills in scheduling and preparing timetables, tracking projects, project analysis, performance measurement and resolving on-site conflicts. Mr. Sharafifar has expertise in performance measurement skills with key emphasis on Earned Value Management. He has extensive knowledge in the development of work breakdown structures, resource allocation, S-Curves, progress measurement reports, change management, scope and risk management, and critical path analysis.*

## EMPLOYMENT HISTORY

May 2019 – Present

PMCS Group, Inc. – Los Angeles Unified School District

Program Scheduler

- **Develop** and **maintain program schedules; identify relationships, logic, milestones, and constraints** for construction of various types
- **Monitor** and **actively participate in project and program issues** while administering best practices and standards
- Obtain **accurate** and **timely program schedule updates** from project teams and perform Quality Assurance / Quality Control (QA/QC) on information received
- Perform **critical path analyses** and **earned value analyses**
- **Prepare ad-hoc reports and analyses** as directed by management

## Projects Include:

- Van Ness Elementary School, ADA Improvements
- Chatsworth Charter High School, ADA Improvements
- Union Elementary School, ADA Improvements
- Woodlake Community Charter Elementary School, paving project
- Plascencia Elementary School, Seismic Retrofit of Main Building
- Calabash Charter Academy, Classroom Replacement

January 2016– May 2019

Rapid Link

Project Lead Scheduler

Project: Viva-NEXT Yonge Street BRT Project - \$1.2 Billion

- **Developed** and **maintained multimillion-dollar portfolio**, program and execution stage
- Managed enterprise database for various projects as the co-administration and **maintained project financial plans, cost control documents, and master schedules**
- **Prepared project control reports, including EV reports and charts for different scope of works using Primavera P6, MS Project and MS Office**
- **Prepared monthly schedule updates** as the project progressed
- **Measured the performance versus plan and prepared Key Performance Indicators (KPIs) to compare project performance against them**
- **Prepared mitigation plans for upcoming risk and in the case of delays, prepared mitigation plans to deal with risks**

- **Monitored project performance** and advised Project Director to improve project productivity
- **Monitored, reviewed and analyzed schedules and status of Subcontractors** during all phases of project
- **Performed analysis on all project phases, analyzed any individual schedule deviations and recommended corrective action**
- **Identified and analyzed critical path activities and longest path activities, and provided an overview of the project to PMs and project team members**

July 2015 - January 2016

Bondfiled Construction

Project Scheduler

- **Defined risks based on the contract and project plan, implemented them to the schedule** either by using the software or as an expense based on the organization database
- **Prepared human resource plan, defined roles and extracted labor reports and timesheets** using the project schedule and software for visual reporting
- **Monitored project progress by using project management indicators [schedule of values (SV), cost variance (CV), schedule performance index (SPI), cost performance index (CPI), estimate at completion (EAC), estimate to complete (ETC) and etc.] and provided earned value calculations for both project team and stakeholders**
- Integrated and coordinated wide planning milestones into the infrastructure schedule

March 2015 – June 2015

Toronto 2015 Pan AM / Parapan Am Game

Project Scheduler

- **Delivered 15+ venues and facilities, which included the adaptations of existing and new venues, the design and delivery of temporary venues and infrastructure** across the city for the event
- **Developed and maintained project schedules for overlay activities across multiple venues**
- Worked with each Cluster Manager closely to **develop detailed commissioning, transition, and decommissioning schedules** for each venue
- Worked with the Director of Energy to **develop and manage electrical and lighting schedules**
- Worked with the contract management to develop and maintain **procurement / supplier schedules**
- **Analyzed critical path and recommended improvements; updated schedules to reflect project progress reports**
- Developed and maintained periodic project progress reports
- **Provided overlay scheduling on specific schedule-related risks and advised on risk management strategies**
- **Assessed the impact of change requests on the project schedule and introduced them to the project schedule once approved**

August 2014 - February 2015

STIM Power

Project Planner / Scheduler

- **Developed and maintained daily and weekly manpower tracking reports, productivity tables, resource histograms and quantity curves**
- **Organized projects, developed schedules and tracked plans using baselines**
- Assisted in the development of the Project Management Plan, WBS and project schedule
- **Supported project manager by preparing Primavera P6 reports including cash flow, earned value, materials usage and procurement reports**
- **Incorporated project planning considerations and objectives into the schedule**
- Assisted in the weekly status update of project, prepared stakeholders report dashboard
- **Prepared cash flow, resource usage and over usage, financial and technical reports provided by default and custom reports in Primavera P6 and MSP**

## **PRIOR EXPERIENCE**

February 2010 - April 2014; TUMS Construction; Project Planner / Scheduler

## YEARS OF EXPERIENCE

12

## YEARS OF EXPERIENCE ON K-12 PROJECTS

2

## EDUCATION

Master's Degree in Design and  
Management of Structures in  
Architectural Works, Politecnico Di  
Milano, Scoula Master Fratelli  
Pesenti, Milan, Italy

BS, Civil Engineering, El-Minya  
University, El-Minya, Egypt

## CERTIFICATIONS / LICENSES

CA Registered Civil Engineer No.  
87651, Exp. 09/30/2021

Planning & Scheduling  
Professional (PSP) No. 01917

## SOFTWARE

Bluebeam  
AutoCAD 2D & 3D  
Primavera P3 & P6  
Oracle Unifier  
Procore  
SureTrak  
Microsoft Project Planner  
Schedule Analyzer  
Acumen Fuse  
Palisade @risk  
Sage 100 Contractor  
Oracle Sales Cloud  
Microsoft Office (Word, Excel,  
PowerPoint, Outlook  
Microsoft Visio365 P3

## MARIO KHALIL, PE, PSP

### Program Scheduler

Mr. Mario Khalil has over 12 years of experience in construction serving as a **scheduler, claims analyst, project controls engineer, change management engineer** and **construction manager assistant** on various projects including **infrastructure, highways, bridges, light rail**, commercial, educational, and residential buildings for private, local, and state agencies. He has a robust and diverse knowledge **in project controls** with a **specialty in scheduling** and **claims**. Mr. Khalil's extensive experience in construction management includes **document control, change order analysis and procedures, time and cost planning and monitoring, earned value management, claims review and analysis, risk management** and **value engineering**. He has provided many scheduling training sessions for different public agencies and co-presented about scheduling at many professional associations' events (AACEI and CMAA).

### RELEVANT PROJECTS

- Scheduling for various LAUSD and Orange USD K-12 projects

### RELEVANT EXPERIENCE

August 2020 – Present

AECOM – Los Angeles, CA

Program Scheduler

Los Angeles Unified School District

- Review **baselines, monthly updates, as-built schedules**, and **Time Impact Analyses (TIAs)** per client's specifications
- **Track project progress** and analyze performance using **Earned Value Analysis (EVA)**

May 2014 – August 2020

Arcadis US – Los Angeles, CA

Contract Manager / Project Claims Analyst / Change Management Engineer / Scheduler / Business Development

Various Clients and Projects, Forty (40) Various Projects, \$2 Million – \$200 Million

### Scheduler Duties:

- Reviewed **baselines, monthly updates, as-built schedules**, and **TIAs** per client's specifications with leveraged expertise in different scheduling software
- **Reviewed contract documents** before **bidding** and **revised scheduling specifications** as needed
- Engaged in risk analysis workshops and **provided assessment for related schedule impacts**
- Interviewed new candidates, trained new staff and junior engineers on scheduling software and scheduling procedures for different clients and reviewed their work product for best quality for the clients
- Provided scheduling support and program management for design contracts

**Claims Analyst / Change Management Engineer Duties:**

- Provided expert services to the Alaska Office of the Attorney General **analyzing filed claims** and assisted in **expert testimony** for two (2) highway projects with each claim approximating \$10 Million alleging many issues including **material quality, differed site conditions, unpaid additional work, business devastation, and wrongful termination**
- **Analyzed delays, total cost claim review, production analysis, measured mile analysis and project's cost** management review
- Proactively engaged by Los Angeles County Metropolitan Transportation Authority (LACMTA) for on-going \$1.3 Billion Crenshaw / LAX Transit Corridor Project to **analyze disputed issues** and **submitted claims** by the Design-Builder, and **presented findings** to LACMTA staff and **coordinated with the field staff on merit and quantum determination**
- Assisted project managers for multiple projects in the \$1.2 Billion Middle Harbor Terminal Redevelopment Program, Phase 1 for Port of Long Beach in **analyzing, reviewing, negotiation and resolution of the pending changes and claims, recommending merit determination and assisting** City Council and the Port Management in their **determination of ensuing resolution**

**Projects Include:**

- California Department of Transportation (Caltrans), Districts 7, 11 and 12
- Los Angeles County Metropolitan Transportation Authority (LACMTA)
- Port of Long Beach
- Orange County Transportation Authority (OCTA)
- San Bernardino County Transportation Authority (SBCTA)
- Riverside County Transportation Commission (RCTC)
- Colorado Department of Transportation (CDOT)
- Seattle Sound Transit
- Orange Unified School District (OUSD)

**July 2011 – May 2014**

**Minco Construction – Gardena, CA**

**Project Controls Engineer**

**Various Southern California Infrastructure and Educational Facility Projects, \$500K – \$11 Million**

- Effectively **managed project controls, cost, and scheduling** duties for over twenty-three (23) infrastructure and education facilities
- **Maintained accountability** for all **planning and scheduling activities**, working with project managers, subcontractors, and operations personnel to **address and resolve issues**.
- **Developed construction plan** for awarded projects with the project team, **prepared network schedules and monthly schedule updates**
- **Gathered, analyzed, and provided data** to project managers necessary to **keep the projects on track, avoid delay penalties, and track expenses**.
- Engaged with clients, **presenting data for baseline schedules, scheduling updates, and delay analyses**
- **Visited construction sites** periodically for **project progress review, analyzed earned value / schedule performance data** as needed and **conducted critical path analyses** for **weekly and monthly update reports**
- **Tracked potential disputed issues, prepared, and submitted claims and time extension requests** as needed
- **Issued monthly pay estimates** based on recorded progress and reviewed them with the project managers before submitting to the client

**PRIOR EXPERIENCE**

April 2010 – June 2011; Orascom Construction Industries; Project Controls Engineer

January 2009 – April 2010; ENCO; Project Controls Engineer

May 2008 – October 2008; Tre Torre Contractor; Assistant Construction Manager

## EDUARDO DE LA ROSA

### Program Scheduler

Mr. Eduardo De La Rosa is a **scheduler and construction professional** with over **12 years of scheduling experience in public works (e.g. City of Los Angeles BOE Projects) and educational (e.g. LAUSD) projects for general contractors**. Mr. De La Rosa specializes in scheduling and project controls management and has proven to be a trusted leader. He is well-versed in **developing baseline schedules, preparing monthly updates, resource allocation, critical path and schedule risk analysis, time impact analyses, and earned value management, using Primavera P6 version 16**.

