

MANAGEMENT SERVICES

Proposal for Construction Management Services

RFQ NO. 119-21

Presented to:

Newport-Mesa Unified School District
Purchasing Department

2985 Bear Street, Building A
Costa Mesa, California 92626

February 22, 2021

RACHLIN
P A R T N E R S

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NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

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February 22, 2021

Mr. Jonathan Geiszler, Director of Purchasing & Warehouse
Purchasing Department
Newport-Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, California 92626



RE: REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES
RFQ No. 119-21

Dear Mr. Geiszler and Members of the Selection Committee:

Newport-Mesa Unified School District needs a partner with management, coordination, oversight and technical construction expertise to ensure that your projects are completed in a timely and cost-effective manner. We would be honored to be your partner and help you deliver new learning environments for your students.

Our background as both Construction Managers, Project Managers, and Architects, with a strong expertise in school design and construction, makes us ideally suited to help you achieve your goals. Our portfolio of more than 500 K-12 projects, from new classroom buildings to modernizations, for many school districts throughout Southern California stands as a testament to our expertise in the construction of public-school facilities.

Firm Information

<i>Legal Name:</i>	Rachlin Partners
<i>Contact Information:</i>	8640 National Boulevard Culver City, California 90232 Tel: 310/204-3400 Fax: 310/204-3815
<i>Authorized Personnel:</i>	Michael Rachlin, AIA, LEED AP (Principal-in-Charge) Richard Ingrassia, AIA, LEED AP (Project Management Principal)

ACTING AS THE DISTRICT'S REPRESENTATIVE

Responding to our clients' needs over a decade ago, we expanded our Architectural practice with Project and Construction Management services. Our combined experience as Project Managers, Construction Managers, and Architects enables us to direct and coordinate the District's project team from feasibility and planning to project closeout. We believe this heightened engagement offers the District a more responsive, transparent, and cost-effective business model.

On the job site every day, we act on behalf of the District as the District's Representative, integrating Project and Construction Management Services into our role as a committed member of your team. Our staff has the ability to manage and coordinate all design, procurement, and construction activities. We also initiate work and coordinate the various tasks and vendors that comprise the District's project-related workload. Rachlin Partners' Project and Construction Managers serve as the equivalent of an in-house project implementation department, overseeing the work of the Design Team and General Contractor.



We have provided our management services to other public school districts throughout Southern California, including Downey Unified School District, El Monte Union High School District, Fountain Valley School District, and Las Virgenes Unified School District. We were also retained by Los Alamitos Unified School District, for whom we provided our management services for the District's \$163 million building program to modernize 10 school campuses. Our staff earned a reputation for their "skin in the game" as they kept projects on schedule, ensured student safety, and engaged with campus staff to mitigate the impact of construction.

To summarize, here are the key benefits we offer you:

- A streamlined and collaborative project delivery process that will also reduce your administrative costs.
- Extensive experience with public school projects and strong expertise with the California Building Code, Uniform Building Code, and other regulatory frameworks.
- Direct Principal involvement to ensure accountability and responsiveness. Supported by an experienced team, both I, Michael Rachlin, and Richard Ingrassia will work with you to manage the construction of your projects.

In the following pages, our detailed Statement of Qualifications will reveal how Rachlin Partners will deliver a highly responsive service that exceeds your expectations. Thank you for your consideration and the opportunity to be of service.

Respectfully,


Michael Rachlin, AIA, LEED AP – *Partner*
mrachlin@rachlinpartners.com


Richard Ingrassia, AIA, LEED AP – *Partner*
ringrassia@rachlinpartners.com

Business Profile

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Include legal form of Offeror (LLC, partnership, corporation, etc.), number of years in business, home office location, local office location (if different).

LEGAL FORM / OWNERSHIP
LLC

OFFICE LOCATION
Rachlin Partners
8640 National Boulevard
Culver City, California 90232
www.rachlinpartners.com

YEARS IN BUSINESS
39 years.

Q: Identify the ownership structure of the Offeror and furnish a one-page history, including number of years the firm has provided similar services for both public and private sector clients.

HISTORY

Rachlin Partners is a full-service Planning, Program Management and Construction Management organization established in 1982 by Michael Rachlin and is a prominent design and management firm in California having earned recognition for services on education, healthcare and government facilities for both private and public clients. Rachlin's mission is to deliver intelligent services that enable our clients to achieve their goals and enrich their lives.

In 39 years of practice, the firm has established a reputation for imaginative and innovative solutions delivered with exceptional levels of client service. An important factor in the success of Rachlin Partners has been the ability to develop collaborative relationships with our clients through the direct, hands-on involvement of the partners in every project, resulting in 80% of the firm's commissions from repeat clients. The firm's expertise includes:

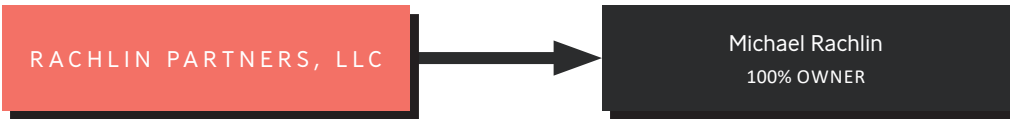
- Program Management
- Project Management
- Construction Management
- Budgets and Accounting
- Value Engineering / Cost Estimating
- Scheduling and Constructability Reviews

FIRM STRENGTH

A unique aspect of our firm is that we are Project Managers, Construction Managers with an Architectural Division employing a **staff size of 22**. Our expansion into project and construction management was a natural outgrowth of both the trust we have earned from clients on multiple projects over many years and our ability to manage both program and project budgets to yield the highest value for our clients. These combined disciplines have helped us build a dynamic professional team which offers our clients a vast array of technical, management and design resources.

Balancing our firm at this size facilitates the ability of Executive Partner Michael Rachlin and Managing Partner Richard Ingrassia to personally oversee the development and delivery of each project. The firm's moderate size effectively blends the responsiveness of small firms with the staffing depth of large firms, assuring clients that firm leadership will work hand-in-hand with them from kickoff to close-out. This "right-sizing" has also allowed our firm to offer the highest level of creativity on every project, regardless of size or scope, encouraging our entire staff to share expertise and lessons learned across projects.

OWNERSHIP STRUCTURE



Business Profile

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Provide the qualifications of recent (within the past ten years) and relevant experience of staff to be assigned to District projects, including resumes. Identify names of senior members and length of time in firm.

FIRM QUALIFICATIONS

At Rachlin Partners, the plans are just the beginning. The Program Management team is integral to the design.

On the job site every day, we act on behalf of the District as Owner's Representative, integrating Program and Construction Management Services into our role as a committed member of your project team. We believe this heightened engagement offers the District a more responsive, more transparent and more cost-effective business model.

For the past 15 years, we have provided Construction Management services to many school districts throughout Southern California. With hundreds of successfully completed projects, we will effectively work with you to identify and address the myriad of issues that can arise throughout construction. We pride ourselves on creating an atmosphere that promotes communication, collaboration and fosters success, resulting in a true partnership for all project team members.

ARCHITECTS AS CONSTRUCTION MANAGERS

The best way to earn your trust is by exceeding your expectations. We've found that current industry assumptions about the division of tasks in a project often result in miscommunication, inefficiencies and delays. It doesn't need to be that way. And it didn't use to be that way.

Before the 1980s, architects typically served as the owner's representative during construction, with full-time representation on the jobsite. We believe there is no one better qualified to represent the owner's interests during construction than a licensed architect. As combined Architects and Program / Construction Managers, we are prepared to direct and coordinate the District's project team from feasibility and planning to project closeout.

Our tools include design guidelines and standards, budgets and cash flow analyses, and procurement management services, all of which have been selected for simplicity and transparency. They can all be adapted for the District's future endeavors.

We believe in designing processes and systems that will fulfill the goals of your project while streamlining the experience.



Business Profile

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

SENIOR MEMBERS

Managing partner **Richard Ingrassia, AIA, LEED AP**, joined the practice in 1992 and was named a partner in 1999 in recognition of his outstanding technical and management abilities, as well as his dedication to the firm and its clients. Richard will serve as the District's main contact throughout the project. His leadership as Project Management Principal for all projects assures accurate construction documents and effective coordination with construction professionals to assure that the design intent is realized. Ingrassia's expertise in managing the delivery of both new and renovation projects is augmented by his strong business acumen. This allows him to meet demanding schedules and maintain cost controls on even the most technically and functionally demanding projects. His ability to work effectively with owner and general contractor teams and to develop effective management systems and controls on complex, multi-project efforts with rigorous administrative requirements was the catalyst for the development of the firm's program and construction management service group.

The creative force behind the firm's architectural and management disciplines is founding partner **Michael Rachlin, AIA, LEED AP**, who functions as Principal-in-Charge and manages the firm's Architectural Division. Informed by the perspective gained during his early experience at some of Los Angeles' most highly acclaimed design practices, Rachlin and his work have been praised by clients and peers for his client-centered creativity. He is adept at guiding clients through the challenges of planning and designing spaces of wide-ranging scope and complexity, developing programs that are responsive to the needs of user groups, crafting solutions that respect programmatic concerns, and building consensus around a shared project vision.

