



# Newport-Mesa

Unified School District

RESPONSE TO REQUEST FOR QUALIFICATIONS  
**CONSTRUCTION MANAGEMENT SERVICES**  
RFQ# 119-21

**SUBMIT PROPOSALS TO:**

Jonathan Geiszler  
Director of Purchasing & Warehouse  
NEWPORT MESA UNIFIED SCHOOL DISTRICT  
2985 Bear St., Bldg. A  
Costa Mesa, California 92626

PROPOSAL DUE DATE:  
February 22, 2021, 4:00 P.M. PST

**SAFEWORK** CM

**FAST FACTS**

**300+** CM MULTI-PRIME  
PROJECTS COMPLETED  
BY OUR TEAM

LOCATED **7**  
MILES FROM THE  
NEWPORT-MESA USD  
OFFICE

**INSIDE**  
**OUR QUALIFICATIONS**

3.1. Business Profile..... 01

3.2. Experience..... 09

3.3. Project and Cost Management..... 27

3.4. Sub Consultants ..... 37

3.5. References ..... 39

3.6. Legal Issues..... 41

3.7. Other Forms ..... 43

**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:** SafeworkCM

1. Location/Accessibility	Write in:	Max.
a. Firm's location - Write in city and county of headquarters or local office, whichever is closest to the District		5
2. Past Performance	Write in:	Max. Pts.
a. Identify the Firm's number of years' experience in providing services for K-12		5
b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years		5
c. Industry experience - Circle the type of projects the Project Team has worked on within the last 3 years (circle all that apply)	K-12      Community College      Charter/Private School      Non-school District      Other Project Types	5
d. Identify the Firm's number of employees		5
3. Claims, Lawsuits, Arbitrations	Write in:	Max. Pts.
a. Identify the number allegations against the firm or any employee for any violations of law		5
b. Identify the number of settlements or judgments involving such actions within the last five (5) years		5
4. Record of Past Performance	Write in:	Max. Pts.
a. Identify the number of client references from a K-12 school district included in the Response (0-3)		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.*

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

February 22, 2021



1 Jenner, Suite 230, Irvine CA 92618  
www.safeworkcm.com

NEWPORT MESA UNIFIED SCHOOL DISTRICT  
2985 Bear St., Bldg. A  
Costa Mesa, California 92626  
ATTN: Jonathan Geiszler, Director of Purchasing & Warehouse

**RE: Response to Request for Qualifications (RFQ) #119-21 for Construction Management Services**

Mr. Geiszler and Member of the Selection Committee:

**UNDERSTANDING YOUR VISION:** Our approach to serving the Newport-Mesa Unified School District (the District) is focused on maintaining your mission to “support students with the tools necessary to enrich our society,” by providing quality educational facilities and mitigating risk to the District. This effort begins with on-site daily construction oversight for all active projects. To accomplish this, we propose a pool of skilled and experienced team members who possess the professional qualities of a construction manager and understand the K-12 built environment.

SafeworkCM offers a proven and experienced team that has worked together for more than 15 years in support of multiple education clients throughout Southern California. Our people work smart; they work hard; and they enjoy solving complex project challenges. Their mindset of trust and collaboration reflects their passion for the built environment and staying true to the District’s vision.

**EXPERIENCED TEAM:** Our Team brings forth professionals with relevant and recent experience to your projects. We will act as an extension of your staff, proactively managing and coordinating the various resources necessary to provide comprehensive construction and project management services. Each of our proposed team members have an in-depth understanding of K-14 construction and are each qualified in their respective disciplines.

Our Principal-in-Charge, Michael Villegas, will provide general oversight and preconstruction support in the development of trade packages, bid phase procurement, constructability, estimate validation, scheduling, and quality assurance for the on-site team. Alongside Michael, our proposed Senior Construction Manager, Brian Watt, will be the “boots on the ground” leading the team. His demonstrated commitment to delivering complex projects on time and on budget has given him an excellent reputation for providing a high level of client service.

**TEAM BENEFITS + EXPERTISE**

- |   |   |
|---|---|
| ○ Master builders                             | ○ Established Trade & Contractor Relationships  |
| ○ Expertise with DSA                          | ○ Technology Leader in Project Controls         |
| ○ Well versed in all project delivery methods | ○ California Public School Construction Experts |

As the executive leadership, our promise is our commitment. If you require further information, please don’t hesitate to contact our team.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Domingo Camarano".

Domingo Camarano, President

**COMMITMENT TO THE COMMUNITY**

SafeworkCM is committed to the Newport-Mesa community — where our families live, attend school, and teach. Our promise is our commitment.



## 3.1. Business Profile

### 3.1.1. Company Information

#### Legal Form

Corporation

#### Years in Business

29

#### Home Office

20750 Ventura Boulevard, Suite 330  
Woodland Hills, CA 91364

#### Local Office

1 Jenner Street, Suite 230  
Irvine, CA, 92618

#### Parent Company

SafeworkCM is not a wholly owned subsidiary of a parent company.

#### Joint Venture

SafeworkCM does not intend to submit as a joint venture.



**Rebecca Jones,  
CEO and founder  
of SafeworkCM,**

has led the company to success by remaining true to her mission: to develop a company providing construction management services for public agency clients with a strict emphasis on **SERVICE**.

Today, service remains a cornerstone of our business; service to our clients, our industry and our employees. For nearly three decades, we have developed collaborative, service oriented and results driven relationships with agencies and other industry firms, supported by a dedicated professional staff.

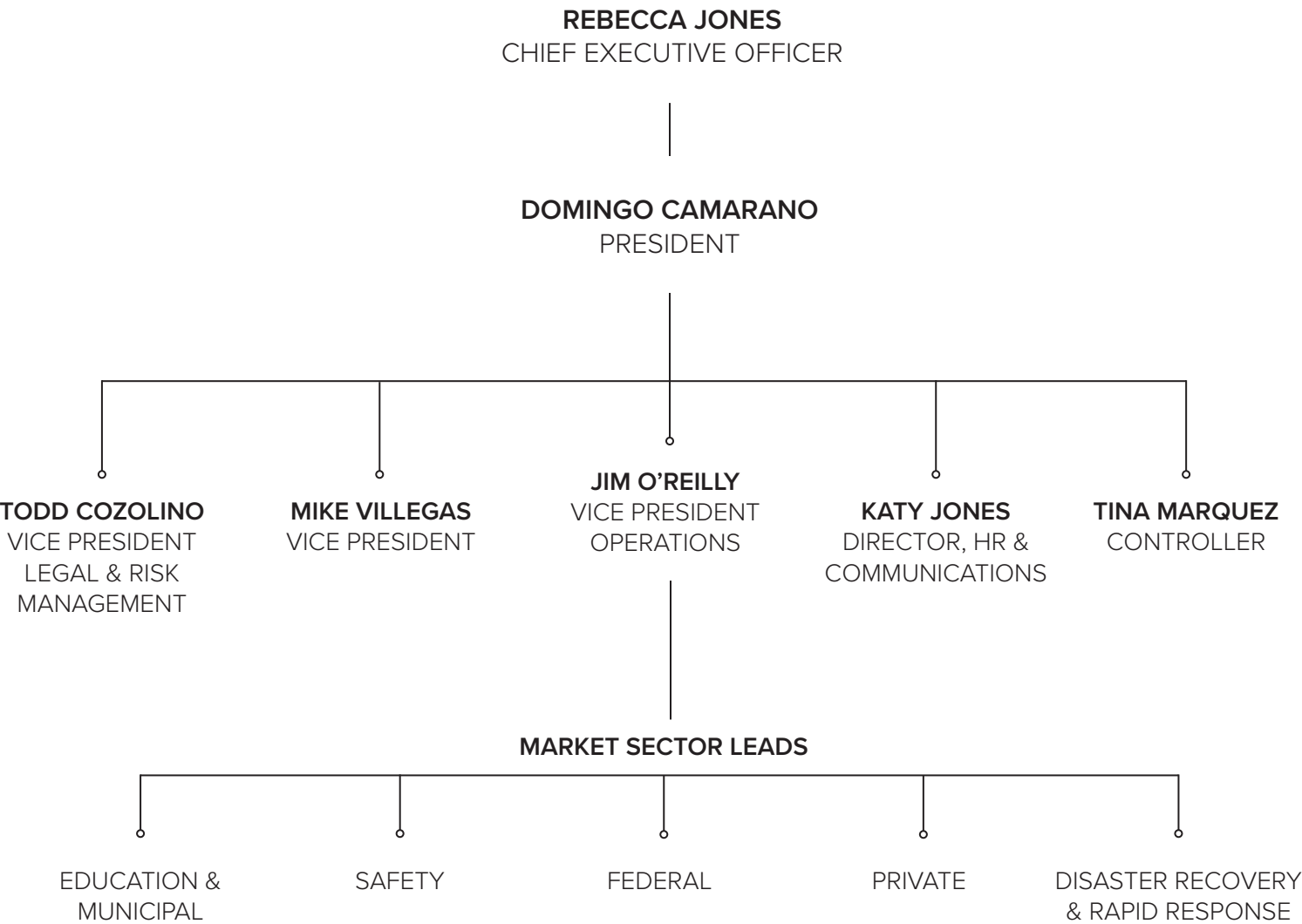
### 3.1.2. Ownership Structure

#### Ownership Structure

Woman-Owned Small Business

Please see the following page for organization chart requested per Question #22, of the RFQ 119-21 Construction Management Services Q&A clarifications issued February 19, 2021.

SAFeworkCM  
ORGANIZATION CHART



## History

SafeworkCM has been operating in Southern California for 29 years as a full-service construction management firm that specializes in providing Construction Management, Project Management, Construction Inspection, Labor Compliance, and Safety Management services to public clients in K-14 education, and other state and local governments and agencies throughout California. As a **woman-owned, certified DBE/SBE** the company employs nearly 100 professionals representing a full range of project management services.

Our team has successfully provided construction management services to local K-12 clients, including: Irvine USD, Santa Monica-Malibu USD, East Whittier City SD, Capistrano USD, Los Angeles USD, El Centro USD, Pomona USD, San Bernardino City USD, and many more. As a firm, SafeworkCM has deep project experience and knowledge of capital program project management, risk management, best practices, development, and strategic advisory services. **Our core capability is to serve as an expert advisor and extension of your staff.**

OUR TEAM BOASTS AN IMPRESSIVE RESUME OF K-14 EDUCATION PROJECTS THAT WERE COMPLETED UTILIZING A MULTITUDE OF DELIVERY METHODS INCLUDING CM MULTI-PRIME, CM AGENCY, DESIGN-BUILD, GENERAL CONTRACTING, LEASE-LEASEBACK AND CM AT RISK.

SafeworkCM's resources, proposed team, approach, and expertise make us a well-suited partner of the Newport-Mesa Unified School District. Our approach is to successfully assure the timely and cost-effective completion for each of your projects.

## YOUR LOCAL PARTNER

### BY THE NUMBERS



**29** YEARS  
PROVIDING CM  
SERVICES FOR PUBLIC  
AGENCY CLIENTS

**95** FULL-TIME  
EMPLOYEES

LOCATED **7**  
MILES FROM THE  
NEWPORT-MESA USD  
OFFICE

**25** PUBLIC  
AGENCY CLIENTS  
SERVED

**34** ACTIVE  
PUBLIC AGENCY  
PROJECTS

### 3.1.3. Company Information

# The Right People Make it Happen

**Key Staff Assigned to Project**

We consider our quality staff to be our greatest strength, and we continually strive to educate and empower our teammates with the most valuable tools available. This in turn provides the leadership, responsibility and dependability of a team that the Newport-Mesa USD can count on.

We have proposed a pool of our most successful individuals to support the District for your upcoming projects - *and facilitate relationships for years to come with the Newport-Mesa Unified School District.*

AS PART OF OUR CULTURE, WE PUSH THE LIMITS OF TEAMWORK WITH INTEGRATED PROCESSES: BUILDING HIGH-PERFORMANCE TEAMS THAT ELIMINATE WASTE AND OPTIMIZE WORK FLOWS PROMOTING INNOVATION AND COLLABORATION AMONGST THE ENTIRE TEAM WITH FULL TRANSPARENCY.