### RELEVANT PROJECTS

- LAUSD White Point Elementary School - Paving and Low Impact Development Project, \$2.5 Million
- LAUSD Widney High School - Lunch Shelter Replacement and Additional Modernization Project, \$3.4 Million
- LAUSD Los Angeles High School - Gym Renovation and Site Development Project, \$2.5 Million
- LAUSD Los Angeles High School - Gym Renovation and Site Development Project, \$3.8 Million

### EMPLOYMENT HISTORY

**January 2021 – Present**

**PMCS Group, Inc. – Los Angeles Unified School District**

**Program Scheduler**

- **Develop and maintain program schedules; identify relationships, logic, milestones, and constraints** for construction of various types
- **Monitor and actively participate in project and program issues** while administering best practices and standards
- Obtain **accurate and timely program schedule updates** from project teams and perform Quality Assurance / Quality Control (QA/QC) on information received
- Perform **critical path analyses and earned value analyses**
- Prepare ad-hoc reports and analyses as directed by management

**October 2019 – December 2020**

**PMCS Group, Inc. – City of Los Angeles, Bureau of Street Services**

**Project Scheduler**

- **Interpret and read detailed construction plans** for developing baseline schedules
- Develop CPM schedules, cost loaded schedules, project narratives, and **schedule updates/ reports**
- **Review and negotiate change order proposals** with City of LA
- Perform site visits; provide counsel to field team regarding site viability

### Projects Include:

- Los Angeles River Headwater Project
- San Fernando Bike Path Project
- Crenshaw Blvd. and Stocker Project

### YEARS OF EXPERIENCE

12

### TOTAL YEARS OF EXPERIENCE ON EDUCATIONAL PROJECTS

6 months

### EDUCATION

B.S., Project Management - ITT  
Technical Institute, Sylmar, CA, 2015

A.A., Architectural Draft and Design -  
Los Angeles City College, CA, 2009

### SOFTWARE

Primavera Enterprise (P6) Ver. 16  
Microsoft Project  
AutoCAD  
Revit  
Blue Beam  
On-Screen Takeoff  
Microsoft Office Suite (Word, Excel,  
PowerPoint, Outlook)

June 2019 – October 2019

Willkom Construction, Inc. - San Diego, CA

Project Scheduler / Project Manager

- ***Interpreted and read detailed construction plans*** for developing baseline schedules
- Developed CPM schedules, cost loaded schedules, project narratives, and ***schedule updates/ reports***
- ***Reviewed and negotiated change order proposals*** with LAUSD
- Performed site visits; provided counsel to field team regarding site viability
- ***Devised the budget plan with applicable factors***
- Leveraged extensive competencies in troubleshooting problems during construction phases
- ***Analyzed and prepared Time Impact Analyses to evaluate effects of construction changes***

***Projects Include:***

- **LAUSD White Point Elementary School - Paving and Low Impact Development Project, \$2.5 Million**
  - Constructed new CMU fence wall, 475LF concrete retaining wall on hillside slope, 2,376 sq. ft. of concrete pavement including ADA ramps/curbs, remove/replace 8,235 sq. ft. of asphalt pavement, building renovations, and 16,829 sq. ft. of landscaping
- **LAUSD Widney High School - Lunch Shelter Replacement and Additional Modernization Project, \$3.4 Million**
  - Formed/constructed new grade beam footing and seismic replacement for the lunch shelter
  - Constructed 4,292 sq. ft. of concrete pavement for lunch shelter ground floor
  - Provided ADA ramps and P.O.T upgrades as required to meet ADA requirements
  - Removed/ replaced 1,500 sq. ft. of asphalt pavement for new parking lot and path of travel
- **LAUSD Los Angeles High School - Gym Renovation and Site Development Project, \$2.5 Million**
  - Installed new wheelchair lift station/constructed structural wall enclosure
  - Removed/replaced gym's fire sprinkler system per fire protection plans
  - Upgraded/renovated plumbing system for gym's restroom
  - Provided sitework upgrades, including new concrete paving and ADA ramps
  - Removed/replaced bleachers in gym
  - Demolished and rebuilt 3,500 sf addition to main theater building
- **LAUSD Los Angeles High School - Gym Renovation and Site Development Project, \$3.8 Million**
  - Retrofitted existing gym building, including installation of new HVAC System
  - Removed/replaced 14,250sf of asphalt concrete pavement
  - Built 4 new boys/girls' restrooms

July 2016– May 2017

Shimmick Construction, Co. - Irvine, CA

Project Scheduler / Project Engineer

Project: Gerald Desmond Bridge Replacement, \$2 Billion

- ***Prepared project schedule reports, schedule updates and narratives on a monthly basis***
- Visited sites, provided counsel to the construction team regarding ***progress and projected schedule viability***
- Assisted in estimation and subcontractor bid packages of multiple projects

August 2007– June 2016

Mike Perlick and Sons, Inc. - Baldwin Park, CA

Project Scheduler / Project Engineer / Drafter and Designer

- ***Prepared CPM construction schedules with leads, lags and floats***
- ***Prepared project reports, schedule updates and narratives on a monthly basis***
- ***Prepared Time Impact Analyses to assist the PM in evaluating impacts caused by changes***
- Acted as Project Administrator; prepared subcontract agreement, insurance, and prelim information
- ***Prepared technical submittals including Request for Information (RFIs)***
- ***Formulated take-offs, prepare estimates, and cost-breakdown for bids***

## EMMA VARGAS

### Project Estimator

***Ms. Emma Vargas has over twenty-eight (28) years of experience in the construction industry as an Estimator. She has performed estimates on a variety of projects, including educational, HVAC, infrastructure, industrial, manufacturing plants, pharmaceutical plants, offshore and onshore chemical plants, institutional buildings, offices, malls, roads and bridges. Ms. Vargas is currently providing estimating services on the LAUSD Program.***

### RELEVANT PROJECT EXPERIENCE

- **Los Angeles Unified School District, New Construction, Modernization and Renovation Projects – Senior Project Cost Estimator, 2006 – Present**
  - Corona Elementary School, **HVAC Installation** – \$8 Million
  - Jordan High School, **HVAC in Competition Gym** - \$4 Million
  - Locke Charter High School, **HVAC in Competition Gym** - \$4 Million
  - Gardena High School, Small Learning Communities Project - \$8 Million
  - 156<sup>th</sup> St. ES Classroom Replacement - \$14 Million
  - Foshay Learning Center Seismic Modernization - \$45 Million
  - International Studies Learning Center Addition - \$40 Million
  - Stephen White Middle School ADA Improvements
  - Banning High School Restroom Modifications
  - Amestoy Elementary School Classroom Replacement
  - Santee Education Complex – New Construction of Wellness Center
  - Holmes Elementary School Clinic Renovation
  - Fries Elementary School – Paving Project
  - Central LA New Learning Center No. 1 (Ambassador Hotel site), \$579 Million
  - Central Los Angeles Area New High School No. 1, \$178 Million

### PARTIAL EMPLOYMENT HISTORY

#### March 2015 – Present

**PMCS Group, Inc., Long Beach, CA – Los Angeles Unified School District  
Senior Project Cost Estimator**

- Plan, supervise, and participate in the **preparation of construction cost estimates of K-12 buildings** and structures
- Prepare and **review cost estimates** and forms and other materials submitted to secure state and/or federal grants and loans from school aid programs
- Review **construction cost estimates submitted by architects and engineers** for accuracy and compare them with District estimates
- **Resolve differences in architect and engineer cost estimates and District estimates for each project**
- Study and prepare reports when contractors' bids vary from agreed construction cost estimate
- Review segregations of contract costs as estimated by building contractors and recommend acceptance or rejection as a basis for progress payments
- **Analyze change orders on construction work** under contract
- Prepare and review cost estimates for projects

### YEARS OF EXPERIENCE

28+

### YEARS OF EXPERIENCE ON K-12 PROJECTS

19+

### EDUCATION

B.S. Civil Engineering -  
Feati University, Manila,  
Philippines, 1986

CADD Drafting - Cerritos  
Community College, 2001

### LICENSES/CERTIFICATIONS

Registered Civil Engineer -  
Philippines No. 50340

Construction Project -  
Management NOCCD  
Anaheim, CA

Change Order Preparation Training  
/ Seminar for California  
Department of Architects – LAUSD

Expedition Training (Software),  
LAUSD

Timberline Estimating Training,  
Tyree Organization, 2002

10 Hour OSHA Certification

### SOFTWARE

Timberline

RS Means

National Cost Estimator

Microsoft Project

Microsoft Office (Word, Excel,  
PowerPoint, Outlook)

- Establish and maintain procedures for approval of plans and specifications for building projects and submission of approved projects to public bidding
- Develop methods for maintaining data used in records, charts, and graphs reflecting estimated construction costs compared with actual costs
- ***Establish budgets for school building projects***
- Prepare preliminary and final ***independent cost estimates of projects*** for comparison with designer or contractor for PM / CM to establish negotiating position
- ***Prepare change order estimates*** for Owner Authorized Representatives to establish negotiating position
- Prepare claim analyses and estimates

**Projects Include:**

- **Los Angeles Unified School District, New Construction, Modernization and Renovation Projects – Estimator, 2006 – Present, \$435 Million Program**
  - Corona Elementary School, HVAC Installation – \$8 Million
  - Jordan High School, HVAC in Competition Gym - \$4 Million
  - Locke Charter High School, HVAC in Competition Gym - \$4 Million
  - Gardena High School, Small Learning Communities Project - \$8 Million
  - 156<sup>th</sup> St. ES Classroom Replacement - \$14 Million
  - Foshay Learning Center Seismic Modernization - \$45 Million
  - International Studies Learning Center Addition - \$40 Million
  - Stephen White Middle School ADA Improvements
  - Banning High School Restroom Modifications
  - Amestoy Elementary School Classroom Replacement
  - Santee Education Complex – New Construction of Wellness Center
  - Holmes Elementary School Clinic Renovation

**2006 – March 2015**

TTG Construction Services, Pasadena, CA – Los Angeles Unified School District

**Senior Project Estimator / Project Engineer**

- Provided technical and cost engineering support to the OAR and project team; actively participated in construction ***cost and pricing negotiations***
- Prepared detailed ***Fair Cost Estimates for change order*** as the basis for ***establishing price for negotiation position***
- ***Assisted the OAR in change order pricing negotiations***
- ***Provided cost management and control services; prepared project budgets and cost estimates***
- Maintained a ***detailed construction cost data base and pricing trends for all construction trades materials***; maintained a detailed project budget and cost tracking system
- Assisted OAR in preparing construction directives, and other administrative duties as assigned
- Coordinated between Contractor and Architect in the timely resolution of technical field issues
- ***Managed Architect for timely and accurate responses to Requests for Information***
- ***Reviewed and prepared fair cost estimate for Change orders***
- Determined and ***confirmed merit of change order request, negotiated cost*** and wrote change orders

**Projects Include:**

- **Los Angeles Unified School District, New Construction, (Proposition BB, Measure K, Measure R, Measure Y)**
  - Central LA New Learning Center No. 1 (Ambassador Hotel site), \$579 Million
  - Central Los Angeles Area New High School No. 1, \$178 Million

## ASOKA SELLAHEWA, CPE

### Project Estimator

*Mr. Sellahewa has over 25+ years of experience providing professional construction management support services to the design and construction industries.* In the early stages of his career, Mr. Sellahewa worked his way up from a Quantity Surveyor and Estimator to Senior Estimator for several general contracting firms and Construction Management firms. Projects included healthcare, commercial, institutional, residential, and heavy engineering projects in Hong Kong and Pakistan. From 1997 to present, Mr. Sellahewa has been involved in numerous projects as a Senior Estimator. He served as the estimating Team Leader for many prestigious projects, including **multiple K-12 and HVAC projects for LAUSD, Oxnard USD, and many others.** Mr. Sellahewa's experience includes programming and conceptual cost estimates, design phase cost estimates (schematic through construction documents), peer review estimates, value engineering, quantity surveying, bid review / negotiation, and change order management.

### RELEVANT PROJECTS

- Oxnard Unified School District
  - Camarillo High School **HVAC** Project, \$20 Million
  - Channel Islands High School **HVAC** Project, \$15 Million
  - Rio Mesa High School **HVAC** Project, \$10 Million
- La Canada Unified School District
  - Palm Crest Elementary School Modernization, \$20 Million
- Bonita Unified School District, CA
  - Bonita High School Athletic Field Improvements, \$7 Million
- Los Angeles Unified School District, CA
  - East LA High School #2, \$134 Million
  - South Region Elementary School #1, \$50 Million
  - Central High School #9, \$167 Million
  - East Valley High School #1A, \$86 Million
  - South Region High School #13, \$100 Million
  - South Region High School #4, \$105 Million
  - South Region Middle School #6, \$75 Million
  - Central Learning Center #1, \$300 Million
  - Middle School #1, \$60 Million
  - Cleveland Charter HS Modernization \$100, Million
- Newport Mesa Unified School District, CA
  - Newport Heights Elementary School Modernization, \$10 Million
  - Mariners Elementary School Modernization, \$8 Million
- Santa Ana Unified School District, CA
  - Hector Godinez Fundamental High School, \$70 Million
- Lynwood Unified School District, CA
  - Lynwood Elementary School, \$45 Million
  - Washington School, \$40 Million
- Antelope Valley Union High School District, CA
  - Quartz Hill High School Modernization, \$18 Million
  - Palmdale High School Modernization, \$20 Million
- Inner City Education Foundation (ICEF) Public Schools, CA
  - Dantzler Middle School, \$25 Million

#### TOTAL YEARS OF EXPERIENCE

25+

#### TOTAL YEARS OF EXPERIENCE ON K-12 PROJECTS

15+

#### EDUCATION

Diploma in Civil Engineering;  
University of Moratuwa,  
Sri Lanka, 1983

Diploma in Quantity Surveying;  
College of Estate Management,  
UK, 1997

RICS Professional Examination  
Finals

#### CERTIFICATIONS & LICENSES

Certified Professional Estimator

#### SOFTWARE

On-Screen Takeoff  
Timberline  
SUCCESS

## CLAUDIA HILL

### Project Estimator

Ms. Claudia Hill has **over 13 years of experience in project administration, cost controls, cost engineering, project controls, accounting, document control and project / construction management**. She has worked on various large public projects, including providing **business management** and **project controller support to Los Angeles County Metropolitan Transportation Authority (LACMTA)'s Purple Line Extension III project**. In addition, she has **managed cost controls** and **cost engineering** for various school districts and higher education facilities, **Los Angeles World Airports**, and the **City of Los Angeles Hyperion Treatment Plant**. Ms. Hill is well-versed in **monitoring project total expenditures, analyzing contract change requests** and **contract payment reports**, and **monitoring** and **tracking subcontractor cost** and **schedules**.