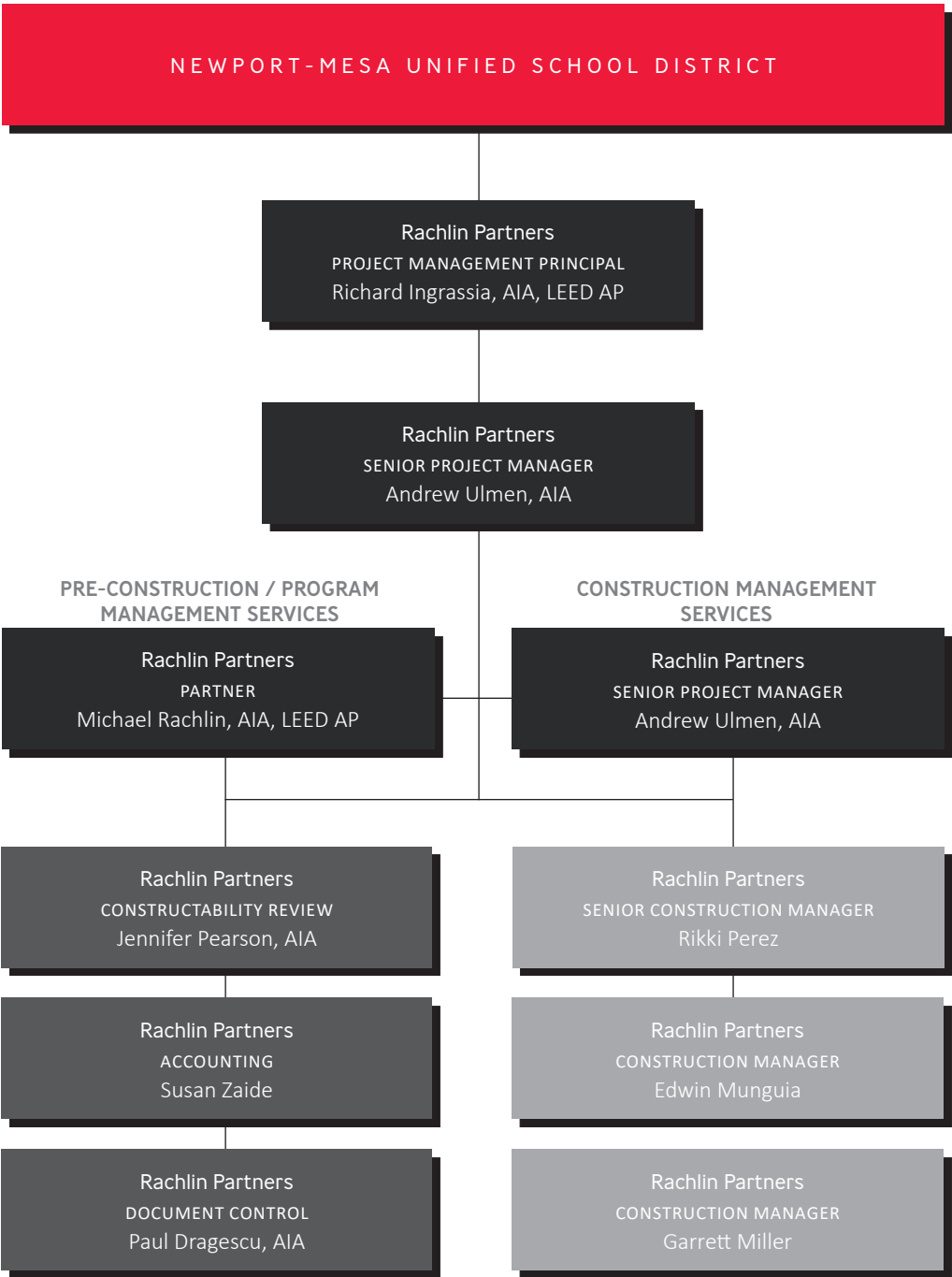


*Rachlin Partners Office
Culver City, California*

Business Profile

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
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Staffing Resources	
Position	Number
Principals / Architects	2
Project Managers	3
Construction Managers	4
Architects / Designers	6
Architectural Staff	3
CADD / BIM Staff	2
Administrative	3
Total	22



Richard Ingrassia, AIA, LEED AP

MANAGING PARTNER

PROJECT ROLE / PROJECT MANAGEMENT PRINCIPAL (PRIMARY CONTACT)

EDUCATION

Master of Architecture, 1992
UCLA

REGISTRATION

Registered Architect in the State of
California (C-26229)
LEED-Accredited Professional

AFFILIATIONS

American Institute of Architects

YEARS WITH FIRM

28 years.

RESPONSIBILITIES

As Principal for the firm's Management Services, Richard is involved in projects from kickoff to close-out, assuring his full understanding of the project objectives. Leading by example, Richard sets rigorous standards for himself that in turn inspire the entire staff to rise to the exceptional levels of client service that have become hallmarks of the Rachlin practice. In his role as Program Manager he is responsible for assigning, coordinating and supporting field office staff. He will serve as your executive point of contact and will be responsible for maintaining the firm's quality of service.

PROJECT EXPERIENCE

Richard has served as Program Manager overseeing the \$163 million bond campaign for the Los Alamitos Unified School District and the \$295 million modernization program for Downey Unified School District. He has also served as Project/Construction Manager on modernization and new construction projects for many school district clients such as Ventura Unified School District and Bonita Unified School District. His leadership, organization skills, pragmatic perspective, and expertise ensure strong team coordination that remains focused on guiding projects towards functional and cost-effective solutions. He also brings a strong ability to provide accurate budgets that clients can rely on to understand their finances and project funding options. Furthermore, his expertise in scheduling allows him to coordinate construction work, smoothly navigate agency approvals and closeouts, and handle challenges such as phasing construction work to minimize disruptions.

Measure "K" Bond Modernization Program

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Program Manager overseeing Program Management, and **Project/Construction Management** services for a \$163 million construction and renovation program. The program encompasses 10 school campuses with projects to: improve physical conditions, food service, and safety; upgrade mechanical, electrical, and plumbing infrastructure; and install technology infrastructure for 21st Century learning. New construction projects encompassed by the program include a Track & Field / Football Stadium at Los Alamitos High School. Given its large scope, the program requires managing complex phased schedules to minimize disruption to students and teachers. An additional important aspect of the work is presenting program and project updates to the District Board and the Citizen's Oversight Committee, as well as communicating with user groups in regards to the impact of construction.

Measure "O" Bond Modernization Program

DOWNEY UNIFIED SCHOOL DISTRICT

Program Manager overseeing Program Management, and **Project/Construction Management** services for a \$295 million construction and renovation program. The program encompasses 21 school campuses with projects to: improve physical conditions, kitchens, and safety; reconfigure spaces to meet the District's changing needs; upgrade mechanical, electrical, and plumbing infrastructure; and install technology infrastructure for 21st Century learning. An important aspect of the work involves presenting program/project updates to the District Board and the Citizen's Oversight Committee, beginning with Master Planning efforts to analyze and prioritize project funding. These efforts lay the foundation for the firm's construction management of projects at all campuses, each phased in accordance with funding availability and the operational requirements of each school campus.



Michael Rachlin, AIA, LEED AP

MANAGING PARTNER
PROJECT ROLE / DESIGN PRINCIPAL

EDUCATION

Bachelor of Architecture, 1974
Arizona State University

REGISTRATION

Registered Architect in the States of
California (C-9817), Arizona, Colorado,
Louisiana, Georgia, Maryland, New
Mexico, Nevada, Ohio, Texas,
Virginia, Washington D.C., and Wyoming.
LEED-Accredited Professional
NCARB

AFFILIATIONS

American Institute of Architects
International Interior Design Association
National Trust for Historic Preservation
Coalition for Adequate School Housing

YEARS WITH FIRM

39 years.



RESPONSIBILITIES

Michael, as Managing Partner and Design Principal, will lead the design and planning effort throughout all project phases. He will work closely with you to evolve design concepts and responsive solutions. In addition to guiding the development of design concepts, Michael participates in key presentations and reviews throughout the project duration as necessary to facilitate the approval of designs by all stakeholders. Involved in projects from kickoff to close-out, he is responsible for maintaining the overall quality of Rachlin's services throughout all project phases.

PROJECT EXPERIENCE

Michael Rachlin is known for sensitive, contextual design solutions that are informed by a contemporary aesthetic. He has developed a reputation for successfully leading collaborative consensus-building processes that meet the client's current and future school facility needs. As Design Principal, he takes on the responsibility of integrating multiple viewpoints into a common vision that is supported by all participants. He understands the intricacies of working on campuses and projects with multiple stakeholders and priorities. With over 40 years of experience and over 30 school projects of varying size and complexity in his portfolio, he has a core appreciation for the special needs of educators and specializes in school programming, design, and construction. He is an expert at weaving new elements into existing campuses and bringing schools into alignment with the designs and technologies of the 21st Century classroom.

Dena Primary Center

LOS ANGELES UNIFIED SCHOOL DISTRICT

New Design and Construction of a 25,000 SF K-2 school requiring innovative site development and a focus on community integration, safety, and flexible technology infrastructure.

Districtwide Modernization Program

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Needs Assessment, Master Plan, and \$163 million Modernization Program of 10 schools. Projects include a new Track & Field at Los Alamitos High School and new District Administrative Offices.

Beckman High School

TUSTIN UNIFIED SCHOOL DISTRICT

New 2-story, 14-classroom building including offices and MDF/Data Center. The scope includes interim housing for students during construction.

Santa Maria High School Modernization

SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT

New Classroom Building; Interim Student Housing; Track & Field Facilities Upgrades; New Pool Complex; Library/Media Center Renovation; Auditorium Assessment.

Garfield Classroom Building

GLENDALE COMMUNITY COLLEGE DISTRICT

Design/Build of a 40,291 SF 3-story classroom building requiring sensitive site integration. The LEED Silver-Certified building also includes a new palm-lined courtyard and landmark entrance that strengthens the campus identity.

Industrial Technology Center

LONG BEACH COMMUNITY COLLEGE DISTRICT

New 26,000 SF Industrial Technology Center with multi-media classrooms, labs, industrial workshops, and specialized facilities for welding and machine tools.

Andrew Ulmen, AIA

PROJECT MANAGER

PROJECT ROLE / SENIOR PROGRAM MANAGER

EDUCATION

Bachelor of Architecture
North Dakota State University

BS Environmental Design
North Dakota State University

REGISTRATION

Registered Architect in the State of
California (C-33872)

AFFILIATIONS

American Institute of Architects

YEARS WITH FIRM

18 years.

RESPONSIBILITIES

As Senior Program Manager, Andrew will provide full-time field program management from your offices. He will interface directly with your staff, architects, contractors, regulatory agencies, and other entities; perform design and constructability reviews; assist with contractual negotiations; and coordinate all other work necessary to successfully complete projects, including value engineering and project closeout.

PROJECT EXPERIENCE

Since joining the firm in 2003, Andrew has been involved in numerous community college and K-12 projects as a Designer and Project Manager.