Each project team members’ individual skills and expertise is the foundation for a strong team, but alone do not constitute a TEAM. That requires:



**TALENT**

to capitalize potential and increase performance



**ENGAGEMENT**

to support successful project execution



**ALIGNMENT**

with all stakeholders, working in unison



**MOTIVATION**

to exceed the District’s vision and goals

Please see the following pages for staff qualifications including recent project experience requested per Question #22, of the RFQ 119-21 Construction Management Services Q&A clarifications issued February 19, 2021. Resumes can be found under Section 3.2.3 Project Team.



STAFF QUALIFICATIONS AND PAST THREE YEAR PROJECT EXPERIENCE

MICHAEL VILLEGAS CCM, LEED AP, Assoc. DBIA, QSP  
Principal-in-Charge



DISTRICT POINT-OF-CONTACT / LEAD MANAGEMENT / 1 YEAR WITH FIRM

**23** Number of years of field experience providing CM support  
**\$2B** Value of K-14/DSA certified school projects managed  
**150+** Number of K-12 projects completed

Projects Completed in the last 3 Years

- East Whittier City School District Bond Measure Programs R & Z
- City of Costa Mesa Fire Station No. 01 and City Hall Chambers Renovation
- Irvine Unified School District Bond Measure Program E
- Temecula Valley Unified School District Bond Program
- San Bernardino Community College District, Measure M Bond Program

BRIAN WATT CCM  
Senior Construction Manager



**30** Number of years of field experience providing CM support  
**\$2.75B** Value of K-14/DSA certified school projects managed  
**500** Number of K-12 projects completed

Projects Completed in the last 3 Years

- Los Angeles Unified School District Crenshaw High School Performing Arts Center and Other Capital Improvement Projects
- Kern Community College District Bakersfield College New Gymnasium and Pool Field House
- San Bernardino Community College District, Measure P Bond Program
- Southern California Edison GE-EGT Kit for SCE Grapeland Peaker

KIYANA BELLA CCM  
Construction Manager



**16** Number of years of field experience providing CM support  
**\$190M** Value of K-14/DSA certified school projects managed  
**52** Number of K-12 projects completed

Projects Completed in the last 3 Years

- East Whittier City School District Bond Measure Programs R & Z
- City of Anaheim Cove Trail Northern Extension
- County of Los Angeles Martin Luther King Jr. (MLK) Child and Family Well-Being Center

TOM ANDERSON  
Construction Manager



**40** Number of years of field experience providing CM support  
**\$300M** Value of K-14/DSA certified school projects managed  
**25** Number of K-12 projects completed

Projects Completed in the last 3 Years

- Santa Monica-Malibu Unified School District SAMOHI Discovery Building
- Coast Community College District Orange Coast College Planetarium
- Coast Community College District Orange Coast College Recycling Center
- County of San Bernardino Department of Special Districts Big Bear Alpine Zoo Relocation

SAM LASSITER CCM  
Construction Manager



**21** Number of years of field experience providing CM support  
**\$110M** Value of K-14/DSA certified school projects managed  
**15** Number of K-12 projects completed

Projects Completed in the last 3 Years

- Los Angeles Community College District Valley College (Various Projects)
- Chaffey Community College District Bond Measure P Program
- East Whittier City School District Bond Measure Programs R & Z

MEGAN MOSCOL LEED AP BD+C, O+M, ENV SP  
Project Engineer



**12** Number of years of field experience providing CM support  
**\$375M** Value of K-14/DSA certified school projects supported

Projects Completed in the last 3 Years

- North Orange County Community College District Fullerton College Instructional Building
- North Orange County Community College District Fullerton College Business/CIS — Humanities Complex 300 and 500 Buildings Renovation
- North Orange County Community College District Fullerton College Music-Drama Complex Replacement Project

STAFF QUALIFICATIONS AND PAST THREE YEAR PROJECT EXPERIENCE

BENNETT MCLAUGHLIN CMIT  
Project Engineer



8  
\$220M  
10

Number of years of field experience providing CM support  
Value of K-14/DSA certified school projects supported  
Number of K-12 projects completed

- Projects Completed in the last 3 Years
- Santa Monica-Malibu Unified School District SAMOHI Discovery Building
  - Coast Community College District Orange Coast College Planetarium
  - Coast Community College District Orange Coast College Recycling Center

JOHN RESER LEED AP, MRICS  
Cost Estimator



39  
\$3B

Number of years of experience creating and maintaining project estimates  
Value of K-14/DSA certified school projects supported

- Projects Completed in the last 3 Years
- Los Angeles County Harbor UCLA Medical Center Master Plan
  - UCLA School of Health Science and South Tower Renovation Projects
  - UCLA Ronald Regan University Medical Center New Patient Tower and Central Plant Relocation

EDWARD VEGA CMIT  
Project Engineer



6  
\$94M  
13

Number of years of field experience providing CM support  
Value of K-14/DSA certified school projects supported  
Number of K-12 projects completed

- Projects Completed in the last 3 Years
- East Whittier City School District Measure R and Z Bond Programs (various projects)
  - City of Costa Mesa City Hall Chambers Renovation
  - County of San Bernardino High Desert Fleet Service Building

JIM ROGERS PMP, Assoc. DBIA  
Preconstruction Manager



25  
\$2B

Number of years of field experience providing CM support  
Value of K-14/DSA certified school projects supported

- Projects Completed in the last 3 Years
- South Orange County Community College District Saddleback College (various projects)
  - Santiago Canyon College, New Construction - Sciences Building and Athletic Complex
  - Los Angeles Community College District Valley College (various new construction projects)

MARINA SOMINSKY PSP, PMP  
Scheduler



16  
\$550M

Number of years of experience creating and maintaining project schedules  
Value of K-14/DSA certified school projects supported

- Projects Completed in the last 3 Years
- Allan Hancock Community College (AHC) Bond Measure Projects (various projects)
  - San Bernardino Community College District (SBCCD) Bond Measure M (various projects)

RAFAEL QUEZON ESQ.  
QA/QC & Constructability Reviewer

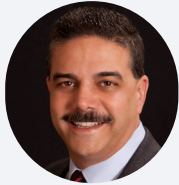


25  
\$2.5B  
350

Number of years of experience providing CM support  
Value of K-14/DSA certified school projects supported  
Number of K-12 projects completed

- Projects Completed in the last 3 Years
- San Bernardino City Unified School District Bond Measure N Capital Improvements Program
  - California State University, Long Beach (CSULB), Capital Improvements Program – PH2 Student Services Building, Psychology Building, Microbiology Building, Horn Center/University Art Museum Projects

**GREG METCHIKIAN** CHST, SMS  
Safety Manager

**25**

Number of years of field experience providing safety support

**\$1.7B**

Value of K-14/DSA certified school projects supported

**Projects Completed in the last 3 Years**

- Los Angeles Community College District (various project sites)
- Orange County Transportation Authority, O.C. Streetcar Project
- Los Angeles Community College District Safety Oversight for Three Campuses

**DUSTIN PADUA** CMIT  
BIM/VDC Specialist

**13**

Number of years of experience providing CM support

**\$94M**

Value of K-14/DSA certified school projects supported

**50**

Number of K-12 projects completed

**Projects Completed in the last 3 Years**

- Chaffey Community College District Measure P Bond Program
- East Whittier City School District Measure R and Z Bond Programs (various projects)

**KELSEY GORMLEY** CMIT  
Environmental Specialist

**10**

Number of years of experience providing CM support

**\$18M**

Value of K-14/DSA certified school projects supported

**5**

Number of K-12 projects completed

**Projects Completed in the last 3 Years**

- El Centro Elementary School District Public Assistance Program Consultant
- Chula Vista Elementary School District Prop 39 Grant Funds
- Beaumont Unified School District District-wide Energy Management

## 3.2. Experience

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### 3.2.1. New Construction and Modernization Experience

Our team is well versed in the construction of K-12 facilities including new construction and modernization project. With 29 years experience providing construction management services, SafeworkCM provides the full spectrum of services, including comprehensive preconstruction services, thorough construction management, and solid field performance to ensure you have a predictable outcome throughout the entire process.

**Our team is well versed in the construction of school projects using various delivery methods. Whether we are acting as CM Multi-Prime or Agency CM, we define success as a project being constructed on time, on-budget and to outstanding quality.** We will ensure all critical decisions are made in early in the project design schedule, and effective engagement of Newport-Mesa USD stakeholders and project logistic constraints are clearly defined, communicated and addressed. Our team will guarantee Newport-Mesa USD standards are reviewed and translated into the contract documents. Through the course of our project experiences, we have learned that effective communication between the trade contractors are vital to a successful project. Listening for project issues and conveying clearly defined performance expectations are paramount to project success. We will organize and establish effective communication among the project team members. We will see that responsibilities for completing tasks are carried out by appropriate team members in a timely manner to eliminate the negative consequences of inactivity.

## NEW CONSTRUCTION AND MODERNIZATIONS

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### BY THE NUMBERS



**29** YEARS PROVIDING SERVICES FOR NEW CONSTRUCTION AND MODERNIZATION PROJECTS



**150+** NUMBER OF NEW CONSTRUCTION PROJECTS MANAGED BY TEAM



**300+** NUMBER OF MODERNIZATION PROJECTS MANAGED BY TEAM



**\$12B** VALUE OF K-12 NEW CONSTRUCTION AND MODERNIZATION PROJECTS MANAGED BY TEAM

### 3.2.2. Project Listing

## MEASURE R & Z MODERNIZATION PROJECTS EAST WHITTIER CITY SCHOOL DISTRICT

**OWNER/AGENCY**

East Whittier City School District

**CONTACT**

Vince Madsen (former  
Director of Bond & Facilities  
Modernization)

vmadsen@dusd.net  
(562) 320-9127

**PROJECT VALUE**

\$94 Million

**DATES OF SERVICE**

2017 - 2020

**KEY STAFF INVOLVED**



Michael Villegas



Kiyana Bella



Sam Lassiter



Edward Vega



Dustin Padua



**RELEVANCE**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> California K-12 | <input checked="" type="checkbox"/> Occupied Campus | <input checked="" type="checkbox"/> Modernizations |
| <input checked="" type="checkbox"/> DSA Compliance  | <input checked="" type="checkbox"/> CM Multi-Prime  | <input checked="" type="checkbox"/> Proposed Staff |

**SCOPE OF WORK**

Our team members provided construction management and owner’s representative services on this \$94 million bond program to provide facility modernizations addressing the needs of the 13 schools. Modernization scope of work included ADA upgrades, flooring, security upgrades, door and window replacements, HVAC replacements, roofing, painting, parking lot replacements and locker room updates.

Our team members worked closely with the local DSA’s field engineer and the District’s DSA Inspector to closeout 35 uncertified projects throughout the 13 district sites for this bond program. Some legacy projects remained uncertified, and to comply with DSA requirements, had to be inspected and certified before new projects would be reviewed and approved for construction. We quickly established a good rapport with the DSA staff and successfully certified and closed all 35 projects in a few short months.



# SAMOHI DISCOVERY BUILDING PHASE 1

## SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

### OWNER/AGENCY

Santa Monica-Malibu Unified  
School District

### CONTACT

Steve Massetti, Bond Program  
Manager

smassetti@smmusd.org  
(310) 450-8338 ext. 79389

### PROJECT VALUE

\$120 Million

### DATES OF SERVICE

2019 - 2020

### KEY STAFF INVOLVED



Michael Villegas



Tom Anderson



Bennett McLaughlin



### RELEVANCE

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> California K-12 | <input checked="" type="checkbox"/> Occupied Campus | <input checked="" type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> DSA Compliance  | <input checked="" type="checkbox"/> Lease-Leaseback | <input checked="" type="checkbox"/> Proposed Staff   |

### SCOPE OF WORK

Our team members provided construction management service to phase 1 of the new \$120 million, 260,000-SF building which includes a five-story open-building concept with 38 classrooms including state-of-the-art computer and science labs, common areas, seminar rooms, a full Olympic-size 50-meter pool, indoor/outdoor dining facilities and subterranean parking for 288 cars, as well as rooftop learning areas and solar.



