



**Newport-Mesa**  
Unified School District

## Statement of Qualifications for Request for Proposals/Qualifications Lease-Leaseback Services for Estancia High School Theater Project

ATTN: Jonathan Geiszler, Director, Purchasing & Warehouse  
Newport-Mesa Unified School District  
2985 Bear Street, Costa Mesa, CA 92626

October 11, 2022



2569 McCabe Way, Suite 100  
Irvine, California 92614  
T 949.461.3650 • F 949.461.3965  
[www.bernards.com](http://www.bernards.com)

# 1

## EXECUTIVE SUMMARY

Photo:  
Newport Harbor High School  
Norman R. Loats Performing Arts Center  
Newport Beach, CA



# Executive Summary



2569 McCabe Way, Suite 100  
Irvine, California 92614  
License No. 302007

October 11, 2022

Jonathan Geiszler, Director, Purchasing & Warehouse  
Newport-Mesa Unified School District  
2985 Bear Street, Costa Mesa, CA 92626

RE: Statement of Qualifications for Lease-Leaseback Services for Estancia High School Theater Project

Dear Jonathan Geiszler and Members of the Newport-Mesa USD Evaluation Committee:

The Bernards Team is committed to providing the Newport-Mesa Unified School District with A Better Experience: We intend to relieve the District of the daily minutia while keeping you abreast of progress and ensuring that your scope, quality, safety, cost, and schedule objectives are achieved for your Estancia High School Theater Project. Our successful Lease-Leaseback delivery on recent K-14 projects demonstrates our proficiency in design, value, and quality management.

A nationally-ranked builder that was founded in 1974, Bernards is one of the most experienced managers of building programs in Southern California. The dual-nature of our business combines the technical skills and competitive focus of a General Contractor with the strong leadership and professional responsibility of a Construction Manager.

## Preconstruction

Bernards has a long successful history of preconstruction collaboration with the top design professionals in California. We will embrace your aesthetic goals and, unless an element or feature inherently compromises your Projects' budgetary constraints, we will treat your design decisions as core project objectives. We will leverage our hands-on trade experience to provide recommendations for constructability, scheduling, and coordination, which has proven to eliminate a vast majority of change order requests that might otherwise arise during construction.

## Schedule & Budget

We will refine, maintain, and update, as necessary, the Master Schedule and Budget for the overall project, develop a Project Schedule and Budget for this project.

## Construction Phase

Bernards has a single goal in mind: to guide and support the project through successful completion. As experienced construction managers and contractors, the Bernards Team is fully prepared to manage a full range of project administration support services, including administering construction-related consultant services agreements and construction contracts.

## Post Construction

The Bernards Team will obtain copies of guarantees and warranties and forward to the District at the end of the project. Prior to the actual occupancy inspection, the Bernards Team will conduct meetings with agency officials to ensure that the building (or phased portion of the building) is complete and in conformance with the approved contract documents. Our Team will only request the final inspections once the buildings are complete and meet the District's approval.

Our previous experience providing Districts with Lease-Leaseback services affords us with a strong working knowledge of procedures. We expeditiously develop, process, and submit required documentation. Once review comments are received, we will incorporate all comments and distribute the documentation accordingly to keep our projects on schedule.

Thank you for this opportunity to submit our Proposal. We look forward to elaborating on our lease-leaseback expertise and strategies to successfully deliver your project. Should you require further information, please do not hesitate to contact me or our Director of Business Development, Ali Hansen (cell: 909.559.1891; email: AHansen@bernards.com).

We acknowledge receipt of Addendum #1, dated 9/6/22, Addendum #2, dated 9/7/22, Addendum #3, dated 9/13/22, and Addendum #4, dated 10/5/2022.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sal Nol'.

Sal Nol, LEED AP  
Vice President of K-14 and Management Services



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# IDENTIFICATION OF THE PROPOSER

Photo:  
Wilson High School  
Auditorium Modernization & Seismic Upgrade  
Long Beach, CA



# Identification of the Proposer

## About Bernards

A nationally ranked, multidisciplinary commercial builder, Bernards delivers outstanding full-service construction services to California K-12 school districts, bringing extensive knowledge from our diverse portfolio of successful projects. We deliver projects under all variations of general contracting, construction management, and program management contracts.

Bernards was founded in 1974 by brothers Doug, Greg, and Jeff Bernards. A family business in every sense, the firm transitioned into an employee owned company (ESOP) in March 2017. We have consistently honed our approach to integrate the hallmarks of integrity, quality, and partnership with clients throughout California. We have successfully completed individual projects and programs from \$1 million to \$250 million in value. Our hard work ethic, commitment to integrity and philosophy of working as a team has won the trust of our prestigious clients and industry partners.

Bernards currently has a staff of over 320 employee owners serving in accounting, advanced technology, scheduling, safety, and field operations. Our estimating department is comprised of 22 professionals who prepare bids of approximately \$4.7 billion annually. Our dedicated Virtual Design & Construction (VDC) and Building Information Modeling (BIM) Department offers advanced skills in sophisticated BIM applications. We also offer experience with Integrated Project Delivery (IPD) and all forms of general contracting, project management and construction management. With a strong focus on sustainability, we have 51 LEED® Accredited Professional (APs) and nearly 40 LEED® Certified projects to our credit. Our risk and safety team is comprised of 6 safety professionals monitoring every project including weekly site safety checkups with our site operations team.