Andrew has been embedded within the Los Alamitos Unified School District since 2008 working as the Senior Construction Manager for their \$163 million Measure 'K' bond program. As the District's on-site representative during the lengthy modernization, he worked on a daily basis with administration, staff, and the community, and presented monthly progress reports to the Board of Education. Andrew was recently promoted to Senior Program Manager. He now works directly for the District's Deputy Superintendent and the Director of Facilities on the groundwork leading up to the modernization and complete renovation of the District's Offices. Currently, Andrew is working with Downey Unified School District on their comprehensive modernization program.

Rosemead High School Track & Field

EL MONTE UNION HIGH SCHOOL DISTRICT

On-site Construction Manager for a \$4 million modernization project that includes the removal and replacement of the existing track, new synthetic turf sports fields, and a new modular concession building.

Ledesma High School Multipurpose Building

EL MONTE UNION HIGH SCHOOL DISTRICT

Currently providing Construction Management Services for the construction of a new 14,257 SF Multipurpose Room including a full-court basketball, seating for 250, and a Physical Fitness / Weight Training Room.

McGaugh Elementary School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Project/Construction Manager for a \$14 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.

Oak Middle School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Construction Manager for a \$22 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.

McAuliffe Middle School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Project/Construction Manager for a \$17 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.

Los Alamitos Elementary School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Project/Construction Manager for an \$8 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.



Rikki Perez

CONSTRUCTION MANAGER
PROJECT ROLE / SENIOR CONSTRUCTION MANAGER

RESPONSIBILITIES

As Senior Construction Manager, Rikki will work alongside District staff and provide construction management support. She will interface directly with your staff, architects, contractors, jurisdictional agencies, and other entities; perform design and constructability reviews; assist with contractual negotiations; and coordinate all other work, as needed, to successfully complete projects, including value engineering, construction management, and project closeout.

PROJECT EXPERIENCE

Rikki is a professional construction manager with over 25 years of experience in the construction industry. She is a versatile architect with extensive experience in all project phases, with a reputation for excellence in customer service and a proven ability to effectively empower the project team. Her expertise working with School Districts throughout Southern California encompasses client service. Rikki will review and negotiate COPs, and analyze the impact of the cost and schedule.

Since joining Rachlin Partners, Rikki has helped manage services for a \$295 million construction and renovation program at Downey Unified School District. The program encompasses 21 school campuses with projects to: improve physical conditions, kitchens, and safety; reconfigure spaces to meet the District's changing needs; upgrade mechanical, electrical, and plumbing infrastructure; and install technology infrastructure for 21st Century learning.

Districtwide Modernization Program

DOWNEY UNIFIED SCHOOL DISTRICT

\$291 million Modernization Program of 21 schools. Projects include campus modernization projects (high school, middle, and elementary grade levels), new District Office portable buildings, as well as fencing, paving and food service upgrade projects at multiple sites.

Districtwide Modernization Program

TORRANCE UNIFIED SCHOOL DISTRICT

\$219 million Modernization Program of schools within the District. Provided Project and Construction Management Services for 20 modernization projects in varying stages of planning, design and approvals. (Prior to joining Rachlin Partners)

Redondo Union High School

REDONDO BEACH UNIFIED SCHOOL DISTRICT

Provided Project and Construction Management Services for \$13 million Modernization of Science and Industrial Arts Building. (Prior to joining Rachlin Partners)

Hull Middle School

TORRANCE UNIFIED SCHOOL DISTRICT

Project and Construction Manager for a new campus construction project. Construction costs for the new middle school totaled \$22 million. (Prior to joining Rachlin Partners)

High School #9

LOS ANGELES UNIFIED SCHOOL DISTRICT

Provided Construction Administration Services for a \$200 million Construction Project of a New High School. (Prior to joining Rachlin Partners)

South Torrance High School

TORRANCE UNIFIED SCHOOL DISTRICT

Provided Project and Construction Management Services for the \$39.5 million modernization of South Torrance High School. (Prior to joining Rachlin Partners)

EDUCATION

Bachelor of Architecture
Bachelor of Science, Civil Engineering
Cal Poly Pomona

YEARS WITH FIRM

4 years.



Edwin Munguia

CONSTRUCTION MANAGER
PROJECT ROLE / CONSTRUCTION MANAGER

RESPONSIBILITIES

As Construction Manager, Edwin will work with Project Manager Andrew Ulmen by providing full-time construction management. He will interface directly with your staff, architects, contractors, jurisdictional agencies, and other entities; perform design and constructability reviews; assist with contractual negotiations; and coordinate all other work necessary to successfully complete projects, including value engineering, construction management, and project closeout.

PROJECT EXPERIENCE

Joining Rachlin Partners in 2008, prior to his graduation from USC, Edwin worked as an integral part of the construction administration team on several medical and education facility projects.

Since obtaining his architecture degree, he has been working as a Construction Manager specializing in school modernization and development. As on-site Construction Manager for Los Alamitos Unified District, he has played an instrumental role in the timely completion of comprehensive modernization projects at the District's 10 school campuses. His close interaction with campus staff and teachers has eased the implementation of complex phased schedules to minimize disruptions and ensure that all work is completed safely and in accordance with the program.

EDUCATION

Bachelor of Architecture, 2009
University of Southern California

YEARS WITH FIRM

13 years.

Los Alamitos High School Aquatic Center

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Provided on-site Construction Management Services for a new \$12 million Aquatic Center. Project included the demolition and new installation of an 11 lane competition pool, bleacher seating, and building.

Los Alamitos High School STEM Building

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Providing on-site Project / Construction Management Services for the construction of a \$67 million, 83,000 SF STEM / Administration Building featuring 30 classrooms, and career and technical education centers.

McGaugh Elementary School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Construction Manager for a \$14 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.

Los Alamitos High School Infrastructure

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Providing on-site Construction Management Services for the \$22 million modernization of Los Alamitos High School. Project includes data and electrical infrastructure upgrades.

Oak Middle School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Construction Manager for a \$22 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.

McAuliffe Middle School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

On-site Construction Manager for a \$17 million modernization project that includes portables; physical improvements; technology, accessibility, safety, and energy efficiency.



Garrett Miller

CONSTRUCTION MANAGER
PROJECT ROLE / CONSTRUCTION MANAGER

RESPONSIBILITIES

As Construction Manager, Garrett will work with Project Manager Andrew Ulmen by providing construction management. He will interface directly with your staff, architects, contractors, jurisdictional agencies, and other entities; perform design and constructability reviews; assist with contractual negotiations; and coordinate all other work necessary to successfully complete projects, including value engineering, construction management, and project closeout.

PROJECT EXPERIENCE

Garrett is a professional project and construction manager with 8 years of experience in the construction industry. He is a versatile construction manager with extensive experience in all project phases, with a reputation for excellence in customer service and a proven ability to effectively empower the project team. Garrett will review and negotiate COPs, and analyze the impact of the cost and schedule.

Since joining Rachlin Partners, Garrett has helped manage services for a \$163 million construction and renovation program at Los Alamitos Unified School District. The program encompasses 10 school campuses with projects to: improve physical conditions, kitchens, and safety; reconfigure spaces to meet the District's changing needs; upgrade mechanical, electrical, and plumbing infrastructure; and install technology infrastructure for 21st Century learning.

Ledesma High School Multipurpose Room

EL MONTE UNION HIGH SCHOOL DISTRICT

Currently providing Construction Management Services for the construction of a new 14,257 SF Multipurpose Room including a full-court basketball, seating for 250, and a Physical Fitness / Weight Training Room.

Los Alamitos High School Aquatic Center

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Provided on-site Construction Management Services for a new \$12 million Aquatic Center. Project included the demolition and new installation of an 11 lane competition pool, bleacher seating, and building.

District-wide Bond Program Management

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Program Manager and Contract Manager for the \$163 million Bond-funded Modernization Program of 10 schools. Upgrades included HVAC, food service, student safety, learning environments, and technology infrastructure.

Los Alamitos High School STEM Building

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Providing on-site Project / Construction Management Services for the construction of a \$67 million, 83,000 SF STEM / Administration Building featuring 30 classrooms, and career and technical education centers.

Los Alamitos High School Infrastructure

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Providing on-site Construction Management Services for the \$22 million modernization of Los Alamitos High School. Project includes data and electrical infrastructure upgrades.

Los Alamitos High School Baseball Scoreboard

LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Project and Construction Manager for the demolition of the baseball scoreboard and installation of a new scoreboard at Los Alamitos High School.

EDUCATION

Master of Construction Management
Arizona State University

YEARS WITH FIRM

2 years.



Jennifer Pearson, AIA

PROJECT MANAGER

PROJECT ROLE / CONSTRUCTABILITY REVIEW

EDUCATION

Bachelor of Architecture
Cal Poly San Luis Obispo

REGISTRATION

Registered Architect in the State of
California (C-26926)

AFFILIATIONS

American Institute of Architects

YEARS WITH FIRM

6 years.



RESPONSIBILITIES

As Project Manager, Jennifer will work on-site to maintain the project's schedule, serve as daily contact with site administrators, ensure student safety on occupied campuses, and interface between the contractor and architect. She will also assist with contractual negotiations and coordinate all other work necessary to successfully complete projects, including value engineering and project closeout.

PROJECT EXPERIENCE

Jennifer is professional project manager with over 20 years of experience in K-12 and higher education, municipal and commercial architecture, as well as multi-family mixed-use projects. She is a versatile architect with extensive experience in all project phases, with a reputation for excellence in customer service and a proven ability to effectively empower the project team.

Her expertise working with School Districts throughout Southern California encompasses client service; analyzing and monitoring project scope, budget and schedule; managing and coordinating the work of architectural and engineering team members; developing specifications, design drawings and construction documents; obtaining agency approvals; preparing cost estimates; performing quality control reviews; and administering construction contracts.

Districtwide Modernization Program

DOWNEY UNIFIED SCHOOL DISTRICT

\$291 million Modernization Program of 21 schools. Projects include campus modernization projects (high school, middle, and elementary grade levels), new District Office portable buildings, as well as fencing, paving and food service upgrade projects at multiple sites.

Balboa Elementary School

GLENDALE UNIFIED SCHOOL DISTRICT

Phased \$5 million Modernization of a 45,000-SF campus including administration building addition, accessibility upgrades, classroom modernization, and campus-wide technology and HVAC upgrades. (Prior to joining Rachlin Partners.)