### RELEVANT PROJECTS

- Colton Unified School District, Multiple Campus Renovations

### RELEVANT EXPERIENCE

#### July 2020 – Present

- Took industry-related courses to improve skill set
- Actively looking for a new project / program to support

#### May 2020 – June 2020

#### E-Solutions – San Jose, CA

#### Finance Manager

- **Tracked cost incurred pertaining to time** and **vendor invoices for Kaiser Permanente** and **Dignity Health**
- **Reconciled cost incurred** and **actual expenses**
- **Audited contract** in place, purchase orders, and invoices
- Reviewed state invoices prior to submission

#### June 2019 – August 2019

#### Populus Group – Troy, MI

#### Division Finance Analyst

#### Client: Southern California Edison (SCE) and Pacific Gas and Electric (PG&E)

- **Provided on-site tracking of PO Initiatives, CAPEX reporting** and **maintaining of records, and bank reconciliation**
- Managed payroll tracking, accounts payable process and reporting, accounts receivable process, and reporting
- **Partnered with Chief Financial Officer (CFO) in Canada to run operation in the US for final financial monthly reporting**
- **Coordinated firm's month-end close out** and **monthly financial payroll reporting**

#### March 2019 – April 2019

#### Robert Half Finance and Accounting – Pasadena, CA

#### Business Manager / Project Controller

#### Project: LACMTA Purple Line Extension, Phase III, \$1.9 Billion

- **Produced financial information for monthly review** and **reporting including control budgets, cost accounting, cost and cash forecasting** and **progress estimates**

### YEARS OF EXPERIENCE

13+

### YEARS OF EXPERIENCE ON

K-12 PROJECTS

1+

### EDUCATION

MS, Accountancy – University of  
Phoenix, May 2016

BS, Business Accounting –  
University of Phoenix, May 2011

### SOFTWARE

Prolog

Expedition

SAP

Passport

JD Edwards

Proliance

Adobe Professional

CCM - Contractor Cost

Management

Share Point

Bluebeam

American Contractor

P6 – Version 7

EDocs

MS Office

### PROFESSIONAL MEMBERSHIPS

Member – American Institute of  
Certified Public Accountants  
(CPAs)



- **Managed purchase orders**, vendor set ups, **accounts payable**, **accounts receivable**, environmental compliance, and **contract** and **subcontract administration**
- **Ensured subcontractor compliance with certified payrolls**, and/or **other state reporting requirements were being met**
- **Prepared weekly, monthly, and quarterly payroll reports** for management's review and monthly projections

November 2018 – January 2019

PTS Advance – Irvine, CA

Project Controls and Cost Analyst

Project: PBF Energy, Torrance Refinery, \$309 Million annual project portfolio

- **Oversaw procurement activities** involving **contracts management** and **SAP transactions**
- **Generated annual projects portfolio of \$309 Million** that were **reported monthly** and **weekly** on what the **current budget** and **financial forecasting** looked like **during the progress of project**
- **Facilitated** and **maintained day-to-day cost reporting on T/A activities** and **trends to T/A management** as required
- **Produced cost analysis** and **project reports**
- Assisted team in developing tools and work processes
- **Performed detailed Analysis of Cost Reports** as needed
- **Prepared, revised, and communicated cost control procedures** as necessary to **ensure accurate, consistent, and timely reporting of real time costs management monitored** and **report on capital project estimates, cost and forecast**

May 2018 – August 2018

Paragon Construction Consulting – Newport Beach, CA

Cost Control Manager

Project: Hu Honua, Bioenergy, CAPEX, \$187 Million

- Project aimed at creating sustainable green energy; scope included converting location into bio-production by burning local eucalyptus trees to make electricity, which was then sold to local utility companies
- **Maintained** and **updated CAPEX budget**
- **Managed accounts reconciliation using QuickBooks software**
- **Reviewed contracts** for compliance and deliverables
- **Provided critical assessment of all budgets and cost projections**
- **Analyzed contractor's invoices and cost reports for accuracy and deficiencies**
- Coordinated with contractors to ensure they were meeting deadlines

## **PRIOR EXPERIENCE**

October 2017 – May 2018; PTS Staffing Solutions; Project Controls / Cost Analyst and Change Management Support

April 2016 – June 2017; CRS Group; Project Controls / Cost Engineer and Cost Control Analyst

February 2014 – August 2015; Computech Staffing and Engineering; Cost Engineer

April 2013 – December 2013; KDG Construction Consulting; Cost Engineer

July 2012 – January 2013; Cell-Crete Corporation; Cost Accountant

January 2007 – February 2010; Seville Construction Services, Inc.; Cost Engineer (various educational projects)

December 2006 – November 2007; California Polytechnic State University, Pomona; Administrative Support Assistant II

March 2001 – July 2006; Swinerton Management & Consulting, Inc.; Senior Project Accountant, Cost Engineer, and Project Engineer

## VICTORIA BOORAS

### Document Control Specialist

Ms. Victoria Booras has **over 22 years of experience in project administration and construction management**. She has experience as both a project engineer and as an administrator, a result – focused professional who is confident in fast paced environments. She is also an **expert using software such as Procore** as she was one of three administrators to handle the maintenance of the program including adding projects and creating templates. She is also skilled in the **close - out process**, and **maintenance of RFI and submittal logs**.

### RELEVANT PROJECTS

- Beverly Hills Unified School District, El Rodeo School Modernization, October 2019 – June 2022 (*anticipated completion*), \$57 Million
- Garden Grove Unified School District, La Quinta High School Modernization, June 2015 – January 2020, \$27 Million
- Fontana Unified School District, Kathy Blinks Elementary School (New Construction), May 2006 – June 2007, \$27.6 Million
- Capistrano Unified School District, Las Flores Middle School, May 1997 – August 1997, \$17 Million

### RELEVANT EXPERIENCE

**August 2020 - Present**

**ProWest Constructors – Wildomar, CA**

**Project Coordinator**

- Assist multiple project managers and project superintendents simultaneously in the coordination and **management of projects during the pre-bid, construction, and post-construction / close-out phases**
- Assist multiple project managers and project superintendents in the day-to-day administrative and coordination activities of the project
- Work closely with the clients / districts, architects, and contractors during the pre-bid, construction, and close-out phases
- **Develop and maintain submittal logs, procurement log, close-out logs, RFI logs, and change order logs**
- Assist multiple project managers in all aspects of the **change management process**
- **Process and log all inspection requests**
- **Record all project meeting minutes**
- Order office supplies
- **Coordinate all aspects of project close-out, including collecting documentation, as-builts, extra stock, and scheduling contractor training with clients / districts**

**Projects Include:**

- Beverly Hills Unified School District, El Rodeo School Modernization, October 2019 – June 2022 (*anticipated completion*), \$57 Million

#### YEARS OF EXPERIENCE

22+

#### YEARS OF EXPERIENCE ON K-12 PROJECTS

7

#### CERTIFICATIONS

Procore Fundamentals, received  
03/02/2016

#### SOFTWARE

Procore  
Oracle Primavera  
Bluebeam  
Microsoft Office (Outlook, Word,  
Excel, PowerPoint)

January 2003 – June 2020

Neff Construction, Inc. – Ontario, CA

Multiple Positions

Project Assistant / Engineer

- **Assisted multiple project developers, project managers, and project superintendents simultaneously** in the coordination and **management of projects during the pre-bid, construction, and post-construction / close-out phases**
- Worked closely with the clients / districts, architects, and contractors during the pre-bid, construction, and close-out phases
- **Developed and maintained submittal logs, close-out logs, RFI logs, and change order logs**
- **Processed and tracked submittals and RFIs on multiple projects simultaneously**
- **Assisted multiple project managers in all aspects of the change management process**
- **Coordinated all aspects of project close-out, including collecting documentation, as-builts, extra stock, and scheduling contractor training** with clients / districts

Bidding / Contracts Administrator

- Assisted the estimators / developers and office manager during the **pre-construction and bidding process**
- Worked closely with clients / districts and architects during the **pre-construction process**
- **Drafted and coordinated the assembly of bid documentation** for all new projects
- **Prepared bid documents** for all new projects, including **creating the project manual**, performing a **quality control check** on the specifications and the scopes of work
- **Uploaded the project manual, specifications, plans, and addenda into the company database, Procore**
- Maintained and **edited all master front end / bid documents** from multiple school districts
- **Created project databases and processed all contractor contracts / agreements** for all projects

Procore Administrator

- **Maintained the master database by adding all new projects, companies, and contacts to the database**
- Created and modified permission templates
- Assisted Neff employees with **troubleshooting and training**

**Projects Include:**

- Long Beach Unified School District, Naples Elementary School Modernization, June 2019 – June 2020, \$5.4 Million
- Garden Grove Unified School District, La Quinta High School Modernization, June 2015 – January 2020, \$27 Million
- Fontana Unified School District, Kathy Blinks Elementary School (New Construction), May 2006 – June 2007, \$27.6 Million

February 1997 – January 2003

Skidmore Contracting Inc. – Los Angeles, CA

Project Engineer

- Assisted the project manager and project superintendent in the day-to-day administrative and coordination activities of the project
- **Worked closely with the client / district, architect, and contractors** during the **pre-bid, construction, and close-out**
- **Developed and maintained the submittal log, close-out log, RFI Log, and change order log**
- **Processed and tracked submittals and RFIs**
- Assisted the project manager in all aspects of the **change management process**
- **Coordinated all aspects of project close-out, including collecting documentation, as-builts, extra stock, and scheduling contractor training** with the client / district

**Projects Include:**

- Capistrano Unified School District, Las Flores Middle School, May 1997 – August 1997, \$17 Million

### 3.2 Experience

#### 3.2.1 Description of Firm's Experience for both New Construction and Modernization Projects

PMCS and our proposed staff have extensive experience working on **K-12, community college and higher education projects**, and have been supporting Los Angeles-based school districts and higher educational facilities since our inception in 2005. Of PMCS Group's 59 current Project and Construction professionals, **21 employees are actively providing PM/CM and related services on educational projects** for Los Angeles Unified School District, Los Angeles Community College District, and California State University, Long Beach. In addition, we hold an on-call contract with Long Beach Unified School District and we previously provided CM support to Montebello Unified School District.

Our proposed team includes several Facility Planning / Design Review Specialists, Senior Construction / Project Managers, Construction Managers, Estimators, Program Schedulers, and other project team members that have delivered several K-12 and other educational projects using a variety of delivery methods. Some of those examples include:

#### Mr. Matt Pirayeh, Senior Project / Construction Manager

- Currently managing four Owner's Authorized Representatives (OARs) and overseeing nine active construction projects, six projects in development and procurement, new and modernization projects at LAUSD valued at \$225 Million. The delivery method include **Design-Bid-Build** and **Design-Build**

#### Mr. Dennis Ackel, Senior Project / Construction Manager

- Currently managing the design of multiple **Critical Repair** projects consisting of HVAC replacement retrofit, new AC, roofing, ceiling upgrades, etc. for LAUSD. Managing three design managers, 10 A/E outside consultants firms. In total, overseeing 20 projects in design and construction phases, cumulatively valued at \$120 million

#### Mr. Harry Fox, Senior Construction Manager

- Managed the construction of a new gymnasium for LAUSD's Berendo Middle School New Gymnasium, a **Design-Bid-Build** project and currently managing a design/build project of LAUSD's North Hollywood High School Comprehensive Modernization Project, a \$199 Million **Design-Bid-Build** project

#### Mr. Robert Whitlock, Senior Construction Manager

- Managed Phase I of Deer Canyon Elementary School's **Multi-Prime and Multi-Phase** \$10 Million new construction and modernization project

#### Mr. Thomas Betts, Senior Construction Manager

- Managed LAUSD's Eagle Rock High School South Gymnasium and Auditorium HVAC and Seismic Retrofit Project, a \$14.7 Million **Best Value** Project (similar to **Two-Phase Lease-Leaseback**)

#### Mr. Walid Azar, PMCS Group Vice President

- Currently overseeing the construction of the Port of Long Beach Fireboat Station 20 at Pier D, a **CM Agency** project



## 3.2 Experience

As a firm, PMCS has nearly 16 years of experience providing PM/CM support services on several new construction, modernization, critical repair, and other projects in the educational, transportation, wastewater, industrial and municipality sectors.