## Legal Name & Address

Bernards Bros. Inc. (DBA: Bernards)

## Headquarters

555 First Street, San Fernando, CA 91340

## Legal Form of Firm & State of Registration

California Corporation

## Officers

### Executives

Officers	Title
Jeffrey G. Bernards	Chairman of the Board
David Cavecche	Chief Executive Officer
Andrew Buerk	President
Rick Fochtman	Executive Vice President
Ken Menager	Chief Financial Officer / Secretary
Charlona Cole	Chief Human Resources Officer
Cindy Garcia	Chief Risk Officer
Michael Cabrea	Vice President
Jerry Higgins	Vice President
Sam Laham	Vice President
Jeramie Lane	Vice President
Sal Nol	Vice President
Kevin O'Brien	Vice President
Michael Runza	Vice President
Lee Sehon	Vice President
Michael Turl	Vice President
Carl Vizcarra	Vice President
Douglas Bernards	Assistant Secretary
Greg Simons	Assistant Secretary

## Date of Incorporation

December 6, 1974

## Office Providing LLB Services

### Orange County Regional Office

2569 McCabe Way, Suite 100, Irvine, CA 92614

T 949.461.3650

## California Contractor's License

CA License Number:	302007
Qualifying Individual:	Douglas Bernards
License Classification:	Class "A" General Engineering Class "B" General Building Contractor
Date Issued:	1.20.1975
Expiration:	3.31.2023

Bernards' license is current, valid and in good standing with the California Contractors State License Board. Our license has never been suspended or revoked.

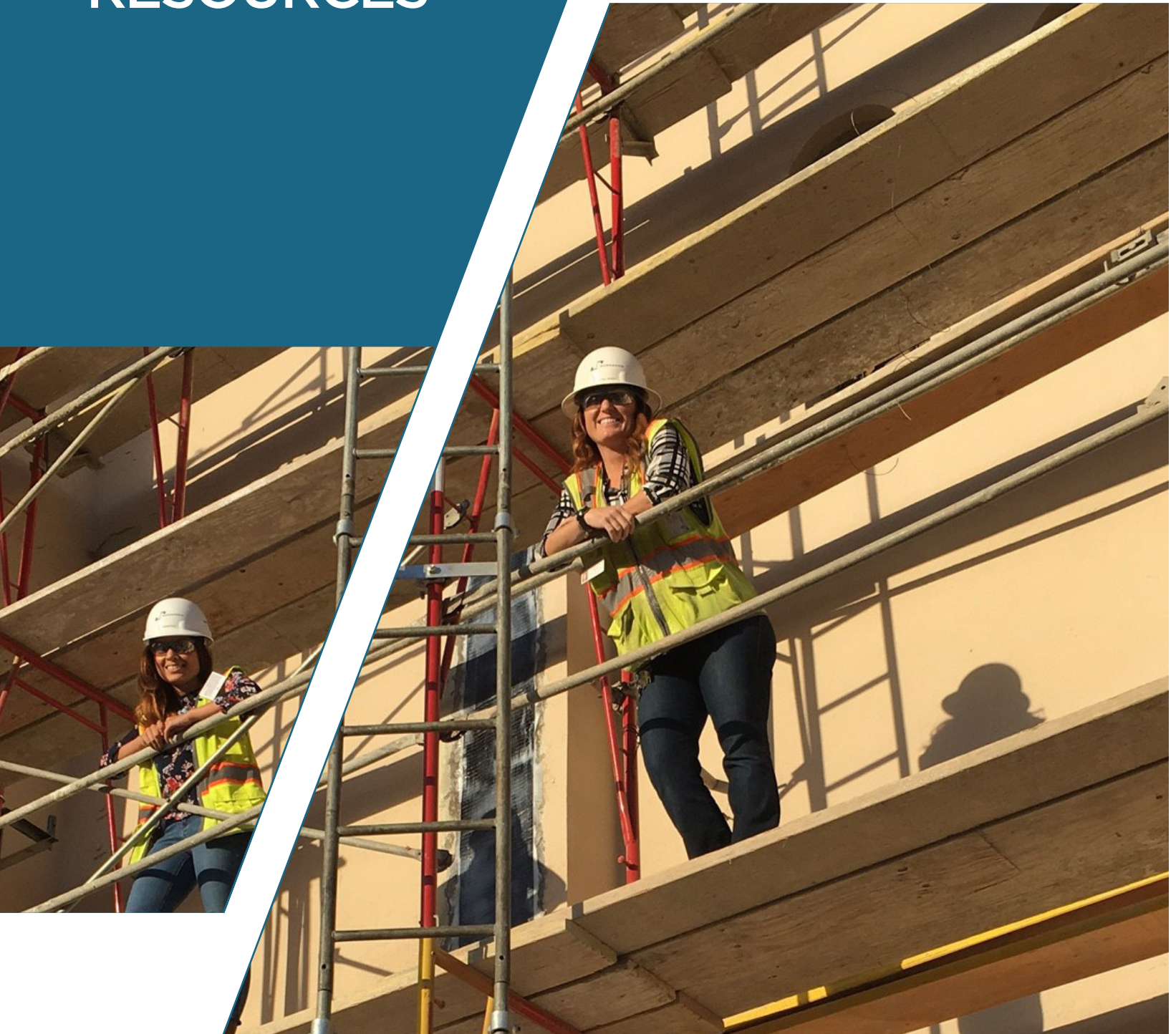
## Prequalification

Bernards is prequalified with Newport-Mesa Unified School District.