# PUBLIC ASSISTANCE PROGRAM CONSULTANT

## EL CENTRO UNIFIED SCHOOL DISTRICT

**OWNER/AGENCY**

El Centro Elementary School District

**CONTACT**

Kristy Curry, Assistant  
Superintendent of  
Administrative Services  
KCurry@ecesd.org  
(760) 352-5712 ext. 8517

**PROJECT VALUE**

\$31K

**DATES OF SERVICE**

2020 - 2020

**KEY STAFF INVOLVED**



Michael Villegas



Kelsey Gormley



**RELEVANCE**

- ☒ California K-12      ☒ CM Agency      ☒ Proposed Staff

**SCOPE OF WORK**

SafeworkCM was responsible for completing public assistance program applications related to COVID-19 emergency protective measures on behalf of El Centro ESD. Our team prepared agendas and interface with CalOES and FEMA, reviewed backup files and documentation for all costs claimed by the District and correspond with CalOES/ FEMA on all questions related to the District’s applications for assistance. We also reviewed District procurement procedures and verified compliance with PAPPG, make recommendations for format and submittal of applications to maximize the District’s recovery.

# CRENSHAW HIGH SCHOOL PERFORMING ARTS CENTER

## LOS ANGELES UNIFIED SCHOOL DISTRICT

### OWNER/AGENCY

Los Angeles Unified School District

### CONTACT

Jennifer Iceland, Senior Project Manager

jennifer.iceland@lausd.net  
(213) 248-0327

### PROJECT VALUE

\$90 Million

### DATES OF SERVICE

2020 - Ongoing

### KEY STAFF INVOLVED



Michael Villegas



Brian Watt



### RELEVANCE

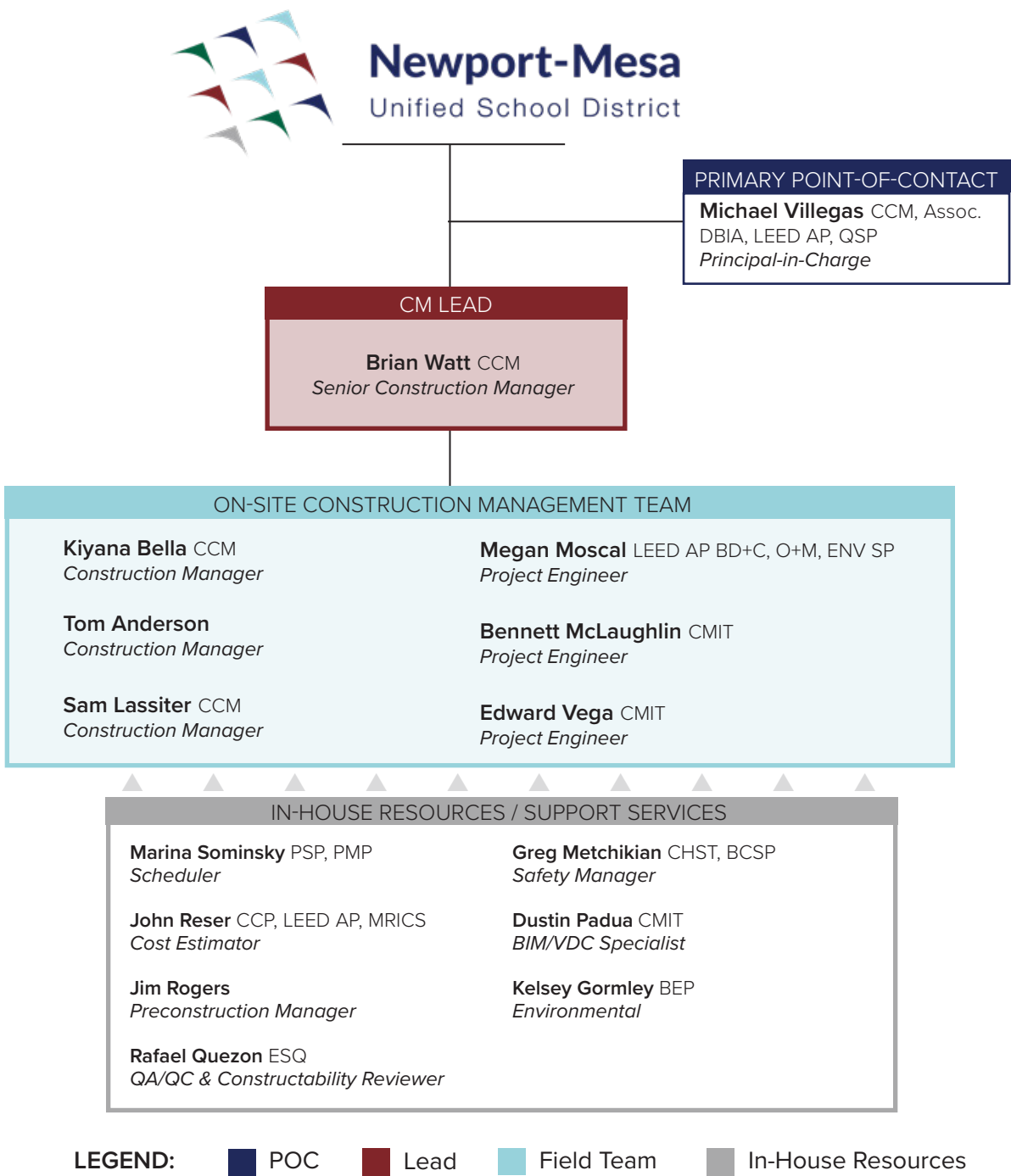
- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> California K-12 | <input checked="" type="checkbox"/> Occupied Campus | <input checked="" type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> DSA Compliance  | <input checked="" type="checkbox"/> Design-Build    | <input checked="" type="checkbox"/> Proposed Staff   |

### SCOPE OF WORK

The project includes the demolition of the campus' existing music building, MPR/Food service building, student store, and outdoor dining pavilion and the new construction of an auditorium, four main classrooms and accessory spaces serving the performing arts department, a new student store, and a new food service facility including an indoor dining area and outdoor lunch shelter. The new campus design includes extensive new circulation paths that address the various grade changes across the site. A central quad supports casual gathering and a performance stage for outdoor concerts.

### 3.2.3. Project Team

SafeworkCM brings instant access to an extensive pool of resources who offer K-12 education construction expertise, and equally important, broad reaching relationships with state and local regulatory agencies. Supporting Newport-Mesa USD and our team will be Michael Villegas, Principal-in-Charge and primary point of contact. Leading our team will be Senior Construction Manager, Brian Watt, applying the discipline and rigor required from day one to final closeout. **Our team brings a combined 309 years industry experience with over 700 school projects completed.**



## KEY PERSONNEL K-12 EXPERTISE AND CAPABILITIES

Our approach is to bring you an experienced CM staff with decades of K-12 educational construction management experience coupled with resources such as preconstruction management/design peer reviews, estimating, scheduling, BIM/VDC, environmental, safety as well as Quality Assurance/Quality Control experts.

PROJECT PHASE ►	GENERAL EXPERTISE	DESIGN, PRECONSTRUCTION & BIDDING SERVICES	CONSTRUCTION SERVICES	CLOSE-OUT SERVICES
CM SERVICES ►	K-14 Capital Facility Programs Delivery Methods: CM Multi-Prime/GC Local & State Agencies	Design Meetings/Constructability Reviews Constructability Reviews Estimating/Scheduling Contractor Pre-qualification Bid Strategies/Procurement Bid Package Doc Preparation Bid Review/Evaluation/Recommendation	Construction Scheduling Change Management Site Logistics/Plan SWPPP Compliance Document Control As-Built/Record Drawings Contractor Payment Application Insurance Compliance/Monitoring QA-QC/Safety	M&O Manuals/Training DSA/Local Certification Punchlist Change Management Recommendation Warranty Phase Management Commissioning
KEY PERSONNEL ▼				
<b>Michael Villegas</b> CCM, Assoc. DBIA, LEED AP, QSP <i>Principal-in-Charge</i>	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓
<b>Brian Watt</b> CCM <i>Sr. Construction Manager</i>	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓
<b>Kiyana Bella</b> CCM <i>Construction Manager</i>	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓
<b>Tom Anderson</b> <i>Construction Manager</i>	✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓
<b>Sam Lassiter</b> CCM <i>Construction Manager</i>	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓
<b>Megan Moscal</b> LEED AP BD+C, O+M, ENV SP <i>Project Engineer</i>	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓
<b>Bennett McLaughlin</b> CMIT <i>Project Engineer</i>	✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
<b>Edward Vega</b> CMIT <i>Project Engineer</i>	✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Please see the following pages for staff resumes.



## MICHAEL VILLEGAS CCM, LEED AP, ASSOC. DBIA, QSP

### PRINCIPAL-IN-CHARGE

YEARS WITH FIRM | 1

#### DISTRICT'S POINT OF CONTACT

Michael is SafeworkCM's Educational Market Sector Lead. He brings over 23 years of professional experience working in the construction industry. He has led and managed an excess of \$2 billion worth of K-14 bond programs for over 10 public school districts. His experience working with a General Contractor has provided him with a solid technical foundation and insight into construction operations and best practices. Michael will serve as Newport-Mesa USD's point of contact, and will be responsible for executive oversight ensuring an environment of collaborative behaviors. He will develop and monitor performance targets for the team and projects to achieve the best possible project delivery.

#### RECENT RELEVANT EXPERIENCE

##### EAST WHITTIER CITY SCHOOL DISTRICT BOND MEASURE PROGRAMS R & Z\*

Provided construction management services for the District's two bond programs totaling \$94 million which provided facility modernizations to address the needs of the schools.

##### HEMET UNIFIED SCHOOL DISTRICT HEMET BOND PROGRAM\*

Project Manager for \$100 million in bond program projects over seven years on active campuses.

##### IRVINE UNIFIED SCHOOL DISTRICT MEASURE E BOND PROGRAM\*

Provided construction management services for the \$319 million bond program for facilities improvements at 28 of the District's aging schools.

##### TEMECULA VALLEY UNIFIED SCHOOL DISTRICT BOND PROGRAM\*

Project Manager for over \$40 million worth of projects completed under the CM at Risk delivery method.

##### SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, MEASURE M BOND PROGRAM\*

Senior Project Manager for the \$500 million bond program providing building and site renovations as well as new construction for the District's two campuses. The program includes campus-wide parking lot upgrades, ADA upgrades, solar farm, signage upgrades, central plant building, business building renovation, general classroom building and athletic complex.

*\*Completed with previous firm*

#### YEARS OF EXPERIENCE

23

#### EDUCATION

B.S., Construction Management,  
California Polytechnic State  
University, San Luis Obispo

#### CERTIFICATIONS/TRAINING

Certified Construction Manager  
(CCM)

LEED Accredited Professional  
(LEED AP)

Design Build Institute of  
America, Assoc. DBIA

Qualified Storm Water Practice  
(QSP)

Certified Erosion, Sediment and  
Storm Water Inspector

OSHA 30 Certified

AGC Project Management  
Certificate

#### RELEVANT EXPERTISE

- ☒ General Contractor Roots
- ☒ California K-12 Projects
- ☒ DSA Compliance
- ☒ Occupied Campus
- ☒ Delivery Model Expertise
- ☒ Modernizations
- ☒ New Construction



# BRIAN WATT CCM

## SENIOR CONSTRUCTION MANAGER

### YEARS OF EXPERIENCE

30+

### EDUCATION

Essentials of Project Management Certificate, California State University, Northridge

### CERTIFICATIONS/TRAINING

Certified Construction Manager (CCM)  
General Contractor License # 812578  
Certified Safety Manager  
National Environmental Contractor/Supervisor/Competent Person  
AHERA Certified

### RELEVANT EXPERTISE

- ☒ General Contractor Roots
- ☒ California K-12 Projects
- ☒ DSA Compliance
- ☒ Occupied Campus
- ☒ Delivery Model Expertise
- ☒ Modernizations
- ☒ New Construction

Brian has over thirty years of experience in the construction industry and is a highly qualified professional with extensive experience in all aspects of construction management, program management, general contracting, contracts implementation, schedule coordination and cost control. Brian has a broad-based knowledge of preconstruction, construction and close-out practices. Brian will be responsible for oversight and support for the project team, ensuring that all resources needed for a successful project are provided and utilized efficiently. In his role, Brian will manage expectations and assure clear and concise flow of information.