### Number of years of experience with new construction projects:

PMCS | 15+

Proposed Team Members (combined) | 80+

### Number of years of experience with modernization projects:

PMCS | 15+

Proposed Team Members (combined) | 95+


Our team understands the challenges of managing multiple educational and public works projects. This process is fast paced and requires a high level of organizational skills. Based on our experience managing similar scope items for various school districts and public entities, we will create and tailor a Quality Control Plan to address the specific procedures and deliverables required by NMUSD. Our major QCP topics will include:


- ✓ **Quality Staff** – Our Principal-in-Charge, Mr. Rick Hijazi, will meet monthly with NMUSD District Managers to forecast the District’s needs and plan ahead on acquiring the proper resources and qualified staff for future tasks
- ✓ **Weekly Monitored Team Tasks** – Our Principal-in-Charge will meet with NMUSD to discuss disseminating NMUSD policies and procedures; assign projects to each PM based on experience and workload; track schedule to ensure that projects are on track and take phasing into consideration; track budgets and ensure proper scopes to avoid scope creep, and; develop staffing change procedures should staff change needs arise
- ✓ **Monitor Construction Activities** – including scope development monitoring, construction monitoring, safety monitoring, equipment start-up, sign-off monitoring and document system
- ✓ **Track Deficiencies and Resolutions** – our PMs will track construction budgets, schedules, and quality deficiencies and will rely on their experience and established industry guidelines to develop and monitor the QCP

### 3.2.2 Project Listing


Our team has successfully executed several high-profile K-12 and community college projects. The project pages below provide a snapshot of our team’s successful project execution. We will provide the same exemplary work for all projects for Newport Mesa USD.


## 3.2 Experience

|                         |  |  |  |
|-------------------------|--|--|--|
| Project Name            | <b><i>Berendo Middle School New Gymnasium</i></b>  |  |  |
| School District         | Los Angeles Unified School District  |  |  |
| Project Dates           | January 2018 – 2019  |  |  |
| Project Cost            | \$22 Million   |  |  |
| Client Reference        | Mr. Gregory Garcia, Director of Project Execution   LAUSD<br>T: (213) 241-4970   |  |  |
| Key Personnel Utilized  | <b>Eugene “Harry” Fox, Owner’s Authorized Representative II</b>  |  |  |
| Project Delivery Method | <b>Design-Bid-Build</b>  |  |  |
| Project Description     | Mr. Harry Fox provided Construction Management services on the contractor’s side for the construction of Berendo Middle School’s new gymnasium. The two-story gymnasium sits on a hilly site with windows and a long balcony facing the Wilshire skyline to the north. A large plaza to the south serves as a pre-function space and will be available for community uses. Service spaces and lockers are located on the gym’s lower level with direct field access, and the upper level accommodates a large gymnasium and fitness classroom, as well as concessions and service support areas. The project also converted existing clerical space in the administration building into a much-needed community wellness clinic. |  |  |
| DSA Review and Closeout | <b><i>Received DSA certification</i></b>   |  |  |
| Claims and Lawsuits     | None   |  |  |

|                         |   |  |
|-------------------------|---|--|
| Project Name            | <b><i>North Hollywood High School Comprehensive Modernization</i></b>   |  |
| School District         | Los Angeles Unified School District   |  |
| Project Dates           | October 2020 – Present ( <i>estimated completion 2024</i> )   |  |
| Project Cost            | \$199 Million   |  |
| Client Reference        | Mr. Gregory Garcia, Director of Project Execution   LAUSD<br>T: (213) 241-4970  |  |
| Key Personnel Utilized  | Eugene “Harry” Fox, Owner’s Authorized Representative II  |  |
| Project Delivery Method | Design-Bid-Build  |  |
| Project Description     | Mr. Harry Fox is the Construction Manager on the North Hollywood High School Comprehensive Modernization Project, a \$199 Million design-bid-build project. Project scope involves the seismic upgrade and modernization of approximately 100,000 SF of existing space and the construction of a new classroom building (104,956 SF) and core facilities, including a new auditorium (34,016 SF) and gymnasium (44,213 SF). The new classroom building will house 52 classrooms and features specialized instructional spaces for art and ceramics, robotics, video production, auto repair, wood working and construction. |  |
| DSA Review and Closeout | DSA compliance will be met in the design phase and will be carried throughout construction  |  |
| Claims and Lawsuits     | None  |  |


## 3.2 Experience

|                                |   |  |
|--------------------------------|---|--|
| <b>Project Name</b>            | <b><i>Foshay Learning Center<br/>Seismic Modernization</i></b>  |  |
| <b>Project Client</b>          | Los Angeles Unified School District   |  |
| <b>Project Dates</b>           | March 2017 – August 2019  |  |
| <b>Project Cost</b>            | \$52 Million  |  |
| <b>Client Reference</b>        | Sean Farragher, Senior Project Manager   LAUSD<br>213-276-5939  |  |
| <b>Key Personnel Utilized</b>  | Ghassan A. Haidar, Owner Authorized Representative II   |  |
| <b>Project Delivery Method</b> | Design-Bid-Build (Best Value Procurement)   |  |
| <b>Project Description</b>     | Construction of a new three-story steel frame building (60,656 SF) with 35 classrooms including science, chemistry and computer classrooms, toilet rooms and support spaces on each floor. New one single story steel frame building (9907 SF) with three classrooms and a covered lunch pavilion with space for 35 picnic style launch tables. Renovation of the existing teachers' parking lot, new natural turf playfield, new outdoor basketballs courts, new running track and renovation of existing playground area. Mr. Haidar managed all construction including DSA final approval, inspections and closing the Project documentations. |  |
| <b>DSA Review and Closeout</b> | DSA certification and closeout; LEED certification  |  |
| <b>Claims and Lawsuits</b>     | None  |  |

|                                |   |   |
|--------------------------------|---|---|
| <b>Project Name</b>            | <b><i>Energy Conservation Measure<br/>Upgrades/Modernization – Phase 1</i></b>  |  |
| <b>Project Client</b>          | Montebello Unified School District  |   |
| <b>Project Dates</b>           | March 2017 – May 2018   |   |
| <b>Project Cost</b>            | \$33 Million  |   |
| <b>Client Reference</b>        | Jeffrey Woods, Acting Director – Maintenance & Operations and Facilities Development   MUSD<br>T: 323-887-7900  |   |
| <b>Key Personnel Utilized</b>  | Michael Buhmiller, Project Manager  |   |
| <b>Project Delivery Method</b> | Design-Build  |   |
| <b>Project Description</b>     | PMCS staff provided Project Management services for approximately 21 various projects to include Solar shaded parking lots, new HVAC, LED classroom replacement lighting, high efficiency electrical transformers, EV charging stations, and 2 solar greenhouses across the Montebello Unified School District facilities. Mr. Buhmiller worked with Montebello USD and OpTerra efficiently and effectively to get their projects up and moving. He managed a few change orders and kept the project on schedule, resolving issues as they arose. |   |
| <b>DSA Review and Closeout</b> | Mr. Buhmiller secured 17 DSA design approvals and oversaw successful DSA project closeout.  |   |
| <b>Claims and Lawsuits</b>     | None  |   |

## 3.2 Experience

|                         |  |   |  |
|-------------------------|--|---|--|
| Project Name            | Jefferson High School Comprehensive Modernization Project  |  |  |
| Project Client          | Los Angeles Unified School District  |   |  |
| Project Dates           | 2019 - Present   |   |  |
| Project Cost            | \$135 Million  |   |  |
| Client Reference        | Yeghishe Minassian , Regional Director   LAUSD<br>T: 213-241-4597  |   |  |
| Key Personnel Utilized  | Matt Pirayeh, Senior Project Manager II  |   |  |
| Project Delivery Method | Best Value (similar to Two-Phase Lease-leaseback)  |   |  |
| Project Description     | The Jefferson High School Comprehensive Modernization Project is designed to address the most critical physical needs of the building and grounds at the campus through building replacement, renovation, modernization, and reconfiguration. The proposed Project will provide facilities that are safe, secure, and better aligned with the instructional program. PMCS staff are providing oversight of the design and construction of the project. |   |  |
| DSA Review and Closeout | Project is currently in the early construction phase; DSA compliance has been met in the design phase and is being executed throughout construction.   |   |  |
| Claims and Lawsuits     | None   |   |  |

|                         |   |   |  |
|-------------------------|---|---|--|
| Project Name            | <i>Eagle Rock High School South Gymnasium and Auditorium HVAC and Seismic Retrofit</i>  |  |  |
| Project Client          | Los Angeles Unified School District   |   |  |
| Project Dates           | September 2018 to March 2020  |   |  |
| Project Cost            | \$14.7 Million  |   |  |
| Client Reference        | Yeghishe Minassian, Regional Director   LAUSD<br>T: 213-241-4597  |   |  |
| Key Personnel Utilized  | Thomas Betts, Owner’s Authorized Representative II  |   |  |
| Project Delivery Method | Best Value (Similar to Two-Phase Lease-leaseback)   |   |  |
| Project Description     | <b>Eagle Rock High School South Gymnasium Seismic Retrofit</b> included constructing shear walls, wall anchorage connections, and cross-ties for transferring lateral loads and creating adequate structural capacity for life safety demand levels. It also includes framing and retrofitting the roof diaphragm. The HVAC upgrades include installing a new heating, ventilation, and air conditioning (HVAC) system and upgrading the interior fire alarm system. <b>Eagle Rock High School Auditorium</b> provided a seismic retrofit of the Auditorium’s structural systems and replaces the HVAC system serving the building. The lateral force resisting system is comprised of concrete shear walls with both rigid and flexible roof diaphragms. |   |  |
| DSA Review and Closeout | Received DSA closeout   |   |  |
| Claims and Lawsuits     | None  |   |  |

## 3.2 Experience

|                                |   |
|--------------------------------|---|
| <b>Project Name</b>            | <b><i>ADA Barrier Removal Projects</i></b>  |
| <b>Project Client</b>          | Los Angeles Unified School District   |
| <b>Project Dates</b>           | November 2018 – June 2020   |
| <b>Project Cost</b>            | Projects range from \$300K - \$2 Million  |
| <b>Client Reference</b>        | Andrew Truong, Project Manager   LAUSD<br>T: 213.241.3349   |
| <b>Key Personnel Utilized</b>  | Faisal Shari, Owner's Authorized Representative   |
| <b>Project Delivery Method</b> | Various (design-build, design-bid-build, CMAR)  |
| <b>Project Description</b>     | Mr. Faisal Shari provided CM services on various ADA Barrier Removal projects for Los Angeles Unified School District. The project sites included Griffith Middle School (\$1,836,000), Albion Elementary School (\$1,455,000), Marianna Elementary School (\$551,210), and 52nd Street Elementary School (\$1,213,000). Mr. Shari managed the work from concept, bidding, contract documents, construction and final closeout. |
| <b>DSA Review and Closeout</b> | N/A   |
| <b>Claims and Lawsuits</b>     | None  |



|                                |   |
|--------------------------------|---|
| <b>Project Name</b>            | <b><i>Belvedere Middle School Comprehensive Modernization</i></b>   |
| <b>Project Client</b>          | Los Angeles Unified School District   |
| <b>Location (City, State)</b>  | Los Angeles, CA   |
| <b>Project Dates</b>           | 2017 – 2023 ( <i>anticipated completion</i> )   |
| <b>Project Cost</b>            | \$165 Million   |
| <b>Client Reference</b>        | Tinka Rogic, Design Manager   LAUSD<br>213-241-6461   |
| <b>Key Personnel Utilized</b>  | Charles Yiu, Design Manager   |
| <b>Project Delivery Method</b> | Design-Build  |
| <b>Project Description</b>     | This project consists of removing some of the existing buildings to allow constructing new admin/classroom buildings and gymnasium. Some of the existing classroom buildings and auditorium will be retrofitted to comply with 2019 California Building Code standard. During pre-design phase, ASCE41 Tier 1 and Tier 2 evaluations were performed by the structural engineer. Mr. Yiu reviewed the evaluation reports and structural calculations to ensure completeness and identified errors such as seismic mass, knowledge factors and existing material strengths. |
| <b>DSA Review and Closeout</b> | DSA certification and closeout implemented, CHPS certification, project currently under construction  |
| <b>Claims and Lawsuits</b>     | None  |