# STAFFING RESOURCES

# 4



4. STAFFING RESOURCES

# Staffing Resources

The Bernards Team is committed to providing best-in-class construction expertise to Newport-Mesa Unified School District – everything we do and all decisions we make will be done with the benefit of the school, your students, faculty/users, and community in mind. As such, our mission is to create a “Better Experience” with solutions that will give your leaders and staff the freedom to focus on your day-to-day operations. We value and foster collaborative, long-term relationships with our employees, clients, architect partners and trade contractors. Bernards offers a depth of resources of highly-qualified team leaders who have the expertise and demonstrated experience to drive your projects. It is our pleasure to introduce to you the team that will be serving the District through the lease-leaseback process. Per the RFQ/P, resumes for our key team members can be found in Tab 14 - Appendices.



**Deni Valderrama, CCM, LEED AP BD+C**  
**Project Executive**

Deni Valderrama’s strong leadership skills and depth of experience with education projects will steer the Bernards Team towards high-quality, constructible solutions that minimize impacts to ongoing operations on the Estancia High School Theater project. His collaborative and approachable manner is easy to work with, particularly with high profile and multi-faceted owners and designer teams. Deni will be actively involved in all aspects of the scope of services. He will seamlessly transition and continue to lead the team from preconstruction into construction services. Deni’s hands-on style of leadership will ensure that all project milestones and goals are achieved, and the project stays on track for on-time on-budget delivery.



**Jenae Decker, LEED GA**  
**Project Director**

As Project Director, Jenae will lead the preconstruction effort for your project. She will maintain ongoing communications with the District and Architect and to ensure Client satisfaction. Jenae brings proven education project experience working for several school district and community colleges. Her resume evidences her other project accomplishments including delivering projects for East Whittier City, Paramount, Downey, Desert Sands, and Long Beach school districts.



**Eric Trunnell**  
**Project Manager**

Eric Trunnell brings 23 years of construction experience to the Bernards Team. As Project Manager, Eric will be responsible for the daily management, supervision and coordination of construction activities for the Estancia High School Theater project. He will manage the project schedule and budget and keep the team abreast of progress. Eric has extensive experience with education projects and has recently worked on six projects for Desert Sands Unified School District.



**David Iman**  
**Superintendent**

Dave has recently completed the \$34.7M John Adams Middle School Performing Arts Center for Santa Monica-Malibu Unified School District. As Superintendent, will apply his construction site experience to effectively direct all on-site activities and keep Bernards’ construction operations running safely and efficiently. Working on site full time, he will develop the construction plan; monitor construction performance and onsite conduct; ensure proper equipment and materials delivery, assembly, and installation; address field questions and confirm field inspections; verify compliance with safety practices and procedures; and, should an emergency arise, make sure that immediate action is taken.



# DVBE

# 5

Photo:  
Santa Monica College  
Performing Arts Center  
  
Santa Monica, CA



5. DVBE





Bernards is committed to expanding opportunities for Disadvantaged Veteran Business Enterprises (DVBEs). We have enjoyed a positive working relationship with disabled veterans who are currently providing services to the building industry. These veterans returning to the civilian workforce are given preferential opportunities during the competitive bidding process of California State funded projects. Individuals, material and equipment suppliers, and subcontractors that have been DVBE-certified by the Office of Small Business and DVBE Services receive a 5% cost advantage during bidding. All State funded projects are required to demonstrate a 3% (of contract value) mandated compliance with hiring DVBE service providers.

## DVBE-Targeted Prequalification Process

Our subcontractor prequalification process specifically targets DVBE certified participants and encourages them to bid on our projects. In addition to outreaching to DVBEs and local trades in our 8,000-plus subcontractor database, we perform outreach through searching State of California Department of General Services and on-line DVBE website databases such as disabledveterans.com, as well as advertising in The Thomas Bid Register, Reed's Southern California Construction Bulletin and W/M/S/DVBE Contracting News.

## CSU Bakersfield

### Student Housing

Bernards exceeded the 5% DVBE subcontracting goal by requiring our subcontractors to purchase materials from certified DVBE suppliers. As a result, a total of \$1,987,922 was paid to DVBEs, which amounted to a 5.7% contracting rate on the \$34.8 million project.

## CSU Fresno

### Physical Therapy and Sports Administration Building

In 2015, Bernards completed the new CSU Fresno Faculty Office and Lab Building under CM at risk delivery. In our proposal, we committed to the maximum 6% DVBE utilization rate, twice the minimum 3% required in the RFP. A maximum of 3 points were awarded for each percentage point commitment above this minimum requirement, however the penalty risk for each point not achieved upon completion of the work was \$50,000 per point, for a total exposure of \$150,000. Bernards exceeded our 6% commitment by contracting with qualified DVBE mechanical, electrical, and plumbing (MEP) subcontractors. The result: over \$1.5 million worth of DVBE contracts on the \$9.7 million project, which amounted to a DVBE participation rate of 15.9%!