### RECENT RELEVANT EXPERIENCE

#### LOS ANGELES UNIFIED SCHOOL DISTRICT CRENSHAW HIGH SCHOOL PERFORMING ARTS CENTER AND OTHER FACILITIES CAPITAL IMPROVEMENT PROJECTS

Providing construction/ project management for Crenshaw High School Performing Arts Center. The scope includes new construction of a Performing Arts Center, art classrooms kitchen, dining area and exterior upgrades.

#### SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT MEASURE M & N BOND PROGRAM\*

Provided project and construction management services for the District's \$250 million bond program projects. The scope of the projects included safety issues, infrastructure systems such as electrical, plumbing, heating and cooling, enrollment growth, energy cost reduction, information and computer technology, long-term maintenance planning.

#### POMONA UNIFIED SCHOOL DISTRICT MEASURE PS BOND PROGRAM PROJECTS\*

Owners Representative/Senior Project Manager responsible for nearly \$80 million worth of bond program projects including new construction and modernizations.

#### ONTARIO UNIFIED SCHOOL DISTRICT MODERNIZATION PROJECTS\*

Senior Construction Manger responsible for the \$20 million modernization projects at four active school sites.

#### FULLERTON JOINT UNION HIGH SCHOOL DISTRICT MEASURE PS BOND PROGRAM PROJECTS\*

Senior Construction Manger responsible for the \$30 million new construction and modernization projects at three active school sites.





**KIYANA BELLA** CCM  
**CONSTRUCTION MANAGER**

**YEARS OF EXPERIENCE**

16

**EDUCATION**

M.S., Marriage and Family Therapy, California State University, Dominguez Hills

B.A., History, University of California, Santa Cruz

**CERTIFICATIONS/TRAINING**

Certified Construction Manager (CCM)

OSHA 30 Certified

AGC Project Management Certificate

Business Conflict Resolution and Negotiation Mediation Certification

**RELEVANT EXPERTISE**

- ✓ California K-12 Projects
- ✓ DSA Compliance
- ✓ Occupied Campus
- ✓ Delivery Model Expertise
- ✓ Modernizations
- ✓ New Construction

Kiyana has over 16 years of industry experience providing hands-on, results-focused project management services. She is decisive and solution-oriented with outstanding leadership, complex problem solving, risk management and change management skills. Kiyana will have overall responsibility for the day-to-day management the project. This includes but is not limited to design review, budget/schedule development, constructability reviews, construction site supervision, contract administration, QA/QC, safety management, and closeout documentation.

**RECENT RELEVANT EXPERIENCE**

**EAST WHITTIER CITY SCHOOL DISTRICT BOND MEASURE PROGRAMS R & Z\***

Provided construction management services for the District’s two bond programs totaling \$94 million which provided facility modernizations to address the needs of the schools.

**LOS ANGELES UNIFIED SCHOOL DISTRICT OSCAR DE LA HOYA ÁNIMO CHARTER HIGH SCHOOL\***

Project Manager for the three-story steel structure Green Dot Public School, consisting of 26 classrooms, administrative offices, storage rooms, rooftop lunch area and new boxing gym.

**SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, CRAFTON COLLEGE CENTER\***

Construction Manager for the new \$30.9 million, two-story, 46,500 SF building. Scope of work also included associated site work such as renovations to an existing parking lot, new utility infrastructure and landscaping.

**SAN BERNARDINO COMMUNITY COLLEGE DISTRICT CRAFTON HILLS COLLEGE CLOCK TOWER BUILDING\***

A \$7.5 million, three-story renovation of the Clock Tower Building. Includes complete replacement of mechanical, electrical, plumbing, data systems, non-structural walls demolition, new partitions, window and roof replacement.

**LONG BEACH CITY COLLEGE AVIATION AND AUTOMOTIVE WAREHOUSE\***

A \$14.5 million, two-phase, 24,000 SF precast concrete structure designed as a temporary housing for the Automotive and Aviation programs during construction of the New Industrial Technology Phase 2 Building located at the PCH campus.

*\*Completed with previous firm*



# TOM ANDERSON

## CONSTRUCTION MANAGER

### YEARS OF EXPERIENCE

40

### EDUCATION

Construction Management  
Certificate, California  
Polytechnic State University,  
Pomona

### CERTIFICATIONS/TRAINING

International Code Council (ICC)  
CBC & Federal Accessibility  
DacTrak Certification (Access  
Compliance)  
ADA & Title 24, CA Building  
Code

### RELEVANT EXPERTISE

- ☒ General Contractor Roots
- ☒ California K-12 Projects
- ☒ DSA Compliance
- ☒ Occupied Campus
- ☒ Delivery Model Expertise
- ☒ Modernizations
- ☒ New Construction

Tom has over 40 years experience in the construction industry, specializing in the management of public works projects. His responsibilities include managing and overseeing all facets of the construction phase, managing project schedules, performing contract administration, review of contractor schedules, RFI submittals and change orders, managing project budgets, costs and contractor payments and coordinating the project team and contractors.

### RECENT RELEVANT EXPERIENCE

#### SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT DISCOVERY BUILDING\*

Provided Project Management Services for a new \$120-million, 260,000-SF building which includes a five-story open-building concept with 38 classrooms including state-of-the-art computer and science labs, common areas, seminar rooms, a full Olympic-size 50-meter pool, indoor/outdoor dining facilities and subterranean parking for 288 cars, as well as rooftop learning areas and solar.

#### CAPISTRANO UNIFIED SCHOOL DISTRICT, SAN CLEMENTE HIGH SCHOOL MODERNIZATION\*

Provided project management services for a \$23 million modernization project including a new aquatic center and gymnasium, locker rooms, restrooms, and wrestling room.

#### COAST COMMUNITY COLLEGE DISTRICT ORANGE COAST COLLEGE PLANETARIUM\*

Provided project management services for the \$33 million, state-of-the-art Orange Coast College Planetarium with a 129-seat dome theater, 40-foot Foucault pendulum tower and interactive Science Exhibit Hall.

#### COAST COMMUNITY COLLEGE DISTRICT RECYCLING CENTER\*

Provided construction management services on the \$7.5 million, 5,505-square-foot expansion of the recycling center in order to add capacity and increase access and cost efficiency. The expansion consisted of new construction on an adjacent site to the existing facility, which was slated for demolition after completion of the expansion.

*\*Completed with previous firm*



## **SAM** LASSITER<sub>CCM</sub>

### CONSTRUCTION MANAGER

#### YEARS OF EXPERIENCE

21

#### EDUCATION

B.S., Construction Management,  
Brigham Young University

#### CERTIFICATIONS/TRAINING

Certified Construction Manager  
(CCM)

OSHA 30 Certified

#### RELEVANT EXPERTISE

- ☑ California K-12 Projects
- ☑ DSA Compliance
- ☑ Occupied Campus
- ☑ Delivery Model Expertise
- ☑ Modernizations
- ☑ New Construction

Sam has 21 years of construction management experience on government facilities, school facilities, historic structures, and commercial construction projects with a deep understanding of the needs of a public client and the public contracting process. His responsibilities include managing and overseeing all facets of the construction phase, managing project schedules, performing contract administration, review of contractor schedules, RFI submittals and change orders, managing project budgets, costs and contractor payments and coordinating the project team and contractors.

#### RECENT RELEVANT EXPERIENCE

##### **EAST WHITTIER CITY SCHOOL DISTRICT BOND MEASURE PROGRAMS R & Z\***

Provided construction management services for the District's two bond programs totaling \$94 million which provided facility modernizations to address the needs of the schools.

##### **IRVINE UNIFIED SCHOOL DISTRICT M&O FACILITY\***

Construction management services for the \$11 million renovation of the occupied maintenance and operations facility. Project consisted of a new warehouse building, additions and renovations to the transportation offices and maintenance shop, and modernization of restrooms, trades shops and parking lots.

##### **CHAFFEY COMMUNITY COLLEGE DISTRICT BOND MEASURE P PROGRAM**

Construction Management services for the \$700 million capital improvement program. Program and project management services included the implementation of the District's guiding principles to maximize functional space, improve utilization of facilities, campus needs, campus identity, maximized funding, and simple implementation for students and communities.

##### **LOS ANGELES COMMUNITY COLLEGE DISTRICT VARIOUS PROJECTS AT VALLEY COLLEGE**

Construction Management services for the Academic Complex 1, Coldwater Canyon Extension, and Stadium Switch Gear Replacement projects. He oversees contract administration including schedule monitoring, change order estimating and negotiating, dispute management and oversight reporting to the District.

*\*Completed with previous firm*



# MEGAN MOSCOL LEED AP BD+C, O+M, ENV SP

## PROJECT ENGINEER

### YEARS OF EXPERIENCE

12

### EDUCATION

B.S., Biological Systems Engineering, University of California, Davis

### CERTIFICATIONS/TRAINING

LEED AP; Building Design + Construction (BD+C); Operations + Maintenance (O+M), U.S. Green Building Council  
Envision Sustainability Professional (ENV SP)

### RELEVANT EXPERTISE

- ☑ DSA Compliance
- ☑ Occupied Campus
- ☑ Delivery Model Expertise
- ☑ Modernizations
- ☑ New Construction

Megan has 12 years industry experience and is a vibrant addition to any project team. She is skilled in sustainable development, environmental awareness, construction, sustainable design, institutional sustainability and proposal writing. Megan has strong program and project management skills and a background in mechanical engineering. She also provides vast experience with project field operations and conformity with contract documentation, including digital management systems. Her responsibilities include oversight of construction field activities, budget and schedule management, contract conformity, document control and issuing and processing of RFIs, submittals, change orders, and project reporting.

### RECENT RELEVANT EXPERIENCE

#### NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT FULLERTON COLLEGE INSTRUCTIONAL BUILDING\*

Provided project management services on the \$54 million bond-funded 74,000-square-foot instructional building and an associated 1,800-ton central plant replacement to increase capacity.

#### NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT FULLERTON COLLEGE BUSINESS/CIS — HUMANITIES COMPLEX 300 AND 500 BUILDINGS RENOVATION\*

Assisted the project manager for this \$24 million design-build project that was a combination of bond funding and state funding. The project involved the modernization of 22,705 square feet of space for the 300 building and 32,746 square feet of space for the 500 building

#### NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT FULLERTON COLLEGE MUSIC-DRAMA COMPLEX REPLACEMENT PROJECT\*

Although currently in the design phase, Megan will provide complete Initial Project Proposal (IPP) and procurement for the design team of the \$70 million combination bond- and state-funded design-bid-build project. The project involves a 73,000-square-foot music and drama complex replacement that will incorporate a 600-seat theater with fly loft, scene and costume shops, general classrooms/lab, music practice and recording areas and administrative space. Other responsibilities include contract compliance, document management and monthly reporting.

*\*Completed with previous firm*



**YEARS OF EXPERIENCE**

8

**EDUCATION**

B.S., Civil Engineering, Gonzaga University

**CERTIFICATIONS/TRAINING**

Construction Manager in Training (CMIT)  
OSHA 30 Certified

**RELEVANT EXPERTISE**

- ☒ California K-12 Projects
- ☒ DSA Compliance
- ☒ Occupied Campus
- ☒ Delivery Model Expertise
- ☒ Modernizations
- ☒ New Construction

**BENNETT MCLAUGHLIN** CMIT  
**PROJECT ENGINEER**

Bennett has 8 years of experience in the construction industry. He is a proficient user of industry related software including ProCore, Bluebeam, Primavera, and AutoCAD. He understands the foundations to operational efficiency and is well versed in lean programs and tools including Pull Planning, BIM, Target Value Design initiatives, Cost Tracking, and Digital Docs. As a Project Engineer Bennett will assist the Construction Manager in executing all administrative and technical requirements. He is responsible for maintaining quality recording and reporting standards. He will focus on these responsibilities, assuring that the right information is available in order to plan the work and work the plan so projects are completed in a timely and efficient manner.