## 3.2 Experience

|                                |   |  |
|--------------------------------|---|--|
| <b>Project Name</b>            | <b><i>Franklin Avenue Elementary School Classroom Replacement</i></b>   |  |
| <b>Project Client</b>          | Los Angeles Unified School District   |  |
| <b>Location (City, State)</b>  | Los Angeles, CA   |  |
| <b>Project Dates</b>           | 2017 - 2019   |  |
| <b>Project Cost</b>            | \$22 Million  |  |
| <b>Client Reference</b>        | Nick Gillock, Senior Design Manager   LAUSD<br>213.241.4156   |  |
| <b>Key Personnel Utilized</b>  | Charles Yiu, Design Manager   |  |
| <b>Project Delivery Method</b> | Design-Bid-Build  |  |
| <b>Project Description</b>     | This project consists of removing all existing relocatable buildings and construction a new two-story classroom building on top of underground package garage and a new single-story food service building. During design, Mr. Yiu reviewed preliminary geotechnical investigation reports to ensure there was sufficient soil borings to meeting code requirement for proposed building locations. He recommended the new building locations to avoid surcharging existing admin/classroom building. The project meets 2016 California Building Code requirements. |  |
| <b>DSA Review and Closeout</b> | DSA certification and closeout; CHPS certification  |  |
| <b>Claims and Lawsuits</b>     | None  |  |

|                                |  |  |
|--------------------------------|--|--|
| <b>Project Name</b>            | <b><i>Roosevelt High School Comprehensive Modernization</i></b>  |  |
| <b>Project Client</b>          | Los Angeles Unified School District  |  |
| <b>Location (City, State)</b>  | Los Angeles, CA  |  |
| <b>Project Dates</b>           | 2018-2019  |  |
| <b>Project Cost</b>            | \$173 Million  |  |
| <b>Client Reference</b>        | Russell McCarley, Senior Design Manager   LAUSD<br>213.241.6460  |  |
| <b>Key Personnel Utilized</b>  | Charles Yiu, Design Manager  |  |
| <b>Project Delivery Method</b> | Design-Build   |  |
| <b>Project Description</b>     | This project consists of removing existing buildings to allow constructing new admin / classroom buildings, gymnasium and performing art building. Mr. Yiu was the design manager and structural reviewer of the project. Prior to deciding which existing buildings to be demolished, ASCE 41Tier 1 and Tier 2 evaluations were performed by the structural engineer. He reviewed the evaluation reports and structural calculations to ensure the completeness and identified errors such as seismic mass, knowledge factors and existing material strengths, in the calculations. |  |
| <b>DSA Review and Closeout</b> | DSA certification and closeout; CHPS certification   |  |
| <b>Claims and Lawsuits</b>     | None   |  |

## 3.2 Experience

### 3.2.3 Project Team

PMCS has put together a comprehensive team that can be available to support NMUSD on all upcoming projects. Our team members have extensive K-12, community college and higher education experience; they are well-versed in DSA design, construction, and closeout certification procedures; several team members have experience working for both the general contractor and the Owner, offering a unique perspective, and; our team has experience in various project delivery methods and have the capacity to support all NMUSD projects. The staff matrix included in [Section 3.1, Business Profile](#), highlights our team's relevant experience, and the breakdown below provides further insight on our team's qualifications:

#### Qualifications of our Technical Resources

Number of team members with bachelor's degree or higher: 54 out of 59

Number of team members with a PE license: 7 out of 59

Number of team members with a RA license: 4 out of 59

Number of team members with CCM: 4 out of 59

Average number of years of K-12 experience per proposed team members: 8+ years

Number of team members with the following project delivery experience:

Design-Build | 11 out of 59

Design-Bid-Build | 18 out of 59

CM Agency | 12 out of 59

Multi-Prime | 4 out of 59



LAUSD Berendo Middle School New Gymnasium Project

## 3.2 Experience

To facilitate the successful completion of all NMUSD projects, our team includes three seasoned professionals who will serve as lead management and project managers and will work directly with NMUSD.

### **Rick Hijazi | Principal-in-Charge**

*Years of experience:* 31+

*Years of experience on educational projects:* 19+

*Licenses / certifications:* CA PE License, No. 44537, expires 3/31/2022

*Educational / Public Works Projects (last 3 years):*

- **Los Angeles County Metropolitan Transportation Authority**, Westside Purple Line Extension, Phase III Advanced Utility Relocation, January 2018 – present, \$40 Million
- **LAUSD, LACCD, CSULB, LACMTA, City of Los Angeles, Los Angeles County Department of Public Works**, and various others – Senior Project Manager overseeing contract administration for all PMCS contracts, 2014 - Present



### **Matt Pirayeh | Senior Project Manager**

*Years of experience:* 18+

*Years of experience on educational projects:* 10+

*Licenses / certifications:* CA PE License, No. 68704, expires 09/30/2021; Design-Build Professional (DBIA)

*Educational / Public Works Projects (last 3 years):*

- **Los Angeles Unified School District (LAUSD)**, Jefferson High School Comprehensive Modernization, 2018 – ongoing, \$186 Million
- **LAUSD**, 1<sup>st</sup> Street Elementary School, Seismic Modernization, 2018 – ongoing, \$25 Million
- **LAUSD**, Manual Arts High School Wellness Center Expansion, 2018 – On-going, \$7 Million
- **LAUSD**, Wilshire Crest Elementary School Plumbing and Utilities Upgrade, 2018 – On-going, \$15K
- **LAUSD**, Franklin High School Seismic Retrofit of Physical Education Building, 2018 – On-going, \$7 Million
- **LAUSD**, Marshall High School Tower Repair, 2018 – On-going, \$10 Million
- **LAUSD**, Mendez High School Wellness Center Project, 2018 – On-going, \$9 Million
- **LAUSD**, Marina Early Education Center Nature Explore Classroom Project, 2018 – On-going, \$2.5 Million
- **University of California Riverside**, Multidisciplinary Research Lab Project, September 2017 – September 2018, \$150 Million



### Dennis Ackel | Senior Project Manager

*Years of experience:* 30+

*Years of experience on educational projects:* 20+

*Licenses / certifications:* CA Licensed Architect, No. C16954, expires 12/32/2021; Certified Construction Manager, No. A-1504, expires 07/31/2021; LEED AP (BD+C), GBCI #81208; Design-Build Professional (DBIA), No. 119739; Certificate Professional Contracts Management (CPCM)

*Educational / Public Works Projects (last 3 years):*

- **LAUSD**, Riley High School HVAC Project
- **LAUSD** 2<sup>nd</sup> Street Elementary School, Campus Upgrades
- **LAUSD**, Carson High School, New HVAC for Competition Gym
- **LAUSD**, Albion Elementary School HVAC Project
- **LAUSD**, Banning High School, New HVAC for Competition Gym
- **LAUSD**, Locke Charter High school, New HVAC in Competition Gym
- **LAUSD**, South Gate Middle School, Phased Portable Removal
- **LAUSD**, 75<sup>th</sup> Street Elementary School Boiler Replacement
- **LAUSD**, Soto Elementary School HVAC Project
- **LAUSD**, Grape Elementary School Ceiling System Improvements
- **Los Angeles Community College District**, City College, New Infrastructure and Modernization Projects, 2017 – 2018, \$10 Million - \$80 Million per project



### 3.2.4 Public Works Requirements

PMCS proposed staff are well-versed with all applicable laws and requirements for public works projects and K-12 California Schools, including California Department of Education (CDE), Office of Public School Construction (OPSC), Department of the State Architect (DSA), Department of Toxic Substance, CEQA, and various others.

#### California Department of Education (CDE)

The California Department of Education Finance and Grants requires that school districts apply for and receive site and plans approval for their proposed school projects prior to approval of funding. PMCS staff have managed this process for LAUSD on several projects that required land acquisition. We ensured that the site plans were submitted and approved by the CDE. Our staff also prepared and submitted proposed school plans to the CDE including SP-2A and SP-3A diagrams, timely addressed and responded to their review letters and received their approvals. For example, some of these letters were “2-day” or “3-day” letters where the response and clarification needed to be provided within the designated timeline or risk missing on the application. We successfully worked alongside the CDE representatives locally and in Sacramento and the LAUSD to ensure their requirements were met and approvals were timely granted.

#### Office of Public School Construction (OPSC)

PMCS staff have submitted funding applications for several projects and obtained approval from OPSC. The major components of school funding application include DSA approval; CDE site and plan approval, and; DTSC approvals. They have experience working closely with project Architects and school districts, including LAUSD Grants and Funding Department, to submit applications and proposals to the OPSC for recommendation and final approval from the State Allocation Board.

### Department of State Architect (DSA)

PMCS staff have experience assisting the Architect of Record in obtaining DSA approval and have attended meetings with the Architect and DSA representatives to resolve issues in these disciplines: (i) Structural (ii) Fire and Life Safety and (iii) Access by following the following steps:

- Determine DSA exempt maintenance replacement or DSA submittal
- Survey the existing conditions and review as-built drawings
- Assist in the development of plans and specifications
- Perform constructability review
- Prepare a construction estimate and set up project budget
- Develop a construction schedule
- Ensure availability of funding
- Perform value engineering with consideration on the impact of the project lifecycle
- Assist in the process of DSA approval
- Manage interim housing for students with ADA access compliance
- Assist with the outreach to AESD teachers, community and stakeholders

### Department of Toxic Substances Control (DTSC)

PMCS staff have coordinated and managed the process in obtaining DTSC clearances for several schools so a funding application can be submitted, and construction can begin safely and up to DTSC health and safety standards. PMCS proposed staff has experience preparing and managing other environmental consultants in preparing Remedial Action Plan, CEQA and obtaining a No Further Action at completion of project for the Edward R. Roybal Learning Center, Park Ave Elementary School, Santee Dairy High School, and others.

### The California Environmental Quality Act (CEQA)

PMCS staff have been an integral part of the environmental planning process from project definition, community outreach, and project design and on through the formal CEQA process. PMCS staff oversee the development of the Initial Studies for all projects that are not exempt from CEQA, documented through the filing of a Notice of Exemption. After completion of the Initial Study, the PMCS Team in consultation with the project proponent, makes the determination regarding if an Environmental Impact Report or Mitigated Negative declaration is required. Once determined, the report is pushed through the appropriate process to certification of the CEQA document and project approval by the Lead Agency. PMCS staff are also uniquely qualified to manage the myriad of “special studies” (e.g., Health Risk Assessments, Pipeline Hazard Assessments, Pedestrian Safety Studies, etc.) that are unique to the needs of K-12 school projects.

### City Offsite Improvements

PMCS staff have managed the design approval and construction of City of Los Angeles off-site improvements associated with each project when required. The off-site improvements consist of street restoration, sidewalk, curb and gutter, bike path, trees, streetlights, sewer, storm drains and traffic signal lights.

### 3.2.5 District Contracts

PMCS Group has not yet had the opportunity to support Newport Mesa USD, but we look forward to the opportunity to support the District on all upcoming new construction and modernization projects.

## 3.3 Project and Cost Management

### 3.3.1 Project Management

PMCS and proposed staff are currently providing CM/PM and inspection services to various K-12 and community college district clients, including Los Angeles Unified School District (LAUSD), Los Angeles Community College District (LACCD), and California State University Long Beach, and PMCS also holds an on-call contract with Long Beach Unified School District. Our team's educational facility and extensive public works projects provides us with the know-how to oversee the successful facilitation of all project phases and delivery projects on time, at or below budget, and with minimal impact to the students, faculty and community.

We will implement the following Project Management procedures on NMUSD projects in order to minimize change orders, ensure seamless project coordination, and provide complete work products that exceed NMUSD's standards.

#### Pre-construction Phase Procedures

**Design Phase Support:** During the preconstruction phase, PMCS proposes that our skilled Project and Construction Managers will assist NMUSD in developing the scope of work for new projects, issuing the RFP for A/E firms, evaluate submitted proposals, and interviewing and selecting the most qualified firm. By getting involved this early in the design phase, our team of expert PM consultants are able to work with NMUSD to ensure that all District needs are met and included into the project designs right away, which helps reduce the potential for scope creep.

**Cost Control:** Managing cost begins with the pre-planning phase. By managing costs at the first stages of the project, our CMs can more easily control costs through the Schematic Design (SD), Design Development (DD) and Construction Documents (CD) phases. During each phase, our CMs will request the Architectural design professional to prepare and submit a cost estimate for review and approval before moving on to the next phase. PMCS Senior Project / Construction Manager, *Mr. Matt Pirayeh, PE, recommended phasing plan changes for LAUSD's Alexander Hamilton High School Modernization Project (\$265 Million) which resulted in reducing the construction schedule and interim housing and saved the project \$5 Million.* Our experienced Project Management staff will conduct constructability reviews to verify that the design is well coordinated, details are clear and constructible, and agency requirements have been exceeded. Our team also has in-house estimating resources that could be used to confirm A/E estimates and provide a higher level of confidence prior to bid.

**Constructability Reviews and Value Engineering:** Our team will conduct an extensive review of the constructability of the plans and specifications for each proposed NMUSD project. Constructability reviews will be conducted to determine that appropriate quality, safety and reliability standards have been specified and that parts, materials, equipment and processes are appropriate to the application. Our CMs will verify that the construction documents accurately reflect the Owner's cost, time and quality expectations. Value Engineering will then be conducted to ensure that each NMUSD project will be constructed using the most suitable sustained materials and efficient equipment. Our goals are to communicate plan and specification requirements clearly to the contractor to ensure the project is buildable, improve the quality of the construction documents, reduces errors and design conflicts, and minimize the possibility or claims.