# FISCAL STABILITY

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John Adams Middle School  
Performing Arts Center

A nationally ranked builder, Bernards delivers full-service construction services to educational institutions, government and civic organizations and corporations. Since the company's inception in 1974 Bernards has grown steadily, evolving into a technically savvy, multidisciplinary firm. Our projects range in value from \$5 million to \$250 million. Our widely respected estimating department prepares over \$4.7 billion worth of work annually. We are a financially sound and disciplined company making Bernards a strong partner for Newport-Mesa Unified School District.

The supporting documents for items A - D listed below can be found following this page.

- A. Dunn and Bradstreet Report
- B. Letter stating current line of credit
- C. Latest audited financial statement
- D. Notarized statement from Liberty Mutual regarding Bernards' current bonding capacity
- E. Current value of work under contract: \$1,730,375,000







# D / Letter: Current Bonding Capacity



**Liberty Mutual Surety**  
**SAFECO INSURANCE COMPANY OF AMERICA**

790 The City Drive South, Suite 200  
Orange, CA 92868  
(714) 634-3311 - Telephone  
(866) 547-9060 - Facsimile

September 15, 2022

Newport-Mesa Unified School District  
2985 Bear Street  
Costa Mesa, CA 92626

Re: Bernards Bros., Inc.  
Request for Proposals/Qualifications for Lease-Leaseback Services for Estancia High School Theater  
Project  
Surety Reference Letter

Since 2005 Liberty Mutual Insurance Company ("Liberty") has acted as surety for Bernards Bros., Inc. ("Bernards") in its contracting matters. Liberty is a major, international provider of contract surety bonds, is listed in the Federal Register as a surety acceptable for Federal projects, and is a licensed, admitted surety insurer in the State of California. We enjoy a Bests Guide rating of AXV and an A Standard & Poor's rating.

We currently extend to Bernards bonding capacity in the \$300 million per project and \$1 billion aggregate ranges. (Current available capacity is \$300 million per project and \$350 million aggregate. Thus, current bonding capacity is more than sufficient for the referenced Project.) This would not preclude us from considering projects and programs in excess of those parameters. Based upon our knowledge of Bernards' management, construction expertise and current financial position, we have every confidence in its abilities to successfully undertake, manage and complete projects within those parameters and within its areas of expertise.

For your information Bernards is a well-known, Southern California based general building contractor with experience in a wide variety of building projects, extensively in educational facilities construction using the Lease-Leaseback delivery method. Over the years it has earned the respect of public and private sector owners, subcontractors, architects and its peers. We, highly, recommend this construction firm to you.

Please understand that this letter is not an assumption of liability, nor is it a commitment to approve and provide future bond requests. This letter is offered, simply, as a bonding reference at the request of our customer.

Sincerely,  
LIBERTY MUTUAL INSURANCE COMPANY

By: Lisa L. Thornton, Attorney-in-Fact

**Member of Liberty Mutual Group**



**Civil Code § 1189**

State of California )  
 ) ss  
County of Los Angeles )

 NATALIE K. TROFIMOFF  
COMM #2308129  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires OCT 22, 2023

Signature: Natalie K. Trofimoff  
Natalie K. Trofimoff, Notary Public



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

Certificate No: **8204962-977459**

## POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, C. K. Nakamura, E. S. Albrecht Jr., Jessica L. Rosser, Lisa L. Thornton, Maria Pena, Natalie K. Trofimoff, Noemi Quiroz, Patricia S. Arana, Tim M. Tomko

all of the city of Los Angeles state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 4th day of March, 2021.



Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

By: David M. Carey  
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss  
County of MONTGOMERY

On this 4th day of March, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2025  
Commission number 1128044  
Member, Pennsylvania Association of Notaries

By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

### ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

### ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of September, 2022.



By: Renee C. Llewellyn  
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/21

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.



# EXPERIENCE & TECHNICAL COMPETENCE

Photo:  
John Adams Middle School  
Performing Arts Center

Santa Monica, CA



# Experience and Technical Competence

## A. Experience

A nationally-ranked builder, Bernards offers Newport-Mesa Unified School District the proven experience, technical, and professional skills to meet the goals and fulfill the general functions to effectively deliver the Lease-Leaseback Construction Services for your Modernization Projects, on time and within your budget parameters.

Specifically, for our K-12 clients over the past 10 years, we have managed the industry's best-performing trade contractors on more than \$750 million of construction on behalf of numerous California school districts. Our construction management strategies promote success and earn the respect of both our educational clients and the trade contractors who reside in the local communities. Our highly effective tools of Building Information Modeling (BIM) and Lean Pull Planning enhance communication and drive our clients' school projects to successful outcomes.

Bernards has managed and completed multiple projects utilizing the Lease-Leaseback (LLB) delivery method as defined by California Education Code Section 17406. Under this statutory framework, our public school district clients have benefited from Bernards' high quality services and caliber of trade contractors, procured through our stringent trade prequalification process.