District-Wide Modernization Projects

POMONA UNIFIED SCHOOL DISTRICT

8 projects at various sites, including curb appeal projects, marquee signs, HVAC upgrades, new portable classrooms, and accessibility upgrades. (Prior to joining Rachlin Partners.)

Horace Mann Elementary School

GLENDALE UNIFIED SCHOOL DISTRICT

Phased \$6 million Modernization of a 77,000-SF campus including administration building addition, multipurpose and food service upgrades, classroom modernization, and campus-wide technology and infrastructure upgrades. (Prior to joining Rachlin Partners.)

Apollo High School Modernization

SIMI VALLEY UNIFIED SCHOOL DISTRICT

\$1.1 million campus Modernization including replacement of non-conforming relocatable buildings with new administration and classroom buildings as well as utilities and accessibility upgrades. (Prior to joining Rachlin Partners.)

District-Wide Modernization Projects

TORRANCE UNIFIED SCHOOL DISTRICT

16 projects at various sites, including science classrooms, technology labs, growth and interim housing, marquee signs, and accessibility upgrades. (Prior to joining Rachlin Partners.)

Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Provide a brief description of the firm's experience for both New Construction and Modernization projects. At a minimum, identify the number of years of experience in the applicable fields.

FIRM'S EXPERIENCE

After nearly 40 years of practice and over 500 successfully completed projects for numerous Southern California school districts, ranging from new construction to renovation and historic preservation, our educational portfolio embraces a wide variety of delivery methodologies and program types including modular buildings, classroom buildings, science labs, aquatic facilities, gymnasiums / athletic fields, libraries, performing arts centers, food service facilities and others.

Rachlin Partners brings unique expertise to Project and Construction Management because we were originally founded as an architectural firm. We understand design and construction from both sides of the table and we leverage this knowledge to better oversee the General Contractor. During the preconstruction phase, our experts guide Districts by assisting in consultant selection and oversight.

Since 2008, Rachlin Partners has provided Construction Management services on almost one billion dollars in construction.

We have extensive experience in protecting our clients' interests during construction and have saved our clients considerable sums of money by executing careful contract negotiations, providing detailed review of pay applications, and negotiating complex change orders. We present creative design solutions to problems resulting in savings for our clients that our competitors, without a background in design, are not able to offer. Our thorough reporting keep Districts, their Boards and staff informed on the construction progress.

Below is a list of our clients we have provided Program Management / Construction Management Services to:

- Downey Unified School District
- El Monte Union High School District
- Fountain Valley School District
- Las Virgenes Unified School District
- Los Alamitos Unified School District
- Sony Pictures Entertainment

The results of our expertise with these and other issues have been projects that are consistently completed on time, within budget, and with great sensitivity to the needs of students, teachers, staff, and the community.



Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: List all K-12 school projects that firm has worked on within the last three (3) years. Limit response to no more than the then (10) most recent projects. Each project description should include a brief scope of work, and a client contact by name, agency, title, and phone number who may be contacted for verification.

PROJECT LISTING

The following pages offer a snapshot of our expertise. Projects listed include projects in progress as well as projects performed by the firm in the past three (3) years, followed by more detailed description of our efforts at Los Alamitos Unified School District, Downey Unified School District, Fountain Valley School District, and Las Virgenes Unified School District.

Project / District / Contact	Scope of Work	Cost
Los Alamitos HS STEM Building Los Alamitos Unified School District Nancy C. Nien, Assistant Superintendent P: 714/999-3511	CM/PM for new 2-story STEM building.	\$50,000,000
Los Alamitos HS Aquatics Center Los Alamitos Unified School District Nancy C. Nien, Assistant Superintendent P: 714/999-3511	CM for new aquatics center.	\$12,000,000
Bonita Center for the Arts Bonita Unified School District Robert Harrison, Director of Maintenance P: 909/971-8320	Construction of new performing arts center.	\$22,692,053
Ledesma HS Multi-Purpose Building El Monte Union High School District Norma Macias, Director of FMOT P: 626/444-9005	CM for new gymnasium/MPR.	\$10,000,000
Los Alamitos HS Infrastructure Upgrades Los Alamitos Unified School District Nancy C. Nien, Assistant Superintendent P: 714/999-3511	CM/PM for infrastructure replacement project.	\$18,000,000
Stauffer MS Modernization / Expansion Downey Unified School District Vince Madsen, Director of Facilities P: 562/469-6707	CM / PM for comprehensive modernization.	\$22,000,000
Sussman MS Modernization / Expansion Downey Unified School District Vince Madsen, Director of Facilities P: 562/469-6707	CM / PM for comprehensive modernization.	\$32,000,000
Griffiths MS Modernization / Expansion Downey Unified School District Vince Madsen, Director of Facilities P: 562/469-6707	CM / PM for comprehensive modernization.	\$40,000,000
Lupin Hill ES Modernization Las Virgenes Unified School District Daniel Stepenosky, Superintendent P: 562/469-6707	CM / PM for comprehensive modernization.	\$ 8,203,238
Tamura ES Modernization Fountain Valley School District Christine Fullerton, Assistant Superintendent P: 714/843-3250	CM / PM for comprehensive modernization.	\$ 6,000,000
McAuliffe MS Modernization Los Alamitos Unified School District Nancy C. Nien, Assistant Superintendent P: 714/999-3511	CM / PM for modernization.	\$16,168,291
Oak MS Modernization Los Alamitos Unified School District Nancy C. Nien, Assistant Superintendent P: 714/999-3511	CM / PM for modernization.	\$23,130,000



District-Wide Modernization Program

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES PROVIDED

Construction Management
Program Management

SIZE

10 campuses

STAFF

Michael Rachlin, AIA
Richard Ingrassia, AIA
Andrew Ulmen, AIA

COMPLETION

Ongoing

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 81116

Rachlin Partners was selected by the Los Alamitos Unified School District to provide Program and Construction Management services for a \$163 million construction and renovation program. The program encompasses 10 school campuses and required our management of complex phased schedules. A multi-year District-wide schedule and cash flow analysis were developed in conjunction with individual project schedules that were carefully phased and coordinated to minimize disruption to students. Work included: renovating classroom buildings; reconfiguring spaces; improving the campuses' physical environments; upgrading infrastructure and utilities; and developing flexible new technology infrastructure to allow the school to adapt to 21st Century educational needs.

Acting as an extension of our client, our staff worked alongside District personnel at their administrative offices and at field offices on project construction sites. We represented their interests – as well as the interests of their schools' students, parents, and community – throughout planning, design, and construction. Our work coordinating the General Contractor, Architect, local jurisdictions, service providers, and utilities ensured that all project goals were met while helping the District remain a good neighbor to the community during construction. Our efficient management resulted in soft project costs of 18%, which is considerably lower than the typical 30% associated with building programs. The cost savings allowed the District to fund an additional bonus project, in this case a new Track & Field for Los Alamitos High School that will improve student access to athletic programs. The program successfully completed in 2015. In 2018 Rachlin Partners was selected by the Los Alamitos Unified School District to manage the recently passed 90 million-dollar bond, which is currently underway.

Los Alamitos HS STEM Building

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES

Construction Management

SIZE

83,000 SF

STAFF

Richard Ingrassia, AIA, LEED AP
Edwin Munguia

STATUS

Construction - Phase I

CONSTRUCTION COSTS

\$67,000,000

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 8116

So successful was Los Alamitos Unified School District's \$163 million building program that in 2018 the voters passed Measure G, a second Bond funding \$90 million to the district for modernization and new construction projects. Rachlin Partners was invited back to the District to service as their Program/Construction Manager for the duration of Measure G. Rachlin Partners provide complete program and construction management services for Measure G's flagship project, the \$67 million STEM Building.

The new 83,000 SF STEM Classroom Building will be located along the front of the school, creating a new face for the campus. The Classroom Building will feature 14 science classrooms, 16 general classrooms, and career and technical education centers for engineering and robotics.

Acting as an extension of our client, our staff are working alongside District personnel at their administrative offices and at field offices on project construction sites. We represent their interests – as well as the interests of their schools' students, parents, and community – throughout planning, design, and construction. As with all of our projects, our Construction Management team is committed to coordinating with the General Contractor, Architect, local jurisdictions, service providers, and utilities to ensure that all project goals are met while helping the District remain a good neighbor to the community during construction.

Los Alamitos High School Pool

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES

Construction Management

SIZE

50-Meter Competition Pool
30,324 SF

STAFF

Richard Ingrassia, AIA, LEED AP
Edwin Munguia

STATUS

Construction

CONSTRUCTION COSTS

\$12,262,000

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 81116

As part of Measure G, Rachlin Partners has provided Program and Construction Management services for the \$12.2 million Aquatic Center replacement project at Los Alamitos High School. The project encompasses the demolition of the existing pool and associated mechanical equipment building. Demolition of the existing pool and building structures make way for drilling of 35' deep cylindrical concrete piers that will help stabilize a new 50-meter CIF Competition Pool with a 3-meter Diving Platform. Bleacher seating with a cantilever Shade Structure is included at the pool deck, as is an outdoor equipment storage area. A support CMU building structure houses the Pool Equipment Rooms and Classroom Building that will also serve as a team meeting room. MUSCO lighting and a state-of-the-art scoreboard and aquatics timing system are being installed as the Aquatic Center nears completion.

The Rachlin Construction Management team is an integrated part of the project, representing the District and acting as liaison between the contractor, District, school site staff, and the community to ensure a successful project. Our team is responsible for maintaining the construction schedule, coordinating field changes or directives due to construction conditions, reviewing and negotiating any material or cost changes, and assisting in organization of testing and inspections with the DSA Project Inspector. In addition, our Construction Management team assists in tracking any construction and/or school activities that will overlap and potentially conflict, as well as coordinating the District's vendors with the construction crew when required.

Bonita Center for the Arts

BONITA UNIFIED SCHOOL DISTRICT
SAN DIMAS, CALIFORNIA



SIZE

29,000 SF

STATUS

Complete: 2014

CONSTRUCTION COSTS

\$22,692,053

CLIENT / CONTACT

Mr. Robert Harrison
Bonita Unified School District
115 West Allen Street
San Dimas, California 91773
909/971-8320

PROGRAM: Located on the San Dimas High School campus, the Center for the Arts is a CHPS-verified 700-seat performance facility designed to support a growing array of programs from local school productions and visiting theatre companies, including drama, choir, instrumental performance, musical theatre, dance, and lectures.