Our team has extensive experience performing CR/VE for *LAUSD, LACCD, the City of Los Angeles Department of Public Works, Los Angeles County Department of Public Works, Los Angeles County Metropolitan Transportation Authority, Los Angeles World Airport*, and numerous other public municipalities. At the end of this process, our CMs will ensure that all comments have been addressed and incorporated in the bidding set of drawings before the project commences.

## 3.3 Project and Cost Management

**Bid and Award Phase:** PMCS has been extremely successful in attracting interest to construction projects that we manage. Our seasoned PMs will oversee the bid and award phase by overseeing the following elements:

- ✓ **Bidder Interest** – We will engage the contracting community early in the process by identifying contractors that may be potential bidders and inviting them to a Q&A session sponsored by NMUSD
- ✓ **Pre-bid Conference** – Our team uses pre-bid conferences as a mechanism to gain enthusiasm and create the necessary interest to attract as many potential bidders as possible. We will define policies and procedures, project definition, project schedule, cost, bidding requirements, site visits, and address frequently asked questions. A timeline for submitting RFIs will be established
- ✓ **Communication Protocol** – PMCS PMs will establish a communication protocol that identifies the mean/medium and frequency of communication between the PM, NMUSD, end-users (teachers, staff and students), site neighbors, student / alumni fundraising groups, and any additional stakeholders to receive their input throughout the construction phase
- ✓ **Respond to Bidder Inquiries** – our PMs will receive and review all RFIs for clarity and legibility. RFIs that relate to technical specifications and issues related to the construction drawings will be submitted to the Architect (or PMCS Group's Facility / Design Manager, as needed) for response; general condition RFIs and questions on District policies and procedures will be addressed by the PM following NMUSD review and concurrence
- ✓ **Bid Review and Evaluation** – Upon receiving the bids, the PM will evaluate the bids and compare the results with the construction cost estimate and review the successful bidder for responsiveness and responsibility. A tabulation of bids will be presented to the NMUSD PM with a recommendation of award
- ✓ **Notice of Award and Intent to Proceed** - The PM will timely issue Notices of Award and Notices to Proceed upon execution of the successful bidder contract

This process will ensure contractors understanding of the scope of work and will help minimizing change orders.

### Construction Phase Procedures

During construction, our CMs and project team staff will work together to manage in-the-field changes, construction activities, schedules, budgets, and subcontractor work. Our team's main objectives are to keep the project team safe, mitigate change orders and in-the-field issues, and keep the projects on schedule and on budget.

**Project Team Safety:** Our team will monitor several safety performance measures to monitor the contractor's overall safety performance. Common safety performance measurements will include lost time injury frequency rate and number of lost days. The PM, in an effort to monitor the effectiveness of the safety controls, will apply the use of positive performance safety measures to control loss with the ultimate goal of reducing risk and creating an incident-free job site.



Safety Performance Measurements include:

- ✓ All activities are subject to hazard analysis and risk management
- ✓ Written work procedures must be in place for critical work activities
- ✓ Incident reporting and implementation of remedial measures must be handled in a timely fashion
- ✓ Monthly workplace inspection target for each site superintendent
- ✓ Creation of a safety awareness culture on the jobsite
- ✓ All site Superintendents hosting monthly "toolbox talks" on various safety issues

### 3.3 Project and Cost Management

*One of the tools we have used to minimize and eliminate the recordable incident is establishing an employee monthly award program for the construction personnel trades. This award program was monitored by the Insurance company and worked effectively in eliminating recordable injuries.*

**Change Order Management:** Another aspect in controlling cost is the effective and proactive management of change orders. Change orders are typically caused by several factors, including:

- Design errors
- Unforeseen conditions
- Review agency comments, and
- Owner directed changes

When those situations arise and changes are required, the emphasis will be placed on providing changes with minimal impact to schedule and cost. Although modifications to the contract may have additive, deductive or no cost and/or schedule impacts, *the approach to successfully manage this process is to understand and be familiar with the approved drawings, the Contract Specifications, the daily construction activities and field challenges and act proactively to propose and administer resolutions.*

In preparing bid estimates, our Estimators will first visit the job site, review and gain full knowledge of the approved contract documents including construction drawings, technical specifications, front-end specifications (Division 00 and 01) and will take note of any site logistics and challenges. Our estimators are knowledgeable in estimating changes that cover Specification Divisions 02 through 16, and 25. Our team will monitor the working hours, required phasing of the work, long lead items and materials, and any specialty items, cost escalation and other special NMUSD requirements. NMUSD will be presented with final bid estimates for review, comment and approval.

PMCS staff are extremely skilled in project cost estimating, and we have and continue to provide estimating services for various projects involving new construction, renovation and modernization for public entities. In preparing our estimates, we rely on many factors and resources, including: material, labor, location, machinery requirements, local suppliers, vendors, historical price data, ENR cost indexes, and estimating publications such as the National Electric Code (NEC) and RS Means.

PMCS approach is to partner with the NMUSD, Design (A/E), Contractor, IOR and the stakeholders. PMCS staff will review and process the RFI's, submittals, shop drawings, deferred approvals, and negotiate change orders in a timely matter in order to facilitate the contractor's schedule and that in turn will save cost and time.

Our staff will review the RFI questions and answers and discuss them with the IOR and ask his input. PMCS proposed CMs will involve the IOR in pre-construction, pre-submittals and job hazard analysis meetings and discussion and solicit his input in order to avoid surprises. PMCS experience in partnering and collaborating with all team members have consistently led to successful projects.

#### **Here is an example of a cost saving during construction:**

LAUSD's Jefferson High School project plans called out for low voltage raceway of the Administration Building to be installed in the crawl space, below first floor slab. However, during construction, Mr. Matt Pirayeh and his team investigated other pathways and found an existing tunnel in the Quad space of the campus which connected the two Administration Buildings. After further research and verification by the Engineering team, the low voltage pathway was changed from crawl space to the tunnel space, saving the project about \$100K in cost savings and 30 days in time.

## 3.3 Project and Cost Management

Additionally, PMCS Group has included **EQS Consultants** on our time to provide as-needed cost control support. With their experience and our estimators' experience in program and cost controls, we will deliver NMUSD's projects within their established budgets.

### 3.3.1.1 Describe the Type of Staffing Required to Manage Projects Effectively

PMCS Group, upon award of contract, will meet with NMUSD to forecast their upcoming project needs and work to provide NMUSD with the appropriate qualified staffing needed to facilitate the successful delivery of all projects. Our experience with on-call contracts is that clients generally need a few consultants at a time and are integrated into the current project teams; however, should NMUSD need PMCS to provide full staffing for one particular project, we will implement the following steps to determine the type of staffing required to manage the project effectively:

- ✓ Meet with NMUSD to understand the project scope, the project needs, what phase the project is currently in, and the project timeline and budget
- ✓ Breakdown the scope of the project and identify the key project team support needed to complete the project on-time and on-budget
- ✓ Review PMCS proposed staff and additional qualified colleagues (as needed), and present staffing plan to NMUSD based on each team members' qualifications, their capability to provide the requested scope of services for the project, and their availability

PMCS Group has experience in staffing educational projects as well as other public projects. The project's delivery method, required documentation by the client, and project duration are the main factors in deciding project staffing.

Staffing is based on the level of effort required. For instance, a Design-Bid-Build educational project with a construction cost of \$30 Million in value will require a full time (FT) CM, a FT Document Control Specialist, a FT Project Engineer and a part time (PT) Estimator and PT Scheduler. Support for inspection, testing, commissioning, surveying, and claims analysis may be needed, and PMCS can bring additional staff and subconsultants if requested by NMUSD to address those needs.

**Project Staffing Example:** PMCS Group is currently managing the \$32 Million Port of Long Beach Fireboat Station 20 Project using the **CM Agency** delivery method. PMCS reviewed the drawings and determined the level of efforts based on the complexity of the project, required documentation and services, project schedule and negotiated the staffing plan. We agreed on providing full time (160 hours/month) Construction Manager (CM), FT Document Control (DC), FT Project Engineer (PE), and part time (PT) Scheduler (16-40 hours/month) and PT Estimator (16-40 hours/month). During the procurement phase, the client requested construction photography and LEED commissioning support and we provided Multivista and Verdical Group, respectively, to address those needs. After the award of contract, the client requested additional estimating and claims support, and we were able to bring Leland Saylor and PMA Consultants, respectively, to support the Fireboat Station project.

As requested in the RFQ, PMCS Group's fee schedule can be found on the next page.

## 3.3 Project and Cost Management

### PMCS Fee Schedule

| Classification                        | Hourly Range     |
|---------------------------------------|------------------|
| Senior Project / Construction Manager | \$185-\$195 / hr |
| Senior Construction Manager           | \$170-\$180 / hr |
| Construction Manager                  | \$160-170 / hr   |
| Facilities Manager / Design Reviewer  | \$145-\$155 / hr |
| Project Engineer                      | \$110-\$125 / hr |
| Estimator                             | \$145-\$165 / hr |
| Scheduler                             | \$145-\$165 / hr |
| Document Control Specialist           | \$105-\$115 / hr |

### EQS Fee Schedule

| Classification      | Hourly Rate |
|---------------------|-------------|
| Principal Estimator | \$172 / hr  |
| Senior Estimator    | \$152 / hr  |
| Estimator           | \$126 / hr  |

***\*Rate increases will take effect at the start of each new fiscal year (July 1) over the duration of the contract. Increases will follow the CA cost of living increase.***

#### 3.3.1.2: Describe the Approach Taken to Stay on Schedule and Meet Project Timeline Goals

**Managing, Negotiation and Incorporating Changes in Project Scope:** *All conflicts and changes to project scope should be identified immediately*, and any unforeseen conditions need to be addressed. A direction to the contractor to mitigate the issues should be given in the shortest time. Our team will review any change requests for merit to determine if a change should be incorporated into the project scope.

Once the merit is established and the scope of work is well defined, our team will prepare an independent estimate that include a detailed quantity take off and unity cost. Then the CM will meet with the Contractor to decide:

- How the change will be implemented
- Quantities for the change to be physically verified
- Agree upon final quantities, cost and any schedule impact
- Mitigate the schedule impacts (if any)
- Include the changes activities into the schedule

#### Process a Change Order

All pricing to be per industry standards and backup for material cost to be provided by the contractor. If the unforeseen condition scope of work cannot be defined properly, our designated CM will issue a constructive directive to the contractor with not to exceed amount and specify time, track the expenses and keep the project moving until we can reach an agreement and then convert the Time and Material to a lump sum change order.

#### What could delay a project schedule?

### 3.3 Project and Cost Management

On most educational projects, *scope creep, unforeseen conditions, long lead items, utilities, and deferred approval are the cause of delays*. Our CM in consultation with NMUSD management will set a procedure to control any scope creep from either the A/E or the end user. Also, PMCS CM will address unforeseen conditions and resolve them as soon as they surface. Our CM and scheduler will work with the contractor to include a realistic schedule for long lead items, utilities services and deferred approval.

Through the life of the project, PMCS Program Scheduler will provide an earned value analysis (EVA) to show the instant schedule status of the project. **The EVA (example shown on the next page)** will provide an advance notice of potential delays and allow the team to meet and discuss alternatives to produce a recovery schedule to maintain delivery of project on time. *As an example, our CM and Program Scheduler will work with the contractor to analyze the critical path and run what-if scenarios to determine which activity acceleration will provide the best time return, thus recouping lost time.*

**Cost and Schedule Reporting and Invoicing:** Managing project schedules and cost are imperative in ensuring that projects stay on track and are completed successfully. In our experience working on the WPLE III project, our proposed Program Scheduler, Mr. Milad Sharafifar, reviews the schedule, prepares earned value management documents, prepared reports to illustrate the project progress and status, and investigates opportunities to enhance the schedule without affecting the cost. These tasks are done at different times and by preparing various reports, but they are all imperative to keeping the project on schedule and on budget.