Through our 40+ years of experience in the community college and K-12 market sectors in California, Bernards has developed a comprehensive understanding of structural, fire/life safety, and accessibility rules and regulations levied on school projects by the Division of State Architect (DSA) to ensure project closeout through certification.

## B. Project Specific Experience

The following are Bernards' five K-12 Lease-Leaseback construction projects from the last five years.



### John Adams Middle School Performing Arts Center

#### Firm's Role

Lease-Leaseback Contractor

#### Award & Completion Dates

7/2019 - 8/2021

#### Total Value

\$34,668,792

#### Amount of Fees

\$1,248,660

#### Staffing

##### Bernards Staff

Sal Nol, Project Executive  
Cameron Carrizales, Project Manager  
David Iman, Superintendent  
Matthew Vine, Senior Project Engineer  
Stephine Tan, Project Admin

##### Consultants

KPFF Consulting Engineers (Civil)  
P2S Engineering Inc. (Electrical)  
P2S Engineering Inc. (Mechanical)  
Brandow & Johnston, Inc. (Structural)

Subcontractors: 45 Subcontractors

#### Relationship with Client

Completed one project for Santa Monica-Malibu Unified School District.

#### Entity Information

Santa Monica-Malibu Unified School District  
Carey Upton, Chief Operations Officer  
T 310.450.8338 x79383  
E cupton@smmusd.org

#### Claims/Demands/Litigation

None

#### Description

The new performing arts center, which will be the crown jewel of the John Adams Middle School campus and host some 150 performances each year, is on schedule to be completed by the fall of 2021. At the north end of campus along Pearl Street, the modern complex is a joint project of the SMMUSD and Santa Monica College. When complete it will have seating for 750 and a stage large enough to hold an orchestra or band, a choir room, backstage support facilities, a multi-purpose rehearsal room that will be used for dance, community meetings and theater rehearsals, an expansive courtyard, a state of the art lighting system, and a sound system capable of mimicking any acoustic environment, such as an outdoor space or a chamber-music venue.



# 2



## Palm Springs USD District Administration Center

### Firm's Role

Lease-Leaseback Contractor

### Award & Completion Dates

11/2016 - 2/2018

### Total Value

\$26,847,673

### Amount of Fees

\$951,543

### Staffing

#### Bernards Staff

Sal Nol, Project Manager  
Donny Berry, Superintendent  
Taylore Bruce, Senior Project Engineer

### Consultants

Epic Engineers (Civil)  
FBA Engineering (Electrical)  
Nack & Associates (Mechanical)  
KNA Consulting Engineers (Structural)

Subcontractors: 38 Subcontractors

### Relationship with Client

Bernards has worked on 22 projects for Palm Springs Unified School District.

### Entity Information

Palm Springs Unified School District  
Julie Arthur, Executive Director of Facilities Planning & Development  
T 760.883.2710  
E jarthur@psusd.us

### Claims/Demands/Litigation

None

### Description

This new two-story home for the Palm Springs USD Administration Department is a concrete and steel tilt up structure with 64,677 square feet of office space, board rooms, lecture halls, restrooms, and break rooms. Landscape improvements included finish site work, a paved parking lot, concrete walkways, and street improvements. Bernards' technical and managerial approach to Lease-Leaseback projects emphasizes collaborative partnerships with school districts and their architects. Input provided by students and staff assisted in generating superior performance from our prequalified high-caliber trade contractors which resulted in focused on-site leadership. Our highly regarded constructability and value engineering processes resulted in the entire contingency amount to be returned to the District.

# 3



## McKinna Elementary School Reconstruction

### Firm's Role

Lease-Leaseback Contractor

### Award & Completion Dates

7/2018 - 9/2020

### Total Value

\$30,090,843

### Amount of Fees

\$1,272,538

### Staffing

#### Bernards Staff

Carl Magness, Project Executive  
Jaime Pace, Project Manager  
Terrence Root, Superintendent  
Arvind Balaji, Project Engineer

### Consultants

Design West Engineering (Mechanical)  
MHP Structural Engineers (Structural)

Subcontractors: 40 Subcontractors

### Relationship with Client

Bernards has worked on 4 projects for Oxnard School District.

### Entity Information

Oxnard School District  
Lisa Franz, Director, Purchasing  
T 805.385.1501  
E lfranz@oxnardsd.org

### Claims/Demands/Litigation

None

### Description

The project included the construction of a new two-story classroom building, library, administration space, multipurpose room, playfields, hard courts, and support spaces. The new school was constructed in the current playfield areas allowing for classroom instruction to continue at the older facility until completion of the replacement school construction. The new facility is accessed from a new parking and drop-off provided at "N" Street. The older structures were demolished and new playfields and remaining support facilities were constructed in their place. Classrooms were designed to support 21st century 360-degree learning environments with wall-to-wall, floor-to-ceiling whiteboards allowing any surface to be written upon to help spark creativity and critical thinking, and multiple high definition monitors allowing educational content to be wirelessly broadcasted and shared instantly from handheld computing devices. Additionally, the new campus contains specified support facilities, administration areas, library, food service, multipurpose room, restrooms, and playfields for school and community use.