**RECENT RELEVANT EXPERIENCE**

**SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT DISCOVERY BUILDING\***

Served as the Project Engineer for a new \$120-million, 260,000-SF building which includes a five-story open-building concept with 38 classrooms including state-of-the-art computer and science labs, common areas, seminar rooms, a full Olympic-size 50-meter pool, indoor/outdoor dining facilities and subterranean parking for 288 cars, as well as rooftop learning areas and solar.

**COAST COMMUNITY COLLEGE DISTRICT ORANGE COAST COLLEGE PLANETARIUM\***

Project Engineer for the \$33 million, state-of-the-art Orange Coast College Planetarium with a 129-seat dome theater, 40-foot Foucault pendulum tower and interactive Science Exhibit Hall.

**COAST COMMUNITY COLLEGE DISTRICT ORANGE COAST COLLEGE RECYCLING CENTER\***

Project Engineer on the \$7.5 million, 5,505-square-foot expansion of the recycling center in order to add capacity and increase access and cost efficiency. The expansion consisted of new construction on an adjacent site to the existing facility, which was slated for demolition after completion of the expansion.

**COAST COMMUNITY COLLEGE DISTRICT ORANGE COAST COLLEGE SAILING CENTER\***

Project Engineer for the Sailing Center Boat Dock Renovation project valued \$1.2 million.

*\*Completed with previous firm*



## EDWARD VEGA CMIT

### PROJECT ENGINEER

#### YEARS OF EXPERIENCE

6

#### EDUCATION

Construction Management  
Certificate, UC Riverside

A.S., Construction Technology,  
Victor Valley College

#### CERTIFICATIONS/TRAINING

Construction Manager in  
Training (CMIT)

OSHA 30 Certified

#### RELEVANT EXPERTISE

- ☒ California K-12 Projects
- ☒ DSA Compliance
- ☒ Occupied Campus
- ☒ Delivery Model Expertise
- ☒ Modernizations
- ☒ New Construction

Edward is a very competent and innovative member of our construction team and is a strong advocate for incorporating virtual technology onto the construction field. His experience utilizing technology includes recent work at the complex Hollywood Presbyterian Hospital project, where he hyper-linked multiple sets of drawings within one centralized electronic file, reducing waste in time, costs, and efficiency because it enabled the team to easily access and navigate posted updated plans and specifications in the field. Edward will be responsible for assisting with the daily planning and execution of the project. He will support the team by proactively managing the budget by controlling expenses and administering billings. Other key functions will be communicating protocol to contractors, staying ahead of the curve on issues, identifying, assessing, and mitigating risk through collaborative discussions with the all team members.

#### RECENT RELEVANT EXPERIENCE

##### **EAST WHITTIER CITY SCHOOL DISTRICT BOND MEASURE PROGRAMS R & Z\***

Project Engineer for the District's two bond programs totaling \$94 million which provided facility modernizations to address the needs of the schools.

##### **CITY OF COSTA MESA CITY HALL REMODEL\***

Project Engineer for the \$7.5 million renovation of the Council Chambers within City Hall. Additional rooms were upgraded during the renovation and included conference room, community room, server room, as well as construction of an outdoor meeting area with ADA improvements.

##### **HOLLYWOOD PRESBYTERIAN HOSPITAL\***

Senior Project Engineer for the \$220 million new doctors tower. Scope of work includes new building structure and all connections from new building to existing tower and parking structure.

##### **COUNTY OF SAN BERNARDINO HIGH DESERT FLEET SERVICE BUILDING\***

Project Engineer for new \$5.1 million 23,000 square foot masonry building consisting of eight light service bays and three large drive-through truck service bays on roughly 4.8 acres with a concrete masonry block perimeter wall.

*\*Completed with previous firm*



### 3.2.4. Public Works Requirements

Our team brings decades of hands-on experience with state regulatory agencies and their approval processes for California K-12 school districts. We regularly collaborate with DSA, SFM, local agencies, public utilities and other authorities having jurisdiction.



**Office of Public School Construction**

Our team’s project and construction management staff bring specific, recent experience working with the OPSC and has established relationships with both management and field personnel within the OPSC department. Equally important will be our continued monitoring of OPSC procedures, especially changes and opportunities brought about by the passage of new legislation. We can make adjustments to projects to take full advantage of legislation changes so matching funds are distributed to Newport-Mesa USD.



**Division of the State Architect**

Over the past 10 years, our team’s key personnel have completed more than 300 DSA projects exceeding \$500 million. The Architect of Record is directly responsible for the submission of plans and specifications to DSA and SFM for compliance with the Field Act, fire and life safety code compliance, ADA and Title 24 compliance reviews. However, we understand the time sensitive nature of this process and will manage your architect’s progress in developing the plans and specifications to ensure timely submission to DSA. We create strategies that are coordinated with DSA to move projects forward, including closing out past projects that are not yet certified.

Our team also has extensive experience with the DSA Box and the new DSA Inspection Card process. Our team includes construction managers who work closely with the DSA Class 1 Inspectors to ensure fire/life safety, structural and access compliance. We coordinate inspection records with the DSA inspectors and field engineer and help track and resolve issues during the DSA certification process. SafeworkCM excels at expediting project closeout with DSA, which is often a challenging project delivery step.

**WE MEASURE UP**



**WORKING WITH DSA AT EAST WHITTIER SCHOOL DISTRICT**

Sam Lassiter, proposed Construction Manager, worked closely with the local DSA Inspector to closeout 35 uncertified projects throughout the 13 district sites for this \$94 million bond program. Several projects had been left open for decades, and to comply with DSA requirements, those projects had to be inspected and certified before new projects could be reviewed and approved for construction. We quickly established a good rapport with the DSA staff and successfully certified and closed those 35 projects in a few short months.



### **Department of Toxic Substance Control**

Demolition of existing buildings and other facilities often involves removal and disposal of hazardous and contaminated materials, including asbestos or lead paint. Our team has extensive experience working with the DTSC and the California Department of Environmental Health with demolition as well as permitting and removal of underground storage tanks, unexploded ordnances, military waste and other hazardous materials. We have developed a thorough understanding of the regulations and various permitting paths and are able to guide owners through the compliance process, including environmental document requirements and submission to DTSC for clearance of hazardous waste/substances, while minimizing cost escalation and delays.

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### **California Department of Education**

We have completed numerous projects funded by grants and are highly accustomed to working within the constraints required CDE's grant funding. CDE's involvement is typically during the planning phase to ensure that the school site and planned facilities meets California standards and are appropriate for school construction.

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## **SAB**

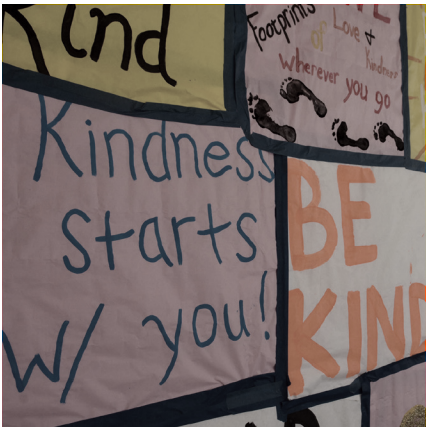
### **State Allocation Board**

State Allocation Board (SAB) is responsible for determining the allocation of state resources including proceeds from general obligation bonds and other designated state funds used for the new construction and modernization of public school facilities. Virtually all California's school districts have participated in the state's school funding program. Our team's project and construction management staff bring specific experience working with SAB through the OPSC.



### 3.2.5. District Contracts

SafeworkCM has not held a contract with Newport-Mesa Unified School District.



## 3.3. Project and Cost Management

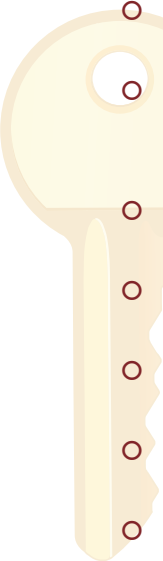
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### 3.3.1. Project Management

As we plan for a successful partnership with Newport-Mesa Unified School District, one of the most important and fundamental elements of our work plan, that serves as the basis of providing all services defined in the RFQ, will be the **continual alignment** with the District stakeholder goals. Our approach to providing the services emphasizes **collaboration, communication, and teamwork**.

Once the team is aligned with the District's goals our team will approach your projects with the use of **lean construction** management principals. What this means to you is that they bring efficiency to the projects by providing project solutions that eliminate waste early in the process. Our team partners with all project stakeholders to achieve a high level of success and maintain excellence throughout the construction process. Our team is highly experienced and equipped with the latest **technology** to provide you with a complete set of services to complete all your project needs and requirements. Our professionals incorporate critical attributes for successful and student-focused delivery of projects. These key attribute and keys to success include:

#### KEYS TO SUCCESS

- 
- **Project Management** – Develop the approach and overall strategy for the success of the project and administer project procedures consistently with all project stakeholders.
  - **Construction Management** – Work collaboratively with the team to ensure that resources are adequate to achieve the project management goals, plan, manage and expedite construction by proactively fostering relationship, anticipating and resolving problems before they impact the project.
  - **Scheduling** – The best construction schedules are developed with significant input from those entities responsible for performing the work.
  - **Estimating** – Monitoring and updates include appropriate cost and time analysis required to make informed and timely decisions for proceeding with proposed or pending changes.
  - **QA/QC** – Verify the project team has the proper understanding of procedures to ensure work is performed properly.
  - **Inspections** – Proactively looking ahead at the work schedule to ensure inspection responsibilities can be performed in a timely manner.
  - **Safety** – Transcends all other project goals including cost, time, and quality.

These keys to success will be implemented from project inception through close-out and beyond.



# PRECONSTRUCTION PHASE

SafeworkCM will conduct a preconstruction meeting with the District, contractor, inspector, and the architect to discuss project specifics. During the meeting we will review the project scope, schedule milestones, site logistics and phasing plan, communications protocol, and procedures for RFIs, submittals, payment applications, change order authorizations and other project specific items. Our preconstruction suite of services includes but is not limited to:

- Attend Design Meetings
  - Constructability Reviews
  - Value Engineering
  - Budgeting
  - Scheduling
  - Contractor Prequalification
- Bidding / Outreach
    - Bid Strategies
    - Bid Document Preparation
    - Bidder Interest /Outreach
    - Job Walks and Conferences
    - Bidder Coordination
    - Bid Day Coordination

## Trade Contractor Outreach

Since our office is locally based, we are very aware of the local bid and labor conditions, and will use this information as a factor in determining our bid packaging. Additionally, we have many ongoing relationships with companies in Orange County and Southern California, and we will work with them to determine what other projects could impact your projects bidding. With this information, we can structure our approach to minimize impacts to your projects.

SafeworkCM will assist with the prequalification process, including any necessary prebid conferences, job walks, and dissemination of related information including addenda. SafeworkCM will conduct a bidder solicitation program to encourage sufficient competition in order to provide the District with responsive and competitive contractor bids. We will conduct an extensive campaign to market the project to potential bidding contractors. We have developed a solid working relationship with the local contractors, subcontractors and suppliers who will be invaluable in assisting us in generating bidder interest.

Our team will work to craft each bid package so the entire bid will be inclusive, without overlaps. Our project managers will create clear and effective bid packaging that will maximize bid participation and be inclusive of your documented scope of work.