In addition, one of the main responsibilities of the Program Scheduler is to review the submitted schedule from the contractor before approval. These reviews can fall into three categories of review:

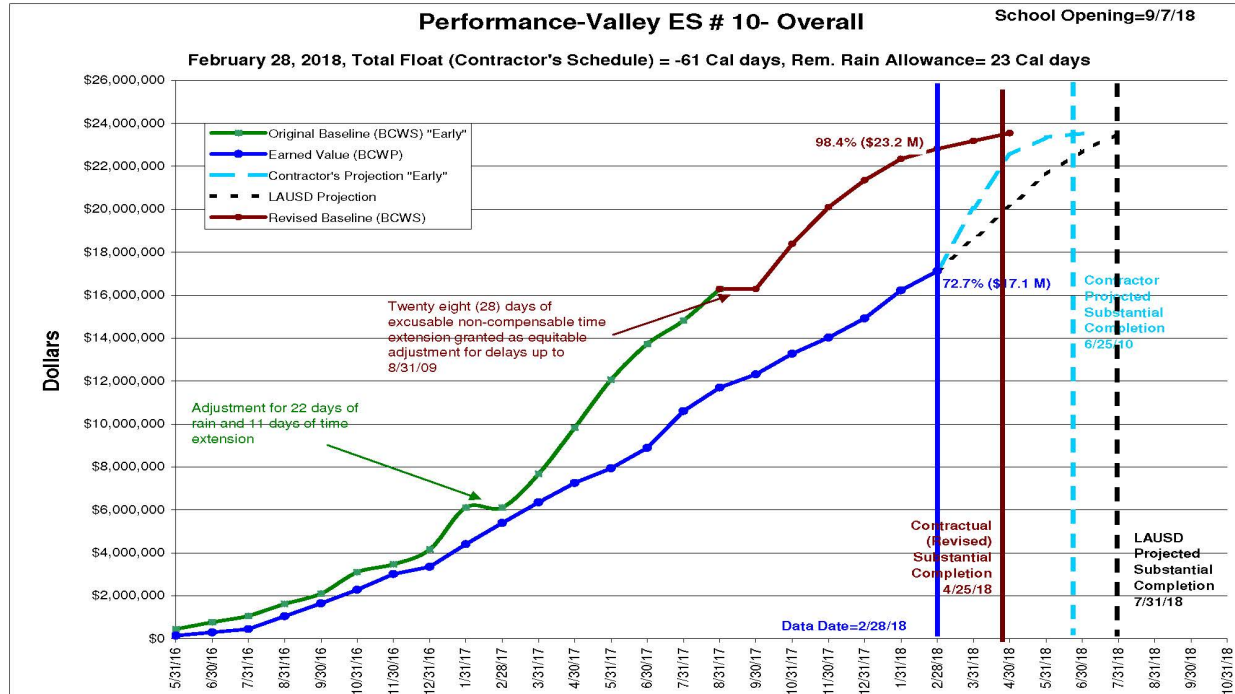
- ✓ Review of the as-built information
- ✓ Review the constructability and reasonability of the plan, and
- ✓ Report on the changes that the contractors made to the schedule compared to the project baseline and previously approved schedule

These reviews and reports are used to protect LACMTA against any potential delay/cost claims. Then, after the approval, these schedules will be combined into a master schedule and linked accordingly to paint a bigger picture for the program. A sample of the earned value analysis chart is included below:

## 3.3 Project and Cost Management

### EARNED VALUE ANALYSIS

Sample Project



This same process will be implemented by our team on all NMUSD projects and will benefit the NMUSD team by helping them to understand how each individual project could be affected by another one. Coordination meetings will occur monthly to facilitate an open discussion on the areas of concern.

After the master schedule is finalized, it will be used for the earned value management purposes to produce program cash flow curves and construction project progress reporting. The high-level master schedule will be provided to NMUSD for planning purposes and program tracking. Lastly, our team will analyze the current CPM and monthly updated schedules and provide comments, recommend alternatives and expected outcomes to avoid potential project schedule delays and claims.

### 3.3.2 Computer Project Management / Scheduling and Electronic Design

**Bluebeam:** The collaborative process is the glue that holds the architecture, engineering and construction related industries together. When the COVID – 19 coronavirus pandemic hit and many of us in the Southern California construction management industry were mandated to quarantine and work from home, the overriding need was to avoid current projects stopping or schedule impacts that could potentially affect funding or project completion. The shift to remote or home offices was a perfect fit for Bluebeam once license agreements and virtual private networks were established and set up. Bluebeam software provides summary reports that capture and demonstrate the status of all comments both graphically and in Excel formats, giving managers powerful tracking tools to keep each project moving through the design and review process and can even support the project team

### 3.3 Project and Cost Management

during construction. The software allows for filtering by department or individual reviewer and customization of the report to efficiently manage the multiple review groups and the responses provided by the design professionals. Our team recommends using Bluebeam on all NMUSD projects.

**Video Conference Platforms (MS Teams, Zoom):** PMSC staff have extensively utilized video conferencing platforms including Zoom, GoToMeeting, Skype, Google Hangouts, and Microsoft Teams for effective socially-distanced communications. The ability to leverage the attributes of multiple platforms has allowed for the required flexibility to conduct project team meetings, owner/contractor meetings, drawing and DSA review meetings. For the cloud sharing and remote team editing of project documents the PMCS team has used Bluebeam Revu and Microsoft teams in working collaboratively to edit and refine reports, presentations, specifications and drawings.

**Electronic Data System and Support:** Our team strongly recommends using cloud-based Electronic Data Systems to store all relevant project information so that it can be easily accessed in the office or the field. On the LACMTA WPLE III project, our team developed and has been using a Daily Inspection Reporting database and several customized SharePoint sites. Additionally, our Field Inspectors use Wi-Fi connected tablets to access relevant project documents and data in the field and can make real-time updates for other project team members to see. Cloud-based technology has dramatically increased the efficiency and success on the WPLE III project.

Additionally, PMCS promotes the use of PlanGrid and other web based “efficiency” software to ensure all team members are instantly alerted to as-built conditions. We will support NMUSD and use their preferred Electronic Data System and will ensure that our team is well-versed with their selected system.

**Implement Issues Tracking System:** Forecasting critical project issues is a key component to avoiding issues or changes to project scope, schedule and budget. By analyzing key components on a risk to success basis, our team can avoid several issues, and track any issues that do arise to resolve them and implement lessons learned.

Our team utilizes Primavera Contract Manager and Unifier to document, track and ensure resolution of all issues for large public works projects.

**Management and Disposition of Critical Project Issues:** Primavera Contract Manager and Unifier tracking feature can track data, costs, changes, and schedule and is compatible with Primavera P6. Our PM will use the data provided in project status reports, design and technical review comments, meeting minutes, submittals, RFIs, and other construction documents to provide comprehensive reports and ensure resolution of issues in a timely manner, ultimately saving NMUSD time and money on each project.

**Lessons Learned System:** Our team tracks and documents issues from project start to close out. We will establish an effective Lessons Learned (LL) process to Include:

- Collection of lessons learned during the design and construction phases
- Verification of applicable lessons learned
- Lessons learned will be documented in data entry system
- Dissemination to all users and others in the Program
- Lessons learned will be discussed for use in future projects to increase project success
- Target performance measures will be established to validate the lessons learned process and implement necessary improvements

### 3.4 Subconsultants

#### 3.4.1 Subconsultant Categories

To assist NMUSD as-needed with master budgeting, cost control, and additional estimating support, PMCS Group has brought EQS Consultants, Inc. (EQS) to our team. EQS is an SBE and DBE firm whose team has more than 100 years of combined cost estimating experience, with a strong background of in-depth cost reporting experience. Their team has provided cost estimating services to K-12 and higher education, hospitality, health, mixed-use commercial, mid to high-rise residential, civic, aviation and transportation projects.

EQS' educational cost estimating experience includes (but is not limited to):

- LAUSD Central Los Angeles High School #9, \$167 Million
- LAUSD Central Los Angeles New Learning Center #1, \$300 Million
- LAUSD East Valley Region High School #1, \$86 Million
- SAUSD Hector Godinez Fundamental High School, \$70 Million
- USC Michaelson Center for Convergent Biosciences, \$130 Million
- UC San Diego Retina and Glaucoma Center, \$10 Million
- Antelope Valley College Health and Science Building, \$40 Million

#### EQS Business Information

**Name:** EQS Consultants, Inc.

**Category:** Master budgeting, cost control, estimating

#### Business Address:

1050 Lakes Drive, Suite 225  
West Covina, CA 91790

#### Point of Contact:

Asoka Sellahewa, President  
949-648-0823

EQS will be available to support NMUSD as needed on all upcoming projects under this contract.

In addition, PMCS has relationships with several consulting firms throughout the Orange County and Los Angeles areas, and can bring on additional support as needed by NMUSD.

### 3.5 References

#### **Los Angeles Unified School District**

Mr. Mark Hovatter, Chief Facilities Executive

O: 213-241-4811

C: 213-216-5394

#### **Los Angeles Unified School District**

Mr. Gregory Garcia, Director of Project Execution

O: 213-241-4970

C: 213-760-3736

#### **Los Angeles Unified School District**

Mr. David Tatevossian, Deputy Director of Project Execution

O: 213-241-5356

C: 213-248-4194

#### **Los Angeles Unified School District**

Mr. Yeghishe Minassian, Regional Director

O: 213-241-4597

C: 213-434-2135

#### **Montebello Unified School District**

Mr. Jeffrey Woods, Acting Director – Maintenance and Operations and Facilities Development

O: 323-887-7900

### 3.6 Legal Issues

**3.6.1.1 Is there now pending any legal action against the firm or any employee of the firm alleging violations of the law in connection with an offering of municipal securities in a California transaction? If so, please describe such pending action.**

PMCS Group nor any of its employees have any pending legal action alleging violations of the law in connection with an offering of municipal securities in a California transaction.

**3.6.1.2 Have there been any settlements or judgments involving such actions within the last five (5) years? If so, describe each such settlement or judgment, including the nature of the action and the amount of recovery.**

PMCS Group has not had any settlements or judgments involving such actions within the last five years.

**3.6.1.3 Please list and describe any judgment, settlement, or arbitration award valued at \$5,000 or greater relating to a civil action judgment, settlement, arbitration award, or administration action of any individual licensee, as required to be reported to the State of California.**

PMCS Group has not had any judgment, settlement, or arbitration awards since our inception in 2005.

ATTACHMENT B

**CERTIFICATION – REQUEST FOR QUALIFICATIONS**

I certify that I have read and received a complete set of documents regarding the attached **Request for Qualifications (RFQ) # 119-21 – CONSTRUCTION MANAGEMENT SERVICES** and the instructions for submitting an RFQ. I further certify that I must submit three (3) proposal copies, plus a complete copy on flash drive, of the firm's Proposal in response to this request and that I am authorized to commit the firm to the proposal submitted.

  
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
Vice President


\_\_\_\_\_  
**Title**

\_\_\_\_\_  
2600 E. Pacific Coast Hwy. Suite 160  
Long Beach CA, 90804

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
562.498.0808

\_\_\_\_\_  
**Telephone**

  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
Walid Azar

\_\_\_\_\_  
**Typed or Printed Name**

\_\_\_\_\_  
PMCS Group, Inc.

\_\_\_\_\_  
**Company**

\_\_\_\_\_  
2600 E. Pacific Coast Hwy. Suite 160  
Long Beach CA, 90804

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
562.498.8787

\_\_\_\_\_  
**Fax**

If you are bidding as a corporation,  
please provide your corporate seal  
here:

## ATTACHMENT C

### STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: PMCS Group, Inc.

(Check One): ☒ Corporation ☐ Partnership ☐ Sole Proprietorship

Address: 2600 E. Pacific Coast Hwy. Suite 160 Long Beach, CA 90804  
\_\_\_\_\_

Telephone/FAX#: 562.498.0808 / 562.498.8787

Date and State of Formation/Incorporation: May 2, 2005 CA

Is the company authorized to do business in California? Yes

Basis of Authorization: ☒ California Corporation ☐ California Business License  
☐ California Engineering License ☐ Other (specify)

Identify the California office to be used for this contract if organization is located/headquartered outside of California:

Address: N/A  
\_\_\_\_\_  
\_\_\_\_\_

### FINANCIAL INFORMATION

State the company's California and total revenues for 2017, 2018, 2019:

|             | <u>2017</u>           | <u>2018</u>           | <u>2019</u>        |
|-------------|-----------------------|-----------------------|--------------------|
| California: | <u>\$4,165,602.00</u> | <u>\$7,469,559.00</u> | <u>\$9,423,784</u> |
| Total:      | <u>\$4,165,602.00</u> | <u>\$7,469,559.00</u> | <u>\$9,423,784</u> |

Identify the largest project, in dollars, which your company has initiated or completed within the past five (5) years:

LAUSD Jefferson High School Comprehensive Modernization; \$186,664,520  
\_\_\_\_\_

**ATTACHMENT D**

**ANSWER THE FOLLOWING QUESTIONS**


1. Is the company or its owners connected with other companies as a subsidiary, parent, affiliate, or holding company? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
3. Has the company (or any owner) ever defaulted on a contract forcing a surety to suffer a loss? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
4. In the past five (5) years, has the company had any project with disputed amounts more than \$50,000 or a project which was terminated by the owner, owner's representative or other contracting party and which required completion by another party? ☐ Yes ☒ No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, date and reason for termination/dispute.
5. Has the company, an affiliate company, or any owner ever declared bankruptcy or been in receivership? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
6. Has the company ever had an arbitration on contracts in the past five (5) years? ☐ Yes ☒ No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, a brief description and final resolution.
7. Does the company have any outstanding liens or stop notices for labor and/or materials filed against any contracts which have been done or are being done by the company? ☐ Yes ☒ No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, amount of dispute, and brief description of the situation.