### Elm Elementary School Reconstruction

**Firm's Role**  
Lease-Leaseback Contractor

**Award & Completion Dates**  
1/2017 - 7/2019

**Total Value**  
\$26,444,641

**Amount of Fees**  
\$1,708,418

**Staffing**  
Bernards Staff  
Carl Magness, Project Executive  
Jaime Pace, Project Manager  
Kyle Ramin, Project Manager  
Gina Sierra, Project Engineer  
Alejandro Rivera, Field Engineer

**Consultants**  
Rick Engineerig Company (Civil)  
Roshanian & Associates Inc. (Electrical)  
Roshanian & Associates Inc. (Mechanical)

**Subcontractors:** 38 Subcontractors

**Relationship with Client**  
Bernards has worked on 4 projects for Oxnard School District.

**Entity Information**  
Oxnard School District  
Lisa Franz, Director, Purchasing  
T 805.385.1501  
E lfranz@oxnardsd.org

**Claims/Demands/Litigation**  
None

**Description**  
Bernards provided Lease-Leaseback construction services for the preconstruction and construction of a new two-story classroom facility on the existing 6.1-acre site followed by the demolition of the existing school. Constructed in 1948 and last modernized in 2003, Elm Elementary School remained in operation during the re-construction, which reversed the building and playfield current configuration. The project consisted of constructing four new wood framed buildings totaling 53,000 square feet of new building spaces within the current playfield: Three one story buildings: Multi-Purpose room, Kindergarten, and Administration and one two-story classroom building. In addition, new parking lots, hard court play areas, and new turf play fields were developed and placed once the new buildings were occupied and the former school was demolished. Off-site City Improvements consisted of new crosswalks, striping, and bus drop offs.



### Palm Springs High School Seismic Upgrade & Modernization

**Firm's Role**  
Lease-Leaseback Contractor

**Award & Completion Dates**  
3/2020 - 2/2022

**Total Value**  
\$23,275,796

**Amount of Fees**  
\$921,199

**Staffing**  
Bernards Staff  
Sal Nol, Project Executive  
Taylore Bruce, Senior Project Manager  
Donny Berry, Senior Superintendent  
Mark Lechuga, Superintendent  
Nick Chavez, Senior Project Engineer

**Consultants**  
Epic Engineers (Civil)  
Brandow & Johnston, Inc. (Structural)

**Subcontractors:** 37 Subcontractors

**Relationship with Client**  
Bernards has worked on 22 projects for Palm Springs Unified School District.

**Entity Information**  
Palm Springs Unified School District  
Julie Arthur, Executive Director of Facilities Planning & Development  
T 760.883.2710  
E jarthur@psusd.us

**Claims/Demands/Litigation**  
None

**Description**  
One new practice gymnasium and the modernization of four buildings on an occupied campus. The new practice gymnasium is Type V-B construction, approximately 7,400 SF and fully sprinklered. The project includes added fire sprinkler systems, upgraded utilities, site work, seismic upgrades and new finishes.



## C. Ability to Respond to District Needs

Most of our team members live within a short 30 minute commute of Newport, including Superintendent Dave Iman and Project Manager Eric Trunnell live well within a 60 minute commute time to Newport. Our team will be able to respond to the District's need well within a reasonable 1-hour response time. We are certain that this team will afford you confidence in the successful delivery of your project and enjoyable to work with during the process.

## D. Contracting History

Bernards Bros., Inc. has not been involved with items a-i below in the last five years on any Lease-Leaseback projects.

- a. Failure to enter into a contract or professional services agreement once selected
- b. Withdrawal of a proposal or bid as a result of an error
- c. Termination or failure to complete a contract
- d. Debarment by any municipal, county, state, federal, or local agency
- e. Involvement in litigation, arbitration, or mediation in the last five (5) years
- f. Conviction of the firm or its principals for violating a state or federal antitrust law by bid or proposal rigging, collusion, or restrictive competition between bidders or proposers, or conviction of violating any other federal or state law related to bidding or performance of services
- g. Knowing concealment of any deficiency in the performance of a prior contract
- h. Falsification of information or submission of deceptive or
- i. Willful disregard for applicable rules, laws, or regulations

## F. Additional Information

### Experience with Newport-Mesa Unified School District

In 2009, Bernards completed construction of the 98,000 SF structural steel and metal framed complex on the campus of Newport Harbor High School. Designed to replace the historic Robins Hall and Loats Theater buildings, this project featured a 500-seat theater with accompanying black box, music and choral classrooms; science classrooms; a library, kitchen, and museum; and administrative offices. Crowning the structure is a 100-foot tall replica of the original gothic clock tower.

Sitework for this project included covered atrium seating for an outdoor lunch area and a re-designed courtyard with new stairs, seat walls, planters and trees. Through strategic coordination of all contract and additional activities—in the midst of an active campus—this project was completed on time and on budget.



### Theater and Performing Arts Project Experience

Below is a brief list of Bernards' projects that have included one or more features similar to the Estancia High School Theater Project.