SOLUTION: Visitors enter a two-story lobby space that can accommodate groups of over 400 people for gatherings before and after performances. They can then use either a dramatic curved staircase or an elevator to access balcony-level circulation. Also accessible from the lobby are ticket booths, a classroom-sized multi-purpose room, and restrooms.

The Bonita Unified School District did not hire a Construction Manager for this project. Due to Rachlin Partners in depth experience with Construction Management, Rachlin Partners was retained to provide enhanced Construction Administration support. Our full time Construction Administrator worked closely with the Lease-Lease Back Contractor to ensure the timely on-budget completion of the Center for the Arts. Together the LLB Contractor and Rachlin Partners utilized the BIM model to identify and correct clashes before they became construction issues. Rachlin Partners closed monitored the construction practices to ensure that the District Goal of having the building achieve LEED Certification was obtained. When this building was completed in 2015, it became the flagship of the building and the first building of this type to receive LEED Certification in California.

Ledesma HS Multipurpose Room

EL MONTE UNION HIGH SCHOOL DISTRICT
EL MONTE, CALIFORNIA



SERVICES

Construction Management

SIZE

14,000 SF

STAFF

Richard Ingrassia, AIA, LEED AP
Andrew Ulmen, AIA

STATUS

Construction

CONSTRUCTION COSTS

\$10,450,000

CLIENT / CONTACT

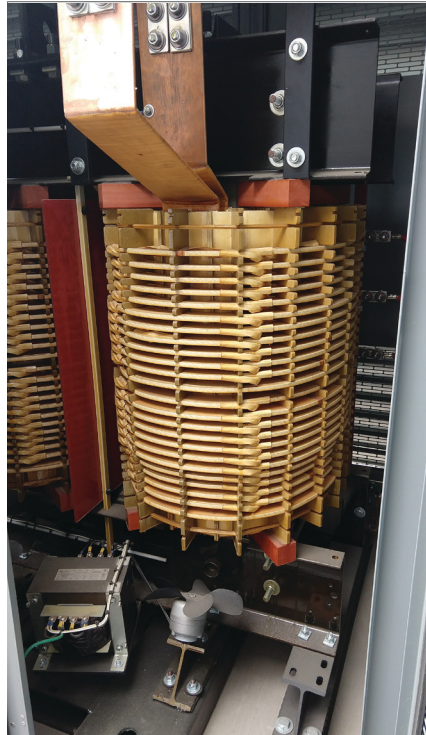
Ms. Norma Macias
El Monte Union High School District
3537 Johnson Avenue
El Monte, CA 91731
626/444-9005 Ext. 9864

Rachlin Partners was selected by the El Monte Union High School District to serve as the Construction Manager for a \$10.5 million campus improvement effort at Ledesma High School. Work for this school encompasses the construction of a new Multipurpose Building/ Gymnasium. The project is currently in the first phase, with the second phase of construction beginning in Spring 2020 through Summer 2022.

The new facility will accommodate full-court basketball, grandstand seating for 250, a Physical Fitness / Weight Training Room and a Coach's office. This signature campus addition will be a gathering place for athletic events, performances and neighborhood functions. A classroom is included, along with a Concessions area. Abundant natural light will enter the facility via solar tubes and exterior windows, providing ambient lighting during the day. Solar tubes equipped with baffles permit day-time dimming of the MPR / Gymnasium, as needed. Lunch seating for 150 folds into the wall, minimizing storage and increasing use flexibility. Acoustic treatments and a specialized sound system will offer audio conditions suitable for public speaking or musical events. A computerized projector system rounds out the facility needs for any campus or community gatherings.

Los Alamitos High School Infrastructure

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES

Construction Management
Architectural

SIZE

150,000 Linear Feet

STAFF

Richard Ingrassia, AIA, LEED AP
Edwin Munguia

COMPLETION

2019

CONSTRUCTION COSTS

\$21,122,568

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 81116

Rachlin Partners is serving in a combined capacity as Architect and Construction Manager for a \$23 million infrastructure replacement effort at Los Alamitos High School. Work for this project encompasses replacing the existing electrical infrastructure and site work, including trenching, backfilling, and patching of pavement for site utilities.

This project spanned 15 months on an occupied campus. The planning of our Construction Management team was integral to the success of this project. Daily communication with the site administrators and construction crew ensured that the educational process would continue uninterrupted by the construction. Throughout the duration of the project, our on-site Construction Managers reliably coordinated daily communication between the contractor and the architect to resolve issues quickly and determine if supplemental information was required from the design team. The construction manager was also in daily contact with the client and their user-representatives to make sure their needs were met during construction. By providing this level of communication and coordination, modernization efforts had minimal impact on the teaching environment.

As with all of our projects, our PM/CM team was committed to coordinating with the General Contractor, local jurisdictions, service providers, and utilities to ensure that all project goals were met while helping the District remain a good neighbor to the community during construction.

District-Wide Modernization

DOWNEY UNIFIED SCHOOL DISTRICT
DOWNEY, CALIFORNIA



SERVICES PROVIDED

Construction Management
Program Management

SIZE

21 campuses
22,878 ADA

STAFF

Michael Rachlin, AIA
Richard Ingrassia, AIA
Rikki Perez
Alan Kong, PE

COMPLETION

Ongoing

CLIENT / CONTACT

Mr. Vince Madsen
Downey Unified School District
11627 Brookshire Avenue
Downey, CA 90241
562/469-6707

In 2014, Rachlin Partners was selected by the Downey Unified School District to provide Architectural, Program Management and Construction Management services for a \$248 million construction and renovation program. The program, which we are Master Planning, encompasses 21 school campuses and requires our management of complex phased schedules. Work includes: modernization program master planning; renovating classroom buildings; reconfiguring spaces; improving the campuses' physical environments; upgrading infrastructure and utilities; and developing flexible new technology infrastructure to allow the school to adapt to 21st Century educational needs.

In addition to architectural services, we are acting as an extension of our client. Our staff works alongside District personnel at their administrative offices and at field offices on project construction sites. We represent their interests – as well as the interests of their schools' students, parents, and community – throughout planning, design, and construction.

As part of our services, Rachlin Partners is responsible for developing the program and individual project budgets as well as cash flow projections and advising the District on the timeline for the Bond Sales. Rachlin Partners works closely with the District's bond funding consultant and works tirelessly to secure the much-needed state funding to enhance the program. Our multi-pronged approach to funding coordinates the funds from State and local Bonds, Developer Fees and Proposition 39 Funding to name a few. Our work coordinates the General Contractor, Architect, local jurisdictions, service providers, and utilities ensured that all project goals were met while helping the District remain a good neighbor to the community during construction.

Stauffer Middle School

DOWNEY UNIFIED SCHOOL DISTRICT
DOWNEY, CALIFORNIA



SERVICES

Construction Management
Project Management

SIZE

69,032 SF

STAFF

Richard Ingrassia, AIA, LEED AP
Alan Kong, PE
Rikki Perez

COMPLETION

2020

CONSTRUCTION COSTS

\$22,000,000

CLIENT / CONTACT

Mr. Vince Madsen
Downey Unified School District
11627 Brookshire Avenue
Downey, CA 90241
562/469-6707

As part of Downey Unified School Districts Measure O, Rachlin Partners provided the programming and construction management services for all of the District's modernization and new construction projects. One such project is the Modernization at Stauffer Middle School, a \$22 million new construction and modernization project. The project consists of the construction of a new Library Building, a new Fitness / Locker Building, a new Administration Office and the modernization of 11 existing classroom buildings and associated site work.

Construction Management services include professional services procurement, site assessments and project scoping, architect/engineer team oversight, value engineering, cost estimating, scheduling, quality control, budget management, and stakeholder communication. Construction Management services also include monitoring contract compliance, coordination of contractors, consultants, and stakeholders, review and monitoring of schedules, change order negotiations and management, cost accounting and reporting, commissioning, close-out and certification of the project to ensure that the project fulfills the District's vision and needs.

As with all of our projects, our PM/CM team is committed to coordinating the General Contractor, Architect, local jurisdictions, service providers, and utilities to ensure that all project goals are met while helping the District remain a good neighbor to the community during construction.

Griffiths Middle School

DOWNEY UNIFIED SCHOOL DISTRICT
DOWNEY, CALIFORNIA



SERVICES

Construction Management
Project Management

SIZE

92,709 SF

STAFF

Richard Ingrassia, AIA, LEED AP
Alan Kong, PE

STATUS

Construction

CONSTRUCTION COSTS

\$39,400,000

CLIENT / CONTACT

Mr. Vince Madsen
Downey Unified School District
11627 Brookshire Avenue
Downey, CA 90241
562/469-6707

The Downey Unified School District retained Rachlin Partners as the Project Manager and Construction Manager for a \$39.4 million campus improvement effort at Griffiths Middle School. Work for this school encompasses the construction of a new Gymnasium Building and a new permanent classroom building, along with the modernization of existing classroom buildings, science and CTE classrooms, drama and band rooms, and the library / media center.

The Rachlin PM/CM team is providing essential management services to deliver the project within the District's schedule and budget. Construction Management services include professional services procurement, site assessment and project scoping, architect/engineer team oversight, value engineering, cost estimating, scheduling, quality control, budget management, and stakeholder communication. Our services also include on-site construction supervision and team coordination, ensuring that construction fulfills the District's vision and needs for the project.

Acting as an extension of our client, our staff are working alongside District personnel at their administrative offices and at field offices on project construction sites. We represent their interests – as well as the interests of their schools' students, parents, and community – throughout planning, design, and construction. As with all of our projects, our PM/CM team is committed to coordinating with the General Contractor, Architect, local jurisdictions, service providers, and utilities to ensure that all project goals are met while helping the District remain a good neighbor to the community during construction.