**Our team will work to craft each bid package so that the District's outreach goals are maximize and inclusive, without overlaps. During preconstruction, our project team will create clear and effective bid packaging that will maximize bid participation and be inclusive of your documented scope of work.**

Division	Description	Earthwork	Underground Utilities	Concrete	Structural Steel	Metal Framing & Drywall	Carpentry	Casework	Thermal Protection	Sheet Metal	Door & Frames	Roofing
		01	02	03	04	05	06	07	08	09	10	11
Division 1 - General Requirements (● = represents work to be performed by Bid Package   ○ = represents work as required by Bid P.												
01 10 00	Summary of Work	●	●	●	●	●	●	●	●	●	●	●
02 25 00	Product Substitutions	●	●	●	●	●	●	●	●	●	●	●
01 26 00	Change Order Procedures	●	●	●	●	●	●	●	●	●	●	●
01 26 13	Request for Information (RFI)	●	●	●	●	●	●	●	●	●	●	●
01 29 73	Schedule of Values	●	●	●	●	●	●	●	●	●	●	●
10 29 76	Applications for Payment	●	●	●	●	●	●	●	●	●	●	●
01 31 00	Coordination and Meetings	●	●	●	●	●	●	●	●	●	●	●
01 32 16	Progress Schedule	●	●	●	●	●	●	●	●	●	●	●
01 33 00	Submittals Procedures	●	●	●	●	●	●	●	●	●	●	●
01 40 00	Quality Requirements	●	●	●	●	●	●	●	●	●	●	●

## CONSTRUCTION PHASE

Our team understands that it is critical to maintain existing facility needs and minimize disruption to school campuses and district operations. Our team will work closely with the project site staff, with the district's facilities staff and identify early areas of concern and/ or potential impacts, and we will draft project solutions, preliminary phasing plans and ensure we obtain stakeholder acceptance prior to having these plans incorporated into the project plans for future contractors to execute and for us to manage. During construction our team will ensure proper processes and procedures are implemented and executed.

### Budget Monitoring

Our responsibility as a construction management partner includes the continuous monitoring of all on-going activities throughout the duration of the project, and to provide precise estimates to guarantee that initial cost does not exceed your budget.

OUR TEAM MEMBERS HAVE BUILDER ROOTS WHICH WILL ALLOW THEM TO PROVIDE VARIOUS OPTIONS FOR PHASING AND PROJECT SOLUTIONS THAT ARE ACCEPTABLE TO THE NEEDS OF THE DISTRICT AND COINCIDE WITH THE NEEDS OF MAINTENANCE FOR HVAC, LIGHTING, DATA, PLUMBING, AND SIMILAR UTILITIES. OUR GOAL IS TO KEEP YOUR LEARNING ENVIRONMENT SAFE, CLEAN, AND OPERATIONAL.

**3.3.1 Minimizing Change Orders to Ensure Well-Coordinated and Complete Work Product:** Changes to design documents both during preconstruction and construction can have critical impacts on both a project's cost and schedule. Our team will always protect the District's interests in maintaining the approved project budget during preconstruction, design, procurement, construction and closeout phases of the project, beginning with cost estimating and cost control, continuing with change management. Our team strives to eliminate or minimize change orders where possible by following some key attributes:



#### PREVENT

Our primary focus in mitigating construction change order costs is through prevention. This begins with thoroughly reviewing design documents through our detailed design and constructability reviews to eliminate change orders before they happen.



#### MITIGATE

During construction, prompt resolution of the contractors' RFIs will help mitigate change orders. For this reason, we have implemented an efficient RFI processing and monitoring system through our project administration software, Sharepoint.



#### RESOLVE

SafeworkCM, in conjunction with the District and the architect, will develop and follow specific procedures for resolving change order disputes. The team will maintain emphasis on critical issues and ensure all appropriate team members are informed of the proposed changes and the impact on cost and time when issues arise.

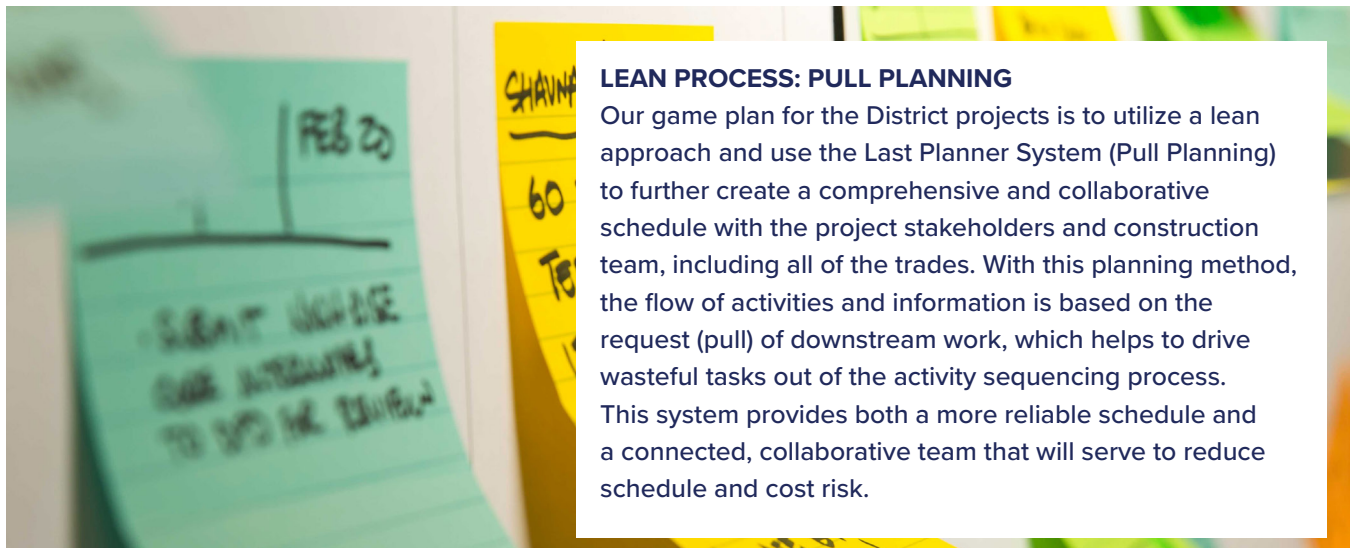


### 3.3.1.2. Approach to Stay on Schedule and Meet Project Timeline Goals

Our staff has access to in-house schedulers that are equipped with the latest in Primavera software, lean and efficient scheduling techniques, and perform compressive reviews of monthly project schedules. Our staff is trained to review logic, predecessor and successor reports, analyze project float and to determine when the project schedule might show early signs of potential impacts to the end date.

#### Schedule Monitoring

Project progress is monitored and documented through progress meetings and the monthly schedule update process. Monthly schedule updates will track the actual progress of what work was accomplished in the previous month and will delineate any additions, changes, or problem areas for the remaining scheduled activities. The monthly schedule update will quantify delays or improvements in the projected completion date of the project.



#### Quality Assurance/Quality Control

We will clearly communicate how we intend to implement a comprehensive QA/QC program with the general contractor and all trade subcontractors before construction begins. This process includes setting expectations and identifying procedures for tracking quality compliance to the construction documents. These requirements are discussed at every pre-work meeting prior to each construction operation to ensure proper installations and applications. The QA/QC program is a cooperative effort between the construction and inspection team, including coordination of materials testing, special inspections and periodic evaluation of the inspection process. Construction quality is, in part, dependent on the materials testing and inspection program established for the project. A schedule of inspection and tests required on the project are specified in the contract documents. Materials testing and special inspection is carried out by an independent testing firm retained and paid for by the District; however as the construction manager, it is our responsibility to coordinate with all parties during construction. We oversee the QA/QC program to assure that all contract requirements for inspection and testing are met and notify the District in the event deficiencies are noted.



**Site Observations:** CM site personnel shall conduct daily observation surveys with notes recorded on the daily log form. Certified construction inspectors are provided by the District to perform inspections and verify compliance with regulations and codes. The inspector monitors, schedules and coordinates materials testing, and surveying services, while SafeworkCM observes the general building quality and the work of contractors for contract compliance. SafeworkCM monitors the construction and will be responsible for the District's compliance inspection program, including the coordination and reporting of testing and site inspections and the inspections and field observations of the architect/consultants.

By setting a comprehensive QA/QC program in place from design through construction, SafeworkCM is able to deliver top quality projects to the District.

### **Safety**

SafeworkCM manages and promotes safety with straightforward responsibilities, guidelines, protocols, procedures, recognition and regulations for all team personnel involved in the delivery of the project. Our team will ensure that safety programs are executed and adhered to by all project staff.

### **SAFETY, IT'S IN OUR NAME.**

#### **COVID-19 RESPONSE**



Since the SARS-CoV-2 Coronavirus (COVID-19) was first reported, our team has closely monitored the outbreak and taken action in response to it. Given SafeworkCM's role as a service provider, we want to make Newport-Mesa USD aware that we are actively working with clients and vendors in affected areas to coordinate our response and to closely follow the guidance from global and regional health advisory agencies. We also have a robust communications and safety program in place for our employees to provide them with up-to-date information, guidance, and resources as we track ongoing events and support preparedness activities.



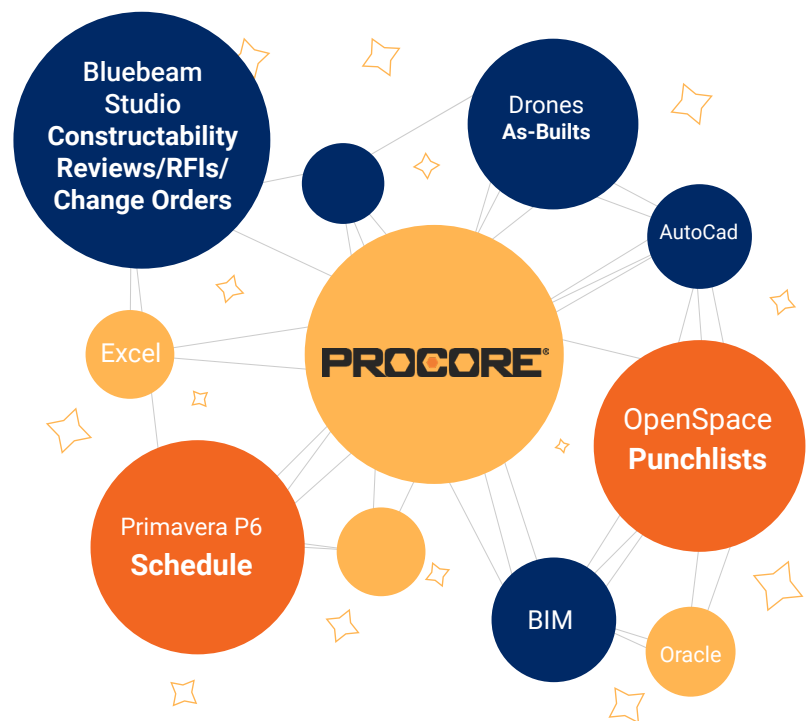
### Labor Compliance (Department of Industrial Relations)

To ensure labor compliance with the current prevailing wage laws mandated by the Department of Industrial Relations, District may be required to implement a Labor Compliance Program. Our team will support the District's Labor Compliance Consultant to assist in monitoring all projects for compliance with the payment of prevailing wage rates as well as conduct observations and interviews following established Labor Compliance Program procedures for public works projects. Our on-site representative will assist the team in preliminary labor compliance analysis and provide recommendations on prevailing wage claims and ensure that certified payroll records are consistent with trade contractor daily reports and fringe benefit payments. Other state regulatory agencies that can impact California Unified School Districts and with whom we have extensive experience includes:

- Air Quality Management District
- Department and Fire Marshall
- U.S. Army Corps of Engineers
- California Department of Fish and Wildlife
- Department of Environmental Health
- Regional Water Quality Control Board
- Native American Heritage Commission
- Environmental Protection Agency

### Document Control

Procore is a project controls system that tracks, documents and stores project information in a centralized location that can be accessed at any time of day from any location. Procore's dashboard can be customized to meet the Owner's review needs. This accessibility allows all stakeholders to communicate, interact and share information in an efficient and precise manner. The system is continuously updated, meaning that all decisions are based on consistent, real-time information. Documents that are created and managed through the document control system will include: RFIs, transmittals, submittals, purchase orders, photo logs, meeting minutes, change orders, budgets, invoices and pay applications and project reports. Design and construction documents will also reside within the Procore document control system. We will establish the responsibilities for the flow of information for all team members in accordance with District's procedures and policies. All plans, specifications, RFIs and project revisions will be maintained digitally and be available with daily updates to stay current.