Theater and Performing Arts Project	Owner	Value
John Adams Middle School - Performing Arts Center	Santa Monica-Malibu USD	\$34,668,792
Wilson High School - Auditorium Modernization & Seismic Upgrade	Long Beach USD	\$21,000,000
Performing Arts East Wing	Santa Monica College	\$19,805,153
Palm Springs High School - Performing Arts Building	Palm Springs USD	\$4,878,281
Mira Costa High School - New Construction & Improvements	Manhattan Beach USD	\$46,380,950
High School for the Arts	Los Angeles County Office of Education	\$20,960,129
Newport Harbor High School - Robins Hall and Loats Theater	Newport-Mesa USD	\$46,038,715
Golden Valley and West Ranch High Schools - Theaters	William S. Hart UHSD	\$3,507,132
The Studio at Sage Hill	Sage Hill School	\$14,500,000
Chaffey College - Visual and Performing Arts Complex	Chaffey CCD	\$24,356,142
Pierce College - Performing Arts Building	Los Angeles CCD	\$4,345,500

### Testimonials, Permanent Employees, Professional Education and Lease-Leaseback Projects

Per the RFP/Q, we have provided additional information in Tab 14 - Appendices for testimonials, number of permanent employees, information about our ongoing commitment to professional education for our staff and a full list of K-14 Lease-Leaseback projects.

## G. Technical Competence

### In-House Resources

#### Performance Management with Primavera P6

Beyond the traditional Critical Path Scheduling method of tracking construction activities, Bernards leverages our Primavera P6 scheduling software to measure our projects' performance by producing manpower loading and cash flow charts, which we utilize to setup operations requirements and gage milestone success. This information generates a monthly Project "Dashboard" that affords all team members at-a-glance metrics of performance and identification of any cost, schedule, or labor risks, as illustrated in a redacted version of one of our Project Dashboards on the following page.

#### Real-time Data Sources with Procore

Bernards utilizes the latest Procore software to execute project controls and manager operations. Procore generates real time data of the status on RFIs, submittals, inspections, observations, punch list, etc. We utilize this data during our weekly internal meetings to verify progress and prioritize our manpower focus and oversight where it is needed most to proactively mitigate potential budget and schedule impacts.

#### Analytical Methods with Our Proprietary Project Financial Reporting (PFR) Software

Bernards utilizes a customized version of Vista™ by Viewpoint, which we have internally branded as B360, that enables us to analyze the various aspects of our projects' stability and progress regarding the schedule, budget, buyout, owner change orders, subcontractor change orders, billings, labor, etc. Our Corporate Office synthesizes these reports every month to assess the global status of our projects and assign resources accordingly.

#### Proficiency with the Latest BIM Software

Equipped with some of the industry's leading software, Bernards' maximizes the benefits of BIM to our clients. Through improved project visualization, increased coordination, and reduction of rework, our well-trained, skilled employees add value to our projects, regardless of design complexity. Trained in house to use Autodesk's Navisworks Manage, our BIM Engineers manage our BIM models, which entail running clash detection between Building Trades, creating 3-D walk-throughs, and sequencing the building process by tying the schedule to the model. Utilizing Revit, we can represent the design when 3-D shop drawings are not provided by our Subcontractor.

### Multi-Disciplinary Staff

Bernards currently employs over 320 multi-disciplinary professionals that are experienced in managing large and complex programs and supply a multitude of specialized management services. They actively participate in organizations that expand their depth of knowledge in the planning, processes, organization, solutions, and execution that are necessary on today's projects.

Should we need to expand our services with the District, Bernards is able to assemble quality staff members at a moment's notice. Our field teams are supported by a host of other in-house resources. These include:

#### Estimating

Bernards' employs a full estimating staff that supports field operations as well as competitively bidding construction projects for our general contracting division. Actively pursuing at-risk work as a general contractor sharpens the estimator's skills and assures accurate estimates for our clients when their projects go to bid. Strong estimating support is the reason for Bernards' successful estimate vs. bid percentage, which over five years has remained extremely low. Our estimating department is comprised of 22 professionals who prepare bids of approximately \$4.7 billion annually.

#### Scheduling

Bernards maintains a scheduling staff that prepares and update schedules for both our GC jobs and our CM assignments. Trained professionals who can provide master schedules, project schedules, three week look-ahead schedules, cost and man loaded schedules, as the needs arise.

#### Sustainability

Bernards employs a Director of Sustainability with more than 20 years of green building design and construction experience. Under her leadership, we have grown our LEED Accredited Staff Members to 51 and have completed more than 40 LEED and CHPS projects. With our in-house staff, we are able to provide practical and effective advice for incorporating green building strategies, during design and construction, improving the health and efficiency of the schools we manage.

#### Information Technology

Bernards uses Procore project management software as our tracking and communication tool for all GC and CM projects. Reporting, training, and troubleshooting are all provided to our field staff by our home office I/T staff. Designers and Builders experience improved communication and collaboration through the use of sophisticated software platforms.

#### BIM Department Support

Bernards has a dedicated Building Information Modeling (BIM) Department, managed by our Corporate BIM/ VDC Director, Darren Roos, and staffed with six full-time BIM professionals. When a particular conflict on a jobsite requires our field team to seek additional BIM knowledge, the BIM Department can assist. From technical support and training to software upgrades and equipment set-up, our BIM department will fill in the small details to increase efficient use of the technology.