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT ALL OF THE INFORMATION SUBMITTED WITH THIS PROPOSAL IS TRUE AND CORRECT.

**SIGNATURE:**

**NAME:**

**TITLE:**

  
\_\_\_\_\_  
Walid Azar  
\_\_\_\_\_  
Vice President  
\_\_\_\_\_

## ATTACHMENT E

### PROJECT REFERENCE FORM

Provide information for the past five (5) years for contracts that your firm has completed, or has in progress, which most closely represents the services requested in this RFQ. Provide the following information:

1. Project title and location
2. Name, address, and phone number of contact person
3. Nature of firm's responsibility
4. Type of contract (performance, direct cost, etc.)
5. Contract amounts
6. Start Date
7. Current status

For one of the above projects, provide a cost breakdown of the following project components: technical analysis, design and implementation, project management, monitoring, training, educational programs, maintenance (if any), and budgeting.

## 3.7 Other Forms

### 3.7 Other Forms

#### 3.7.4 – Project Reference - Contracts

As requested in the RFQ, our team's relevant contracts from the past five (5) years are included below:

| Attachment E - Project Reference Form   |   |   |                  |  |            |                |
|---|---|---|------------------|--|------------|----------------|
| Project Title and Location  | Contact Information   | Firm's Responsibility   | Type of Contract | Contract Amount                        | Start Date | Current Status |
| <b>LAUSD Measure RR Program</b><br>Various New Construction, Monderzation, Critical Repair and Upgrade Projects<br>Los Angeles, CA              | <b>Mr. David Tatevossian</b><br>LAUSD   Deputy Director of Project Execution<br>333 S. Beaudry Ave<br>Los Angeles, CA<br>T: 213-241-5356                                      | On-call CM support (currently providing PM/CM, Design, Safety, Scheduling, and Estimating Support)                | Direct Cost      | Various (supporting multiple projects) | Jul-05     | On-going       |
| <b>Build-LACCD Program</b><br>Various New Construction and Modernization Projects<br>Los Angeles, CA  | <b>Mr. Ed VanGinkel</b><br>LACCD   Program Director<br>1055 Corporate Center Drive<br>Monterey Park, CA 91754<br>T: 213-268-5858  | On-call CM support (currently providing Project Engineering, IT Project Management, and Business Analyst support) | Direct Cost      | Various (supporting multiple projects) | 2014       | On-going       |
| <b>California State University, Long Beach</b><br>Various New Construction and Modernization Projects<br>Long Beach, CA                         | <b>Mr. Mark Zakhour</b><br>CSULB   Senior Manager of Construction Servies / Campus Deputy Building Official<br>1331 Palo Verde Ave<br>Long Beach, CA 90840<br>T: 562-985-7592 | CM support on various new construction and modernization projects   | Direct Cost      | \$32 Million                           | 2017       | On-going       |
| <b>Long Beach Unified School District</b><br>Pre-qualified consultant for various New Construction and Modernization Projects<br>Long Beach, CA | <b>Ms. Christy Wong</b><br>LBUSD   Facilities Assistant Project Manager<br>1515 Hughes Way<br>Long Beach, CA 90810<br>T: 562-997-7550   | On-call CM support  | Direct Cost      | N/A                                    | 2018       | On-going       |
| <b>Montebello Unified School District</b><br>CM Support on Energy Conservation Measure Upgrades / Modernization<br>Montebello, CA               | <b>Mr. Jeffrey Woods</b><br>MUSD   Acting Director - Maintenance & Operations and Facilities Development<br>123 S. Montebello Blvd<br>Montebello, CA 90640<br>T: 323-887-7900 | PM services on 21 various projects to increase energy efficiency  | Direct Cost      | \$33 Million                           | 2017       | Completed 2018 |

## 3.7 Other Forms

| Attachment E - Project Reference Form   |   |   |                  |  |            |                |
|---|---|---|------------------|--|------------|----------------|
| Project Title and Location  | Contact Information   | Firm's Responsibility   | Type of Contract | Contract Amount                        | Start Date | Current Status |
| <b>Los Angeles County Department of Public Works</b><br>On-call Inspection Services for various roadway, sewer, water, and related horizontal projects<br>Los Angeles, CA | <b>Mr. Imaad Abboud</b><br>LACDPW   Civil Engineer<br>900 S. Fremont Ave<br>Alhambra, CA 91803<br>T: 626-458-4968                                   | On-call Construction Inspection Support   | Direct Cost      | N/A                                    | 2021       | On-going       |
| <b>Los Angeles County Department of Public Works</b><br>On-call PM/CM Services for Various New Construction and Modernization Projects<br>Los Angeles, CA                 | <b>Mr. Andrew Moey</b><br>LACDPW   Asst. Deputy Director, Public Works<br>900 S. Fremont Ave<br>Alhambra, CA 91803<br>T: 626-51-6773                | On-Call PM/CM support (currently providing Project Management and Labor Compliance support) | Direct Cost      | Various (supporting multiple projects) | 2013       | On-going       |
| <b>City of Los Angeles, Bureau of Engineering</b><br>Various Sewer Main Line Capital Improvement Projects<br>Los Angeles, CA  | <b>Mr. Ryan Toles</b><br>COLA   Principal Engineer<br>1149 S. Broadway St, 6th Floor<br>Los Angeles, CA 90015<br>T: 213-485-1481                    | CM support on various sewer line projects   | Direct Cost      | Various (supporting multiple projects) | 2019       | On-going       |
| <b>City of Los Angeles, Bureau of Engineering</b><br>Argo Drain Sub-Basin Facility Project<br>Los Angeles, CA   | <b>Mr. Alvaro Prada</b><br>COLA   Civil Engineer<br>1149 S. Broadway St, 6th Floor<br>Los Angeles, CA 90015<br>T: 310-266-1254                      | CM support on the Argo Drain Sub-Basin New Construction Project                             | Direct Cost      | \$37 Million                           | 2018       | Completed 2020 |
| <b>Port of Long Beach</b><br>Fireboat Station 20 Project at Pier D<br>Long Beach, CA  | <b>Mr. Armond Morad</b><br>POLB   Deputy Chief Harbor Engineer (CM Division)<br>4801 Airport Plaza Drive<br>Long Beach, CA 90815<br>T: 562-283-7238 | Construction Management of new Fireboat Station and Fireboat Bay Enclosure                  | Direct Cost      | \$32 Million                           | 2021       | On-going       |



## 3.7 Other Forms

### 3.7 Other Forms

#### 3.7.4 Attachment E – Project Reference Form

##### Cost Breakdown – LAUSD Jefferson High School Comprehensive Modernization Project

As part of LAUSD's Measure RR Bond Program, PMCS Group staff are managing the Comprehensive Modernization of Jefferson High School, valued at \$187,007,048. As requested on Attachment E, Project Reference Form, we have provided the cost breakdown of the project below:

- A. Technical Analysis | \$1,006,378
- B. Design and Implementation | \$14,468,768 and \$146,118,347, respectively
- C. Project Management | \$1,757,503
- D. Monitoring | \$4,071,585
- E. Training | \$300,000
- F. Educational Programs | \$175,000
- G. Maintenance (if any) | None
- H. Budgeting | \$187,007,048

ATTACHMENT F


NEWPORT MESA UNIFIED SCHOOL DISTRICT

REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS FOR  
CONSTRUCTION MANAGEMENT SERVICES

STATEMENT OF NON-CONFLICT OF INTEREST

The undersigned, on behalf of the consulting firm set forth below (the "Consultant"), does hereby certify and warrant that, if selected, the Consultant while performing the consulting services required by the Request for Qualification, shall do so as an independent contractor and not as an officer, agent or employee of the Newport Mesa Unified School District ("the District"). The undersigned further certifies and warrants that: (1) no officer or agent of the Consultant has been an employee, officer or agent of the District within the past two (2) years; (2) the Consultant has not been a source of income to pay any employee or officer of the District within the past twelve (12) months; (3) no officer, employee or agent of the District has exercised any executive, supervisory or other similar functions in connection with the Consultant Agreement or shall become directly or indirectly interested financially in the Consultant Agreement; and (4) the Consultant shall receive no compensation and shall repay the District for any compensation received by the Consultant under the Consultant Agreement should the Consultant aid, abet or knowingly participate in violation of this statement.

Signature



Printed Name

Walid Azar

Title

Vice President

Date

Feb 22<sup>nd</sup>, 2021

## ATTACHMENT G

### FIRM PROPOSAL / OFFER FORM

This Proposal/Offer Form must be duly executed and submitted with any proposal/offer to NMUSD.

The Offeror hereby agrees that its proposal/offer is subject to all RFQ # 114-21 provisions, terms and conditions, attachments, exhibits, amendments and other applicable materials which are attached or incorporated by reference. Offeror hereby agrees to promptly enter into an agreement in substantial accordance with such RFQ provisions, terms and conditions, and secure a performance bond within five (5) days of the Districts intent to award the contract.

The Offeror hereby agrees that its attached proposal/offer of which this is part, is a firm and irrevocable offer and valid for acceptance by NMUSD for the period sixty (60) days after closing. The Offeror hereby agrees that if its proposal/offer is accepted by SAUSD that it shall provide all of the services in accordance with the RFQ, as it may be amended.

Name of Person Duly Authorized to Execute this Proposal/Offer: Walid Azar

Duly Authorized Signature: 

Title: Vice President

Date of this Proposal/Offer: Feb 22<sup>nd</sup>, 2021

Offeror Name: PMCS Group, Inc.

Offeror Address: 2600 E. Pacific Coast Hwy., Suite 160 Long Beach, CA 90804

\_\_\_\_\_

Offeror Telephone: 562.498.0808

Offeror Email: wazar@pmcsgroup.net

**ATTACHMENT H**

NEWPORT MESA UNIFIED  
SCHOOL DISTRICT  
2985 Bear St., Bldg. A  
Costa Mesa, California 92626  
(714) 424-5063

**Construction Management Services  
RFQ: # 119-21**

**NONCOLLUSION  
DECLARATION  
Public Contract Code § 7106**

TO BE EXECUTED BY SUBMITTER AND SUBMITTED WITH RFQ

The undersigned declares:

I am the Vice President **[PRINT YOUR TITLE]**  
of PMCS Group, Inc. **[PRINT FIRM NAME]**.

The party making the foregoing Contract.

The RFQ is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The RFQ is genuine and not collusive or sham. The submitter has not directly or indirectly induced or solicited any other submitter to put in a false or sham RFQ. The submitter has not directly or indirectly colluded, conspired, connived, or agreed with any submitter or anyone else to put in a sham RFQ, or to refrain from submitting. The submitter has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the RFQ price of the submitter or any other submitter, or to fix any overhead, profit, or cost element of the RFQ price, or of that of any other submitter. All statements contained in the RFQ are true. The submitter has not, directly or indirectly, submitted his or her RFQ price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, RFQ depository, or to any member or agent thereof, to effectuate a collusive or sham RFQ, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a submitter that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the submitter.

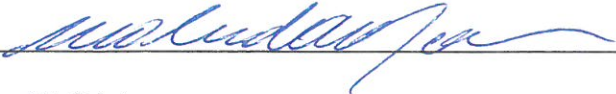
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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on the following date:

Date: Feb 22<sup>nd</sup>, 2021

Proper Name of Submitter: Walid Azar

City, State: Long Beach, CA

Signature: 

Print Name: Walid Azar

Title: Vice President

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## 3.7 Other Forms

### 3.7 Other Forms

#### 3.7.8 – Hourly Fee Schedule

As requested in the RFQ, our team's Hourly Fee Schedule is shown below:

#### PMCS Fee Schedule

| Classification                        | Hourly Range     |
|---------------------------------------|------------------|
| Senior Project / Construction Manager | \$185-\$195 / hr |
| Senior Construction Manager           | \$170-\$180 / hr |
| Construction Manager                  | \$160-170 / hr   |
| Facilities Manager / Design Reviewer  | \$145-\$155 / hr |
| Project Engineer                      | \$110-\$125 / hr |
| Estimator                             | \$145-\$165 / hr |
| Scheduler                             | \$145-\$165 / hr |
| Document Control Specialist           | \$105-\$115 / hr |

#### EQS Fee Schedule

| Classification      | Hourly Rate |
|---------------------|-------------|
| Principal Estimator | \$172 / hr  |
| Senior Estimator    | \$152 / hr  |
| Estimator           | \$126 / hr  |

***\*Rate increases will take effect at the start of each new fiscal year (July 1) over the duration of the contract. Increases will follow the CA cost of living increase.***