## DSA CLOSEOUT PHASE

Successful project closeout begins in the early design phases of a project. We will assist the Architect and District in defining equipment and system start-up requirements and expectations. Our team will initiate and facilitate all walk-through inspections. These will be coordinated with District staff, the architect, and contractors. From these inspections, a punch list of remaining items to be addressed will be generated, distributed, and tracked. Our staff will ensure all items are corrected before moving on to final completion. SafeworkCM will determine final completion of the work, at which time we will notify the District and architect that the work is ready for a final inspection. In addition, we will secure and transmit required closeout documents including guarantees, affidavits, releases, bonds, and waivers, as well as coordinate training, delivery of all keys, manuals, record documents and maintenance stock.

### 3.3.1.1. Staffing Required to Manage the Project Effectively and Hourly Rates

The SafeworkCM team has resources and capacity to provide all required personnel for this program. We are organized to provide additional resources while optimizing individual client relationships and responsibilities. Current workloads and projections assure that the individuals assigned to the project team, with support from backup resources as required, will be available to begin work as scheduled.

As requested in Question #4, of the RFQ 119-21 Construction Management Services Q&A clarifications issued February 19, 2021, below are example projects and the type of staff assigned to each project type. Schedule of rates can be found on the following page.

PROJECT	PROJECT TYPE	DELIVERY METHOD	COST	STAFFING	ROLES
<b>Bond Projects*</b> East Whittier City SD	Modernizations at 13 sites	CMMP	\$35M	4 FTE	2 Construction Mangers 2 Project Engineers
<b>Crenshaw High School PAC</b> Los Angeles USD	New Construction	Design-Build	\$70M	4 FTE	1 Sr. Construction Manger 1 Project Manager 1 Asst. Project Manager 1 Project Engineer
<b>Safety and Security Phase 1</b> Los Angeles CCD	Renovation	Design-Bid-Build	\$1M	1 FTE	1 Project Manager
<b>SAMOHI Discovery Building*</b> Santa Monica-Malibu USD	New Construction	Lease-leaseback	\$120M	4 FTE	1 Sr. Construction Manger 1 Project Manager 1 Asst. Project Manager 1 Project Engineer
<b>ADA Upgrade Program</b> Los Angeles USD	District-Wide ADA Upgrades	CMMP	\$1.7M	1 FTE	1 Project Manager

\* project completed by team members while at another firm

## Schedule of Rates

The hourly rates below are fully burdened with employee benefits, statutory requirements, overhead and profit. These rates are applicable to time and material services requested on an individualized hourly billing basis through 2021. Hourly rates are subject to adjustment based on an established cost index for subsequent years and District approval.

<u>Position</u>	<u>Hourly Rate</u>
Principle in Charge	N/C
Project Director	\$180
Sr. Project Manager	\$175
Project Manager	\$170
Construction Manager	\$165
Superintendent	\$165
QA/QC Manager	\$160
Safety Manager	\$165
Scheduler	\$150
Estimator	\$150
Asst. Project Manager	\$140
Project Engineer	\$130
Constructability Review Manager	\$165
Labor Compliance Specialist	\$145
Project BIM/CAD Administration	\$95
Project Controls Coordinator	\$90

## Reimbursable Expenses

Reimbursable expenses are billed at actual cost plus 10% markup. All reimbursables are subject to District authorization and approval. All reimbursable expenses will be provided with supporting documentation of authorized expenditures.

**NOTE:** SafeworkCM does not charge an additional fee% for projects. All fee is included in our all-in labor rates. We believe that the most cost effective option for the District, is for the CM to evaluate the timeline, construction costs, feasibility, and overlap with other projects, etc. to determine what is the best and most cost effective staffing for the project. Once timeframes are established for the different projects we can work with the District to finalize the fee for each project and deliverable. SafeworkCM is always willing to find the most cost effective and efficient way to staff projects.



## Continuity of Team

SafeworkCM is committed to ensuring that once our staff and subcontracting team members begin a project or program, they will carry through to completion. This commitment begins at the proposal stage through our practice of establishing a project team able to devote themselves to successfully fulfilling their roles on the project.

The depth of our team provides us the flexibility to meet any project's varied requirements. Many bond programs experience peaks and valleys in staffing requirements which allows us to accommodate needs on other projects on either a short-term or long-term basis by shifting personnel to where the need arises. While our core team will remain dedicated to this contract, our workforce is organized to easily scale up and down to accommodate the peaks and valleys in staffing requirements.

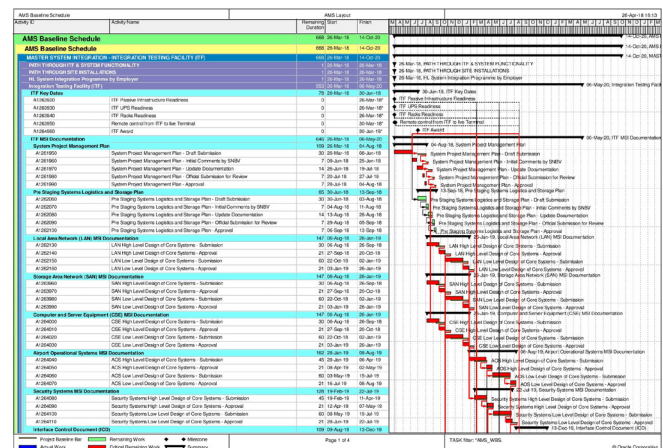
We maintain a region-wide resource-loaded schedule that allows us to accurately assess project staffing needs versus availability. When unexpected needs arise, we are able to determine what staff are available to fill those needs.

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

### Primavera P6 for Scheduling

Our staff and schedulers are equipped with the latest in Primavera software. Primavera P6 is an effective scheduling tool as it allows a realistic time scale of the project duration. Also, as the project progresses, it's easy to reschedule and see the impact of any changes. It optimizes labor and materials and the sequence of activities are integrated with the budget.

A Primavera P6 schedule allows the project team to gain early insight into any risks to the project duration, which may prevent it from finishing on time and within budget.



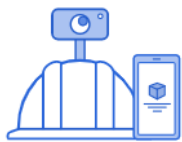
## Other Technologies/Software for Project Management

### Internet-Based Collaboration Tools

Microsoft Teams and Bluebeam Studio, allows us to centralize the information, collaborate on design and specifications, and track deliverables. Hosted cloud services and cloud storage solutions allows the real-time sharing of ideas among the team. Our team will promote the available technology solutions to increase efficiencies in the delivery of scope iterations while promoting the ease of access to the project related information.

### OpenSpace (360 Video Jobsite Capture)

OpenSpace 360 actively captures hundreds of thousands of jobsite videos effortlessly. Our construction manager attaches the 360 degree camera to their hard hat, which allows them to effortlessly record video of everything they see naturally, while walking a job site. The video is then uploaded and OpenSpace automatically stitches together hundreds of thousands of videos frames. Once they complete their walk through, OpenSpace charts their path around the job site and transfers that path directly onto their digital plans.



Capture and document  
your project in minutes



OpenSpace Vision Engine  
and secure storage

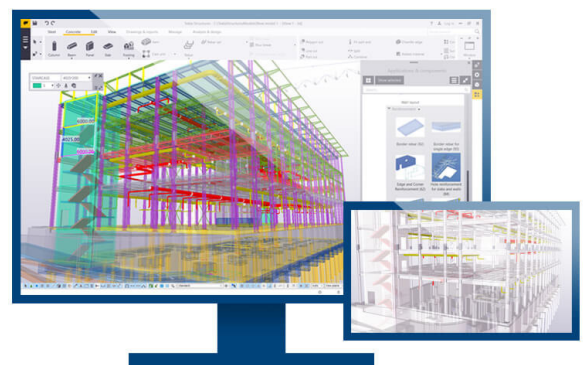


Simple interactive viewing  
and AI tools



### Building Information Modeling (BIM)

SafeworkCM offers enhanced constructability reviews via Building Information Modeling (BIM). At project start-up, SafeworkCM initiates inter-and intradisciplinary coordination with the design team to develop a plan for analysis. This analysis includes long lead time items, special environmental site concerns, eco-friendly design goals, staging, equipment, etc. BIM is used throughout the process to enhance the team's visualization and communicate the construction intent more effectively to all trades involved.



## 3.4. Sub Consultants

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SafeworkCM has full capabilities to perform construction management services including design assist, preconstruction, construction and closeout of projects and all related scope. Not having to outsource our services allows us to take a true collaborative approach during all phases of design and construction so that our services are always in alignment with the needs of your stakeholders and project goals.

### **Support Staff /In-House Resources**

Our in-house resources are one of the greatest benefits of working with SafeworkCM. Imagine a dedicated, exclusive pool of resources working for you and your projects. Think of an experienced, competent set of schedulers, estimators, BIM specialists, public relations managers, safety and environmental professionals – all capable of focusing on and executing your project. Think of our in-house resources as an extension of our on-site project team – just a moment away.



## 3.5. References

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1

**Los Angeles Unified School District**

Jennifer Iceland, Sr Resident Construction Engineer

jennifer.iceland@lausd.net

(213) 248-0327

2

**El Centro Elementary School District**

Kristy Curry, Assistant Superintendent of Administrative Services

(760) 352-5712 ext. 8517

KCurry@ecesd.org

3

**Santa Monica-Malibu Unified School District**

Steve Massetti, Bond Program Manager

(310) 450-8338 ext. 79389

smassetti@smmusd.org

4

**Downey Unified School District**

Vince Madsen, Senior Director, Facilities Planning and Development

(former Director of Bond & Facilities Modernization for East Whittier City SD)

(562) 320-9127

vmadsen@dusd.net

5

**Irvine Unified School District**

Kelvin Okino, Executive Director, Facilities Planning and Construction

(949) 936-5305

kelvinokino@iusd.org

“

*I want to express our gratitude on a job well done. You and the Safework team all came in during the ending of a challenging project and really helped chaperon us to successful completion. We are very grateful! We will always keep you in the loop, inviting you to all of our bid invitations, as well as sharing your company with other departments who may be soliciting bids for professional management work.”*

- Donald Day, San Bernardino County, Department of Public Works, Division Manager



## 3.6. Legal Issues

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### 3.6.1. Legal Questions

**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.**

No, there are no pending legal action against SafeworkCM or any employee of SafeworkCM alleging violations of the law in connection with an offering of municipal securities in a California transaction.

**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.**

No, there have never been any settlements or judgments involving such actions.

**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 administrative action for any individual licensee, as required to be reported to the State of California.**

None, there have never been any judgments, settlements or arbitration award valued at \$5,000 or greater relating to a civil action judgment, settlement, arbitration award, or administrative action for any licensee as required to be reported to the State of California.





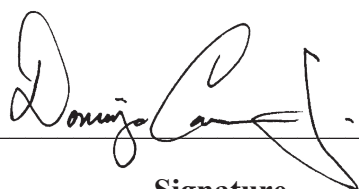
## 3.7. Other Forms

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- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment B "Certification- Request for Qualifications."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment C "Statement of Experience and Financial Condition."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment D "Questions."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment E "Project Reference."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment F "Conflict of Interest."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment G "Firm Proposal/Offer."
- ✓ Offerors shall execute and submit with any proposal/offer, the Attachment H "Non-Collusion Declaration."
- ✓ Offerors shall execute and submit with any proposal and Hourly Fee Schedule.