Sussman Middle School

DOWNEY UNIFIED SCHOOL DISTRICT
DOWNEY, CALIFORNIA



SIZE

103,292 SF

SERVICES

Construction Management

STATUS

Construction

CONSTRUCTION COSTS

\$42,200,000

CLIENT / CONTACT

Mr. Vince Madsen
Downey Unified School District
11627 Brookshire Avenue
Downey, CA 90241
562/469-6707

The Rachlin Partners Project and Construction Management team is currently providing on-site management services for the \$42.2 million modernization and renovation effort at Sussman Middle School. The project consists of the construction of a new Science Building, a new Gymnasium Building, and the modernization of existing classroom buildings.

Our team is providing essential management services to deliver the project within the District's schedule and budget. Project Management services include professional services procurement, site assessment and project scoping, architect/engineer team oversight, value engineering, cost estimating, scheduling, quality control, budget management, and stakeholder communication. Construction Management services include on-site construction supervision and team coordination to ensure that the construction effort fulfills the District's vision and needs for the project.

As with all of our projects, our PM/CM team is committed to coordinating the General Contractor, Architect, local jurisdictions, service providers, and utilities to ensure that all project goals are met while helping the District remain a good neighbor to the community during construction.

Oak Middle School

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES PROVIDED

Construction Management
Program Management

SIZE

96,000 SF

STAFF

Richard Ingrassia, AIA
Andrew Ulmen, AIA

COMPLETION

2014

CONSTRUCTION COSTS

\$23,130,000

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 81116

As part of the Los Alamitos Unified School District's \$163 million construction program, Rachlin Partners provided project and construction management services for the Oak Middle School Modernization project. Working closely with the User groups and community, Rachlin Partner provided programming and budget allocation for the \$22 million renovation project. Our responsibilities included presenting updates to the Board of Trustees and the community, for this project, as well as the other projects in the building program.

As an extension of our Program Management Services, the Rachlin Team provided full-time on-site construction management services for the 18-month renovation and expansion of the 96,000-SF public middle school. Buildings on the campus include a gymnasium, locker rooms, two-story science and administration building, and multiple classrooms. In addition to physical improvements to the campus buildings, the scope of work included overall site improvements such as a new play field, parking lot expansion, irrigation systems and asphalt repair.

Our on-site management team served as the liaison between the campus, the contractor and the construction schedule, coordinating utility shut downs with the campus schedule. Meeting daily, with the Principal, the Rachlin Team assured that student safety and education were a top priority, which was critical for the undertaking of a massive renovation on a campus with almost 1,400 students.

Los Alamitos HS Gymnasium

LOS ALAMITOS UNIFIED SCHOOL DISTRICT
LOS ALAMITOS, CALIFORNIA



SERVICES PROVIDED

Construction Management
Program Management

SIZE

27,416 SF

STAFF

Michael Rachlin, AIA, LEED AP
Richard Ingrassia, AIA

COMPLETION

2013

CONSTRUCTION COSTS

\$7,746,943

CLIENT / CONTACT

Mr. C.J. Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720
562/799-4592, Ext. 81116

The Rachlin Partners Program Management team orchestrated the successful modernization of the Los Alamitos High school Gymnasium. As part of our services, our team developed project schedules to monitor the work of the design team and provided peer review of the project documents to ensure compliance with both the program requirements and district standards. Our team procured the District's consultants necessary during construction including hazardous material abatement monitoring, Inspector of Record and Special Inspectors.

During construction, the Rachlin Construction Management team was an integrated part of the project, representing the District as a liaison between the contractor, district staff and community to ensure a successful project. We were responsible for maintaining the construction schedule, orchestrating moves and phasing plans, as well as coordinating the District's vendors with the construction crew. One of the challenges we faced was maintaining an active school site during a phased modernization. Using a nearby portable classroom building scheduled for demolition, our Team had the building converted into temporary locker rooms by adding walls and moving the existing lockers scheduled for demolition into this space. This saved the district thousands of dollars by using a building and equipment scheduled for demolition for temporary facilities. As a corollary, our Team coordinated and orchestrated moving the teachers and coaches from their existing locations to interim housing and back again.

The project was completed on schedule with 82% of the project budget going directly towards construction. The efficiency of the Rachlin Team maintained all project soft costs at a rate of 18%.

Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

STAFFING RESOURCES

Our experienced personnel are our primary resource and we can draw from a staff of 22, 8 of which are licensed Architects, to meet the needs of any project. Supporting our team are technical resources such as management and scheduling software (e.g. Colbi Technologies, MS Project) as well as BIM and CADD software.

Our Project Team consists of Construction Managers that are either licensed Architects or have a background and education in the Architectural field. This gives us an advantage over our competition as our staff approaches your program from a much broader perspective. We embed our proposed staff alongside your staff to create a cohesive team to represent the District's best interests.

***The following individuals will serve as lead management an project manager. These individuals will also be principally responsible for working with the District.**

Q: Identification of the firm's project team and their specific expertise, experience, and resources to ensure suitable completion of the work. Indicate the key team members that will serve as lead management and project manager and will be principally responsible for working with the District. For these key team members specifically, identify all public works projects and California school projects in particular that team member has worked on in the last three (3) years.

PROJECT TEAM

Our proposed team of Project / Construction Managers has been selected for their expertise and their availability to assist the team at every stage of the project. Each team member selected will be committed to the project for the duration and is ready, willing, and able to begin work with you immediately. No team member will be replaced during the life of the project without your consent. A successful project requires strong leaders to guide the team, offer solutions, facilitate communication and create an environment that allows all team members to participate in the construction process.

Team Member / Role	Relevant Experience (within the past 3 years)
Richard Ingrassia, AIA, LEED AP* <i>Project Management Principal</i> (28 Years with Firm)	<ul style="list-style-type: none"> Los Alamitos USD Measure K \$126M Bond Program Downey USD Measure O \$265M Bond Program Fountain Valley SD Measure O \$63M Bond Program Los Alamitos USD Measure G \$97M Bond Program
Michael Rachlin, AIA, LEED AP* <i>Design Principal</i> (39 Years with Firm)	<ul style="list-style-type: none"> Bonita Center for the Arts (Bonita USD) Sage Creek Performing Arts Center (Carlsbad USD) Santa Maria HS 50-Classroom Building (Santa Maria JUHSD) Righetti HS 38-Classroom Building (Santa Maria JUHSD)
Andrew Ulmen, AIA* <i>Senior Project Manager</i> (18 Years with Firm)	<ul style="list-style-type: none"> Ledesma HS Multipurpose Building (El Monte UHSD) Rosemead HS Track & Field (El Monte UHSD) Oak Middle School Modernization (Los Alamitos USD) Warren High School Pool/Lockers (Downey USD)
Rikki Perez <i>Senior Construction Manager</i> (4 Years with Firm)	<ul style="list-style-type: none"> Stauffer MS Modernization (Downey USD) Griffiths MS Modernization (Downey USD) Sussman MS Modernization (Downey USD) \$225M Districtwide Modernization Program (Torrance USD)
Edwin Munguia <i>Construction Manager</i> (13 Years with Firm)	<ul style="list-style-type: none"> Various Projects for Los Alamitos USD Measure K \$126M Bond Various Projects for Downey USD Measure O \$126M Bond Los Alamitos HS Infrastructure Replacement (Los Alamitos USD) Various Projects for Los Alamitos USD Measure G \$97M Bond
Garrett Miller <i>Construction Manager</i> (2 Years with Firm)	<ul style="list-style-type: none"> Los Alamitos HS Aquatic Center (Los Alamitos USD) Los Alamitos HS STEM Building (Los Alamitos USD) Ledesma HS Multipurpose Building (El Monte UHSD) Rosemead HS Track & Field (El Monte UHSD)
Jennifer Pearson, AIA <i>Constructability Review</i> (6 Years with Firm)	<ul style="list-style-type: none"> Downey USD Measure O \$126M Bond Program

Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: A brief summary description of firm's familiarity with applicable laws and requirements for public works projects in general and K-12 California school projects in particular, including OPSC State Funded Projects.

PUBLIC WORKS PROJECTS

Public works projects are subject to competitive bidding laws that are intended to eliminate favoritism, fraud, and corruption in the awarding of public contracts. Managing and coordinating the public works bidding process requires that the Program and Construction Management firm have a thorough understanding of the competitive bidding laws. Acting as the District's representative we ensure that the contract documents, bid announcement and bid review are done properly so that a bid can be awarded in accordance with the California Public Contract Code.

Like most public agencies in California, school districts are subject to competitive bidding laws when contracting for construction services and or repairs on public projects. The basic competitive bidding rules as stated in Public Contract Code Sections 20110-20118.4 for K-12 districts include several requirements.

There are two requirements in particular that must be met before the bid can be awarded. Generally, the project can only be awarded to the lowest responsible bidder who submits a responsive bid. A responsible bidder must typically be a licensed contractor who has not been barred from government contracts for prior misconduct. A second requirement is that the bid be responsive. Quite simply, the bid must be an unconditional offer to provide the goods and services that are being bid upon and the bid must comply with all the bid procedures that are set forth in the requirements of the bid documents. For example, a bid which excludes a portion of the work which was to be bid on is deemed non-responsive.

The district must reject bids that are "non-responsive," i.e., bids that do not comply with all statutory requirements or do not substantially conform to the notice calling for bids and the specifications. However, the district may either waive minor and non-substantive irregularities that do not provide a competitive advantage or reject bids that do not conform completely to the notice calling for bids and the specifications. Before rejecting the lowest bid as non-responsive or waiving any irregularities, the District's legal counsel should be consulted to ensure that both substantive and procedural legal requirements are met.

We work closely with the District, the design team and legal counsel to ensure that the bid process is managed properly to avoid delays and possible protest.

OPSC STATE FUNDED PROJECTS

Rachlin Partners has over 15 years of Construction and Program Management Experience and 39 years of architectural experience. We are committed to enhancing access to quality public school education throughout California. Our team includes architects, educational experts, and financial planners who understand the budgetary requirements of school districts. When the need arises we also retain and work with agency advocates who assist school districts with every aspect of the school

Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

WORKING WITH CDE

We will work in concert with the California Department of Education (CDE) to coordinate the necessary documentation – including site plans, schematic/preliminary design, new construction plans, modernization plans and cost estimates – to assist your District in complying with funding requirements. In particular, we will supply the CDE's School Facilities Planning Division (SFPD) with the documentation needed to aid in determining State Allocation Board-funding eligibility.

building process, from funding strategies to DSA closeout. Rachlin Partners' depth of pre-design advisory services enables us to serve as your advocate with State Agencies and collaborate with your staff to maximize opportunities to leverage your local bond funding with grants from other sources.

We will work with the Office of Public School Construction (OPSC) to assist your District in obtaining funding for your projects. This effort, which is based on a detailed understanding of our client's programmatic needs, occurs in parallel with obtaining DSA approval. Our methods include processing school construction grant applications, assisting school districts with the implementation and funding of your projects, and auditing your school facility construction expenditures.

Q: Provide a schedule of all Newport-Mesa Unified School District contracts held within the last three (3) years, including with respect to each project, the project name and the property address, the contract amount, and firm's contact person at the District on said project.

DISTRICT CONTRACTS

In accordance with instructions set forth in the Request for Qualifications document, Rachlin Partners has no contracts with the Newport-Mesa Unified School District. Although Rachlin Partners has not had the chance to work with the District, we would love the opportunity to provide Project and Construction Management Services to the District.



Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Describe the project management procedures employed by your firm to minimize change orders and ensure well-coordinated and complete work product.

PROJECT MANAGEMENT

As a multi-disciplinary team, we act on behalf of the District, integrating the Program and Project Management Services into our role as a committed member of your project team. We believe this heightened engagement offers a more responsive, transparent and cost-effective business model.

We offer comprehensive planning and coordination services for programs involving multiple campuses or buildings. As an extension of District staff, we direct and coordinate all project team activities, from feasibility and planning through project implementation and close-out. Our experts guide Districts and the Design Team (Architects and Engineers) during the planning phase by assisting in the development of conceptual budgets, site selection, and consultant selection / oversight. We also work closely with Districts and the Design Team to develop realistic schedules and achievable deliverables. During the Construction Phase, our role is to observe / report / recommend — reviewing and monitoring the construction process and coordinating with the individual Project Managers and project teams at each campus/site to ensure that the overall program stays on track.

Soft costs, like fees and other administrative expenses, typically make up 30% of a District's bond expenditures. We've demonstrated that a District can save more than one-third of these soft costs by using Rachlin Partners to manage the program and individual projects, freeing up those dollars to help fulfill the bond's initial promise to the community and, in some cases, to fund new projects. We introduce efficiencies by:

- Streamlining the decision-making process.
- Eliminating duplication of effort and recordkeeping.
- Working closely with the Architect and Engineers to build constructability reviews early into the design process.
- Explaining decisions to all stakeholders to maximize consensus on value-to-program.
- Reducing delays, Change Orders and RFIs with on-site decision-makers.

Q: Describe the type of staffing is required to manage the project effectively. Provide hourly rates for each classification.

STAFFING

At Rachlin Partners, we believe that when it comes to staffing a project with the right skill set, we have a distinct advantage over our competitors as many of our Construction Management staff members are licensed Architects and are highly skilled to perform your preconstruction management services as well as your construction management services. Who better to perform all of your preconstruction services, from Facilities Planning and Analysis to Constructability Review, project Budgeting and Scheduling, than a Construction Manager that holds an architect license?

Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

We will not overstaff your project. We believe that a single staff member, occasionally supplemented by an individual with different skills, is all that is necessary to effectively manage most projects. As Architects, we often see construction trailers with multiple Construction Managers staffing a single construction project and believe this to be an unfortunate misuse of District funds. We are committed to providing Newport-Mesa Unified School District with the best possible service at a fair fee.

PRECONSTRUCTION SERVICES

During the preconstruction services period, one of our Project Managers will be tasked with mapping out the project team, timeline, and budget based on the parameters set by the District. Acting on the District's behalf, our Project Manager will secure all of the vendors, inspectors, and consultants required to complete the project. They will oversee the work of the District's consulting Architect, ensuring compliance with the District's standards, and perform a detailed constructability review at the submission to DSA. At this point, our Construction Manager will join the team and perform a cursory review of the Documents as well. At bidding, our Construction Manager will take the lead in issuing the documents for bid and communicating with the bidders. Both the Project Manager and Construction Manager will comb the bids at bid day to identify any bid irregularities and prepare the Notice to Award to the lowest responsible bidder.

CONSTRUCTION SERVICES

During construction, our Construction Manager will continue to take the lead. There is no phase of a project where responsive service is more critical than during construction. Design quality can be lost through inappropriate substitutions, delays can be incurred if legitimate Requests for Information (RFIs) are not answered promptly, and change orders need to be evaluated fairly to protect the Owner's interest while being fair to the General Contractor and his or her sub-contractors.

This is not the time to staff the project with junior professionals and/or limit the amount of time committed to construction support services. The urgent need for answers during construction and documentation of decisions are critical so that problems are addressed promptly and resolved in the best interest of the project. While relationships with bid/low bid award contractors can sometimes be confrontational, we pride ourselves on building partnerships with Contractors, Client and Architect with a shared focus on making the project a success.

During Construction, our Program Manager will continue to be involved in the project on a part-time basis to be most cost effective, but will remain involved as needed to assist the District in procuring furniture and equipment as required for the project. The Construction Manager will remain the lead on the project through project closeout.

Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

HOURLY BILLING RATES

In order to best service our clients' needs, we have compiled the following hourly billing rates. These fees are effective until December 31, 2021, and are subject to revision thereafter. The hourly billing rates assume a General Contractor will be selected to perform the construction work. However, if you choose to use a Multiple Prime Project Delivery on this project, an additional effort would be factored into the fee to cover additional coordination efforts.

Project Role	Hourly Rate
Partner – Project Director	\$ 195.00
Program / Project Manager	\$ 175.00
Senior Project Manager	\$ 155.00
Constructability Review	\$ 155.00
Certified Payroll / Labor Compliance	\$ 135.00
Construction Manager I	\$ 175.00
Construction Manager II	\$ 155.00
Scheduler	\$ 135.00
Cost Estimator	\$ 155.00
Support Staff	\$ 105.00

Q: Describe the approach is taken to stay on schedule and meet project timeline goals.

APPROACH TO STAYING ON SCHEDULE

Schedule management is a proactive and living process. Change and roadblocks are inevitable in every project; the challenge is to find ways to adjust to those impacts so that the project remains on-schedule. Rachlin Partners believes that most schedule changes can be avoided by anticipating issues before they impact the project and by taking proactive steps to avoid delays. Very early in the project, we will work with the entire project team to develop a comprehensive master schedule that outlines milestones and deliverables. Commitment to the schedule and constant review and communication of schedule issues become the responsibility of all team members.

Throughout the project, the master schedule is a living, dynamic document that has a fixed project start date and fixed project completion date. The intermediate activities are continually adjusted and fine-tuned by the design team and the contractor to either improve the project completion date or hold the completion date fixed. Our schedules are documented and maintained using the latest versions of scheduling software and tools. We have successfully managed multiple projects for the same owner on multiple sites simultaneously. In terms of scheduling, we understand how time-sensitive tasks – Critical Path Milestones (CPMs) – can significantly impact a project's schedule because they provide the foundation for future work. We identify CPMs and take proactive steps to ensure that these are performed at the right time in order to keep a project on schedule. Also, we can provide real-time schedule adjustments during design and construction to mitigate delays.



Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Computer Project Management/Scheduling and Electronic Design. Briefly describe firm's experience with scheduling and ensuring the scope of work is completed on time, as well as the any additional software that will be utilized.

COMPUTER PROJECT MANAGEMENT/SCHEDULING SOFTWARE

Delivering a project on time and within scope, and without surprises, is our goal. While the experience and skill of our project delivery team is paramount, using the right Project Management Information System (PMIS) is also crucial to the success of a project. While we are not entrenched in any one PMIS System, for the past 12 years, we have used PMIS Systems like ProCore, Fieldwire, and ColbiDocs to create effective reports and keep the project team informed about the project.

A key aspect of project and construction management involves maintaining the proper documentation, an effort for which we use online platforms such as ProCore and ColbiDocs. Our team provides the necessary checklists and document control to aid in the management of our projects: they ensure that all related documents and daily inspection reports are tracked, processed, filed and acted on correctly and promptly.

We also use PMIS Systems to assist in schedule management. PMIS Systems allow us to identify time-sensitive tasks and take proactive steps to ensure that they are completed on time, keeping a project on schedule.



Sub Consultants

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: Provide a schedule of sub-consultants or sub-consultant categories, if any that are likely to be used in carrying out any work that may hereafter be awarded to the firm by the District. List category, names, business address, and phone number.

SUB CONSULTANTS

Rachlin Partners enjoys successful working relationships with many qualified consultants. They have proven to be effective partners who share our commitment to client service. They have also proven to be budget conscious and flexible in the project delivery approach. In addition, they have excellent track records in meeting accelerated work schedules and are committed to principal-level involvement during all phases of the project. We view each member of our team as collaborative partners. We approach our work with consultants as integral contributors to a successful overcome.

For the purposes of providing the Newport-Mesa Unified School District with Construction Management Services, we do not intend to work with outside consultants or technical assistants. Should the District require specialized consultants, such as geotechnical engineers and/or inspection and testing agencies, those consultants will be selected after discussions with the District.

Following, is a schedule of selected specialized consultants with whom we have worked in the past:

CEQA Consulting Services

Ultra Systems	16431 Scientific Way Irvine, CA 92618	(949) 788-4900
Placeworks	3 MacArthur Place, Suite 1100 Santa Ana, CA 92707	(714) 966-9220

Hazardous Material Testing and Monitoring

Aurora Industrial Hygiene	1132 Mission Street, Suite B South Pasadena, CA 91030	(626) 403-4104
Executive Environmental	310 East Foothill Blvd., Suite 200 Arcadia, CA 91006	(626) 441-7050

Geotechnical Engineering / Special Inspection / Lab of Record

MTGL Inc.	2992 E. La Palma Ave., Suite A Anaheim, CA 92806	(714) 632-2999
TGR Geotechnical, Inc.	3037 Harbor Blvd. Santa Ana, CA 92704	(714) 641-7189

Land Surveying

Joseph C Truxaw & Assoc., Inc.	1915 W. Orangewood Ave., Suite 101, Orange, CA 92868	(714) 935-0265
Cannon	16842 Von Karman Ave. Irvine, CA 92606	(949) 753-8111

Project Inspection

Sandy Pringle Associates	1108 Sartori Ave., Suite 300 Torrance, CA 90501	(310) 787-8811
Vital Inspection Services, Inc. (VIS)	5505 E. Santa Ana Canyon Rd., #18771 Anaheim, CA 92817	(888) 613-7227

State Funding Consultant

CL Consulting, Inc.	8504 Firestone Blvd., #406 Downey CA 90241	(949)-940-6938
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References

NEWPORT-MESA UNIFIED SCHOOL DISTRICT RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

COMMITMENT TO PROVIDING EXPERIENCED PERSONNEL

We have an excellent track record in meeting accelerated work schedules and are committed to principal-level involvement during all phases of the project.