**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****President****Title****1 Jenner, Suite 230 Irvine, CA 92618****Address****(949) 339-3930****Telephone****2/22/2021****Date****Domingo Camarano****Typed or Printed Name****SafeworkCM****Company****1 Jenner, Suite 230 Irvine, CA 92618****Address****(818) 703-6486****Fax**

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

**ATTACHMENT C****STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION**Company Name: SafeworkCM(Check One): ☒ Corporation ☐ Partnership ☐ Sole ProprietorshipAddress: 1 Jenner, Suite 230 Irvine, CA 92618Telephone/FAX#: Telephone: (949) 339-3930 / Fax: (818) 703-6486Date and State of Formation/Incorporation: January 29, 1992 / CaliforniaIs the company authorized to do business in California? YesBasis 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: Office located in Irvine, CA**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>\$11,059,637</u>	<u>\$12,273,134</u>	<u>\$12,443,809</u>
Total:	<u>\$11,582,238</u>	<u>\$13,864,655</u>	<u>\$14,646,088</u>

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

Silicon Valley Berryessa Extension (SVBX) Fremont to San Jose, CA  
Construction Cost: \$2.3 billion / Contract Value: \$5.7 million

**ATTACHMENT D****ANSWER THE FOLLOWING QUESTIONS**

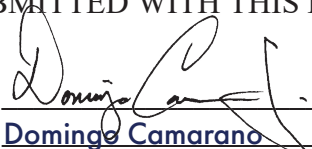
1. Is the company or its owners connected with other companies as a subsidiary, parent, affiliate, or holding company? \_\_\_ Yes ☒ No If yes, explain on a separate, signed sheet.
2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? \_\_\_ Yes ☒ No If yes, explain 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:**

  
 \_\_\_\_\_  
 Dominge Camarano  
 \_\_\_\_\_  
 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. **See following page**

1. Project Title and location	2. Name, address, and phone number of contact person	3. Nature of firm's responsibility	4. Type of Contract	5. Contract Amounts	6. Start Date	7. Current Status
Big Bear Zoo, Big Bear Lake, CA	County of San Bernardino Donald Day, Department of Public Works, Special Districts, Division Manager 200 S Lena Rd, San Bernardino, CA 92415 (909) 453-9655 Donald.Day@sdd.sbcounty.gov	CM Services	Direct Cost	\$131K	04/01/20	Complete
Crenshaw High School PAC Los Angeles, CA	Los Angeles Unified School District Jennifer Iceland, Sr Resident Construction Engineer (RCE) 333 South Beaudry Ave, Los Angeles, CA, 90017 (213) 248-0327 jennifer.iceland@lausd.net	OAR/CM Services	Direct Cost	\$300K	10/09/20	In progress
LA Valley College, Safety and Security Phase 1 Van Nuys, CA	Los Angeles Community College District Mark Strauss, College Project Director 5800 Fulton Avenue, Valley Glen, CA 91401 (818) 756-0953 mark.strauss@build-laccd.org	PM/CM Services	Direct Cost	\$1M	10/01/20	In progress
Public Assistance Program Consultants El Centro, CA	El Centro Elementary School District Kristy Curry, Assistant Superintendent of Administrative Services (760) 352-5712 ext. 8517 KCurry@ecesd.org	CM Agency	Direct Cost	\$31K	06/01/20	Complete



1. Project Title and location	2. Name, address, and phone number of contact person	3. Nature of firm's responsibility	4. Type of Contract	5. Contract Amounts	6. Start Date	7. Current Status
Chaffey Community College Library Rancho Cucamonga, CA	Chaffey College Melanie Siddiqi, Assoc. Superintendent of Administrative Services 5885 Haven Ave, Rancho Cucamonga, CA 91737 (909) 652-6782 Melanie.Siddiqi@chaffey.edu	CM Services	Direct Cost	\$8.8M	06/01/20	In progress

### Chaffey College Library Cost Breakdown

Technical Analysis: \$150K  
 Design and Implementation: \$4.5M  
 Project Management: \$8.8M  
 Monitoring: \$240K  
 Training: \$10K  
 Educational Programs: \$10K  
 Maintenance: \$25K  
 Budgeting: \$50K

**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	<u>Domingo Camarano</u>
Title	<u>President</u>
Date	<u>2/22/2021</u>

## 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: Domingo Camarano

Duly Authorized Signature: 

Title: President

Date of this Proposal/Offer: 2/22/2021

Offeror Name: SafeworkCM

Offeror Address: 1 Jenner, Suite 230 Irvine, CA 92618

Offeror Telephone: Office: (949) 339-3930 / Cell: (949) 413-8830

Offeror Email: domingo.camarano@safeworkcm.com

RFQ 119-21 Construction Management Services Q & A

1. The Attachment G form includes the wrong RFQ# and the following language “SAUSD”. Can the District please provide clarification on whether we should sign the Attachment as is? Or If we should update the language to reflect RFQ# 119-21 and NMUSD? *This is a typo you can sign and submit as is.*
2. Section 10C, Compensation and Payment – are payments on a monthly basis or only at final completion of the project? *Can vary by project, if it is a long term project payment requests can be submitted during completed milestone points for smaller short term projects contracts are normally paid in full upon completion.*
3. Section 3.1.2 and 3.1.3 both denote to provide resumes of the proposed staff. Which section do you want to see the resumes of our proposed staff? *Can be provided in either section, information does not need to be duplicated between sections.*
4. Section 3.3.1.1 asks firms to describe the type of staffing required to manage the project effectively. Would you like firms to use their own specific project as an example when discussing staffing requirements for this on-call RFP? *Yes, provide examples of projects completed and the type of staff that were assigned to the project.*
5. If the District were to request a Construction / Project Manager to support preconstruction services on a project, would that same Construction / Project Manager oversee the construction and closeout phases. *Typically, yes the construction manager that is brought on board for pre-construction will be the construction manager for the entire project from design thru construction/Closeout.*
6. Please provide the types of projects NMUSD will need assistance with. *Projects vary widely based on available funding, a representative example of some of the work undertake during the last couple years can be found here; <https://web.nmusd.us/constructionprojects>*
7. How does NMUSD select candidates for staff augmentation needs? Do consulting firms provide qualified staff directly, or is there a formal recruitment process? *Can you please clarify what you are asking by Staff Augmentation needs?*
8. To clarify on the staff augmentation question, would consultants be working along-side other consultants and district employees? *Yes, you can anticipate working alongside various consultants for inspections, geotechnical etc.*
9. How many firms will NMUSD be selecting under this contract? *Selection will be based on number of RFQ submissions we are anticipating at least 5 firms.*
10. If NMUSD selects a CM to support a project, will that selected CM move on to other projects in the District once their first project completes closeout? *Yes, projects will*

RFQ 119-21 Construction Management Services Q & A

continue to be offered to all CMs throughout the term of the contract which will be a maximum of (5) five years.

11. Will opportunities under this contract be full time or part time? The majority of our projects will require a full time staff commitment although some smaller projects may only require part-time it will vary based on the size and complexity of the individual projects.
12. Page 19 of the RFQ, section Other Forms, states: *3.7.8. Offerors shall execute and submit with any proposal and Hourly Fee Schedule.*  
Also, page 18, section Project and Cost Management, of the RFP states: “3.3.1.1. ... Provide hourly rates for each classification.” Can you please clarify if we are to provide hourly rates for our proposed staff? Are we to also provide a fee schedule? If we are to provide a fee schedule, are we to provide a range of fees based on various project sizes and durations? Please provide hourly rates for various staff that may work on a project, fee schedule should include any ancillary fees outside of the normally hourly rate for staff. Feel free to include a fee range if your fees vary based on the size of project.
13. Can you provide the contract documents that the District uses for CM Services? We are currently drafting a new CM agreement it will be provided at a later date for review.
14. What is the delivery method? CM-Multiple Prime or CM-Agency? Typical projects would be CM Multi-prime but that does not mean the potential use of CM Agency does not exist.
15. What projects are to be considered/included in the CM pool? The majority of projects will be site modernization work or full building construction projects.
16. Does the District give preference to certified DBE/WBE/SBE firms? These do not apply for this RFQ.
17. Most of NMUSD projects are “Sealed Bid” or Design-Bid-Build Delivery Method. It appears that this RFQ is for Construction Manager @ Risk (CMAR)? Can you clarify how the district will deliver upcoming projects and if any projects will be delivered via Lease-Leaseback, Design-Build, CM-Multi Prime, CMAR, etc.? All delivery methods are possible but the majority of projects completed by the District in the past are CM-Multi Prime and Design-Build.
18. Please clarify or confirm that the RFQ Evaluation Form (page 8 of RFQ package) should be included in responders RFQ response package and not sent separately to the District. I understand that the District will not review the remainder of the RFQ response if a proposer does not receive at least 80% on the RFQ Evaluation. Yes, it should be included, the entire RFQ will be reviewed, this is one part of the RFQ review process.



RFQ 119-21 Construction Management Services Q & A

19. As a result of COVID-19, will the District accept electronic submissions in lieu of the (3) hard copies submission requirement? *I prefer hard copies as I have to distribute them to reviewers. I will be here collecting RFQs on the due date. If this is not possible I will accept an electronic copy.*
20. Within Attachment G, the RFQ references the following number “RFP # 114-21” – our team wanted to ensure that this was a simple oversight and will not affect the submittal in any way. *This is a typo you can sign and submit as is.*
21. The District’s RFQ for construction management services does not ask for fees under Item 3, Response Format other than hourly rates for our expected staffing for efficient project management (page 13, item 3.3 Project and Cost Management, 3.3.1.1. However, on page 6, item 5, the RFQ states “Each proposal/offer must be a firm irrevocable offer, and remain open and valid for sixty days (60) days after RFQ closing. Please confirm that you are expecting a fee proposal be included in our RFQ response. *Yes, please provide rates and fees in your proposal response.*
22. Just confirming 3.1.1, 3.1.2 and 3.1.3 is all referencing a joint venture? If we are not a joint venture, then we would not need to provide anything for 3.1.2 and 3.1.3? Just wanted to confirm as section 3.2.3 asks for resumes too. *Section 3.1.1 Asks for a profile of your company, if you are submitting as a joint venture you must submit the joint ventures federal tax id verification. Section 3.1.2 Asks for a one-page outline of the structure (org chart) for your organization. If you are a joint venture additional requirements apply, Section 3.1.3 Asks for staff qualifications by providing info on recent projects, Section 3.2.3 Asks for resumes to be provided of staff that may be assigned to district projects if awarded a contract.*

**SafeworkCM acknowledges receipt of clarifications issued 2/19/2021.**

A handwritten signature in black ink, appearing to read "Domingo Camarano". The signature is stylized with a large initial "D" and a long, sweeping horizontal stroke at the end.

**Domingo Camarano**

**President**

**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 President **[PRINT YOUR TITLE]**

of SafeworkCM **[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.

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: 2/22/2021

Proper Name of Submitter: SafeworkCM

City, State: Irvine, California, \_\_\_\_\_

Signature:  \_\_\_\_\_

Print Name: Domingo Camarano

Title: President

## 3.7.8. Hourly Fee Schedule

### Schedule of Rates

The hourly rates below are fully burdened with employee benefits, statutory requirements, overhead and profit. These rates are applicable to time and material services requested on an individualized hourly billing basis through 2021. Hourly rates are subject to adjustment based on an established cost index for subsequent years and District approval.

<u>Position</u>	<u>Hourly Rate</u>
Principle in Charge	N/C
Project Director	\$180
Sr. Project Manager	\$175
Project Manager	\$170
Construction Manager	\$165
Superintendent	\$165
QA/QC Manager	\$160
Safety Manager	\$165
Scheduler	\$150
Estimator	\$150
Asst. Project Manager	\$140
Project Engineer	\$130
Constructability Review Manager	\$165
Labor Compliance Specialist	\$145
Project BIM/CAD Administration	\$95
Project Controls Coordinator	\$90

### Reimbursable Expenses

Reimbursable expenses are billed at actual cost plus 10% markup. All reimbursables are subject to District authorization and approval. All reimbursable expenses will be provided with supporting documentation of authorized expenditures.

**NOTE:** SafeworkCM does not charge an additional fee% for projects. All fee is included in our all-in labor rates. We believe that the most cost effective option for the District, is for the CM to evaluate the timeline, construction costs, feasibility, and overlap with other projects, etc. to determine what is the best and most cost effective staffing for the project. Once timeframes are established for the different projects we can work with the District to finalize the fee for each project and deliverable. SafeworkCM is always willing to find the most cost effective and efficient way to staff projects.





1 Jenner, Suite 230, Irvine CA 92618  
[www.safeworkcm.com](http://www.safeworkcm.com)