Design Partner Michael Rachlin, with over 40 years of experience, and Managing Partner Richard Ingrassia, with 28 years of experience, personally oversee the development and delivery of each project.

Q: Provide a minimum of three (3) K-12 school district references. Include the district name, a contact person, title, and phone number for each.

A HISTORY OF QUALITY SERVICE

Rachlin Partners has a history of quality service. Our commitment to responsible service through the direct and continuous involvement of principals Michael Rachlin and Richard Ingrassia is a key factor in sustaining long-term relationships with our clients. A testament to this service is the fact that a majority of our firm's repeat business is from satisfied clients. The following clients will attest to our expertise and ability to deliver innovative and budget-responsive facilities.

Nancy C. Nien, Assistant Superintendent

Anaheim Union HS District (Previously with Los Alamitos USD)
501 N. Crescent Way
Anaheim, CA 92801
Tel: 714/999-3511
eMail: nien_n@auhsd.us

District Size: 21 schools / 31,000 students

Services: N/A

Project(s): N/A

C. J. Knowland, Director, FMOT

Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, CA 90720
Tel: 562/799-4592, Ext. 81116
eMail: cknowland@losal.org

District Size: 10 schools / 9,948 students

Services: PM/CM, Architecture

Project(s): Modernization & New Construction

Vince Madsen, Director of Facilities

Downey Unified School District
11627 Brookshire Avenue, T-4
Downey, CA 90241
Tel: 562/469-6707
eMail: vmadsen@dusd.net

District Size: 20 schools / 22,649 students

Services: Architecture, PM/CM

Project(s): Modernization & New Construction

Christine Fullerton, Assistant Superintendent

Fountain Valley School District
10055 Slater Avenue
Fountain Valley, CA 92708
Tel: 714/843-3250
eMail: fullertonc@fvdsd.us

District Size: 10 schools / 6,300 students

Services: PM/CM, Architecture

Project(s): Modernization & New Construction

Norma Macias, Director of FMOT

El Monte Union High School District
3537 Johnson Avenue
El Monte, CA 91731
Tel: 626/444-9005, Ext. 9864
eMail: Norma.Macias@emuhsd.org

District Size: 6 schools / 8,000 students

Services: CM

Project(s): Ledesma HS MPR

Jennifer Groe, Director of Program Management

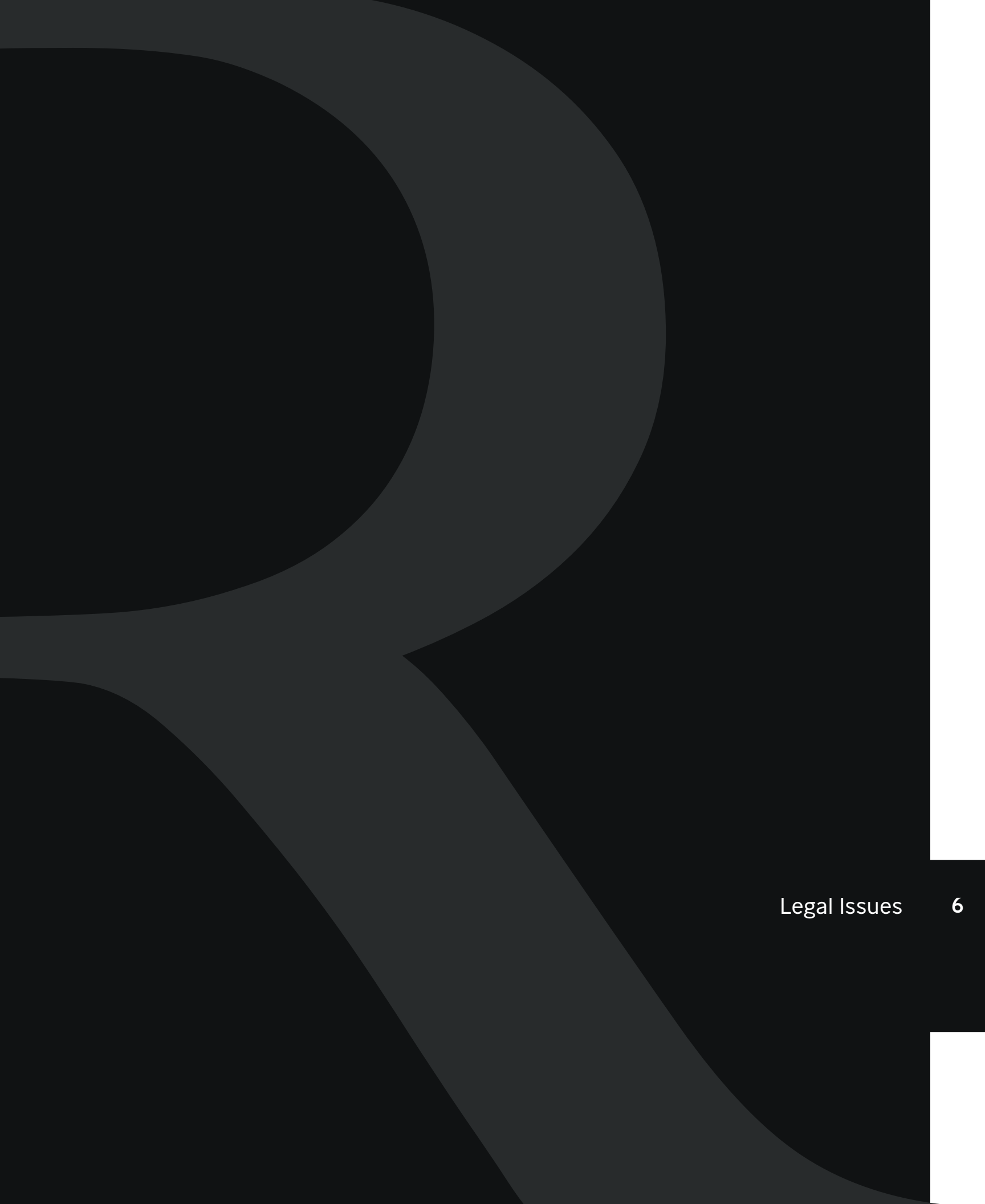
Sony Pictures Entertainment Inc.
10202 Washington Boulevard
Culver City, CA 90232
Tel: 310/244-5186
eMail: Jennifer_Groe@spe.sony.com

District Size: N/A

Services: CM

Project(s): Studio Infrastructure Upgrade





Legal Issues

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 119-21 FOR CONSTRUCTION MANAGEMENT SERVICES

Q: 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.

PENDING LEGAL ACTION

Rachlin Partners is **not** party to any pending 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.

Q: 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.

SETTLEMENTS OR JUDGMENTS WITHIN THE LAST FIVE YEARS

Rachlin Partners has a long history of successfully working with clients. Rachlin Partners has **not** been involved in any settlements or judgments involving such actions in the past five (5) years.

Q: 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.

JUDGMENT OR SETTLEMENT VALUED AT \$5,000 OR GREATER

Rachlin Partners is **not** involved in 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.





**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: Rachlin Partners

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	Culver City, CA (Los Angeles County)	5
2. Past Performance	Write in:	Max. Pts.
a. Identify the Firm's number of years' experience in providing services for K-12	39 years	5
b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years	100+	5
c. Industry experience - Circle the type of projects the Project Team has worked on within the last 3 years (circle all that apply)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">K-12</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Community College</div> <div style="border: 1px solid black; padding: 2px;">Charter/ Private School</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Non- school District</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Other Project Types</div> </div>	5
d. Identify the Firm's number of employees	22	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	None.	5
b. Identify the number of settlements or judgments involving such actions within the last five (5) years	None.	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)	6	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.

Michael Rachlin

Printed Name


Signature

2-22-21

Date

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

8640 National Boulevard

Address

310/204-3400

Telephone

02/22/21

Date

Michael Rachlin

Typed or Printed Name

Rachlin Partners

Company

Culver City, CA 90232

Address

310/204-3815

Fax

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

ATTACHMENT C

STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: Rachlin Partners

(Check One): X Corporation Partnership Sole Proprietorship

Address: 8640 National Boulevard, Culver City, CA 90232

Telephone/FAX#: T: 310/204-3400 F: 310/204-3815

Date and State of Formation/Incorporation: Date: 10/18/1982 State: California

Is the company authorized to do business in California? Yes.

Basis of Authorization: California Corporation X 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: _____

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>\$</u>	<u>\$</u>	<u>\$</u>
Total:	_____	_____	_____

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

Santa Maria High School 50-Classroom Building - \$50,000,000 (In progress.)

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 X No If yes, explain on a separate, signed sheet.
2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? ___ Yes X 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 X 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 X 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 X 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 X 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 X 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:



Michael Rachlin

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.

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

Michael Rachlin

Title

President

Date

2-22-21

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: Michael Rachlin

Duly Authorized Signature: 

Title: President

Date of this Proposal/Offer: 2-22-21

Offeror Name: Rachlin Partners

Offeror Address: 8640 National Boulevard, Culver City, CA 90232

Offeror Telephone: 310/204-3400

Offeror Email: 310/204-3815

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 Rachlin Partners [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: 2-22-21

Proper Name of Submitter: Rachlin Partners

City, State: Culver City, California

Signature: 

Print Name: Michael Rachlin

Title: President

A large, bold, black stylized letter 'R' that serves as the background for the entire page. It starts at the top right, curves around, and extends towards the bottom left.

RACHLIN
P A R T N E R S

8640 National Boulevard
Culver City, CA 90232
310.204.3400
rachlinpartners.com