# INSURANCE

8



# Insurance



## Insurance Letter

We have included a letter from our insurance company indicating their ability to provide insurance coverage on behalf of Bernards in accordance with the District's requirements on the following page.





September 23, 2022

Newport-Mesa Unified School District  
2985 Bear Street  
Costa Mesa, CA 92626

RE: Newport -Mesa Unified School District

To Whom It May Concern:

Alliant Insurance Services is the insurance broker for Bernards Bros. Inc. We have reviewed the insurance requirements in the referenced invitation to bid and can confirm that if awarded the project, Bernards has the capacity through a combination of Primary, Excess, Admitted and Non-Admitted policies to provide comparable coverage.

Should you have any further questions regarding the above please do not hesitate to contact me.

Regards,

A handwritten signature in cursive script that reads "Liz Orozco".

Liz Orozco  
Alliant Insurance Services, Inc.  
333 S. Hope, Suite 3750  
Los Angeles, CA 90071  
Lizette.orozco@alliant.com

Alliant Insurance Services, Inc. • 333 South Hope Street • Suite 3750 • Los Angeles, CA 90071  
PHONE (213) 443-2440 • [www.alliantinsurance.com](http://www.alliantinsurance.com) • License No. 0C36861

# LITIGATION INFORMATION

# 9

Photo:  
Palm Springs High School  
Performing Arts Building

Palm Springs, CA



9. LITIGATION  
INFORMATION



# Litigation Information



Manhattan Beach USD  
Mira Costa High School

Bernards Bros., Inc. has not filed claims or had claims filed against it in the last five years on Lease-Leaseback projects.

# PROPOSED METHOD TO ACCOMPLISH THE WORK

# 10



10. PROSED METHOD TO  
ACCOMPLISH THE WORK



# Proposed Method to Accomplish the Work

## Technical and Managerial Approach to the LLB

Bernards has a single goal in mind for your Lease-Leaseback Project: To assure that Newport-Mesa USD's best interest is at the forefront of every decision we make.

We intend to work with the District by serving as a hands-on extension of the District. The Bernards Team's philosophy and approach for providing outstanding customer service is to be by your side every step of the way, from preconstruction through closeout. We understand the District's requirements and the processes and contracts. Therefore, we will hit the ground running on the Estancia High School Theater Project.

## Providing the District with Personable Customer Service

Our construction professionals enjoy providing our clients with "A Better Experience". We train our team members to communicate with clarity throughout all project phases, from design through post-construction, so that requirements are fully understood, addressed, and fulfilled as they were intended. Our personable approach to providing our school district clients with the highest level of customer service is what sets Bernards apart from our competitors:

- Our dedicated Project Manager will serve as Newport-Mesa USD's day-to-day go-to point of contact, interfacing with the District's administration officials. Assistant superintendents, facilities directors, teachers, and site principals can all feel comfortable approaching to ask any question they may have.
- Bernards' Site Superintendent will be available to the District's maintenance personnel to coordinate any utility or repairs on site.
- Our Project Executive will interface with the District's superintendents and directors regarding high-level contractual issues and ensure that the Bernards Teams are consistently providing you with the highest level of customer service

## Clear Communications Approach

Promoting open and clear communication between District officials, educational facilities staff, and architects has been one of the hallmarks of Bernards' success providing Lease-Leaseback Services for K-14 school districts. Through our many years of experience, we have developed and perfected exceptional management techniques focused on reaching a consensus and providing solutions for unforeseen challenges, competing priorities, and revenue resources.

We will make sure that we clearly understand the preferred means of communication and appropriate contacts for each stakeholder group. We understand the importance of keeping your Maintenance and Operations Directors informed of upcoming the scope of work, schedule, and "shut downs" to avoid impacting the campus' day to day activities. We will:

- Seek their input as to how the buildings should be maintained and optimum locations to connect utilities
- Engage them in the phasing planning process to get their buy-in on site logistics
- Seek their help with locating key valves and panels when it comes to utility modifications
- Schedule utility tie-ins during after-hours, weekends, or vacations to avoid impacting day-to-day school activities
- Ensure access to them when they need to get on site to access utilities and systems to keep your campus operational

## Consensus Building with Multiple Stakeholders

We know that engaging District staff, architects, consultants, and school users including superintendents, facilities directors, teachers, and site principals is the best way to align functional objectives, program goals, aesthetic visions, and amenity expectations with budget, schedule, and constructability parameters. When done successfully, this sets the stage for continued collaboration and trust during the construction phases.

We understand the unique challenges of the District's educational program requirements and the nuances of interacting with multifaceted stakeholders, including assistant superintendents, facilities directors, teachers, and site principals. We look to integrate with the District in an inclusive and collaborative manner. At the kick-off meeting, we will develop a properly structured and streamlined Project Management Plan, which will facilitate stakeholder communications, build consensus amongst all District user groups, and garner campus community and faculty support.



## Keeping the District Updated

Open communication with the District is critical to the success of the project. We will constantly update the District through engagement and reporting, and the following activities:

1. Fostering a collaborative partnership with all District stakeholders to prioritize wish-lists and gain timely buy-in on design decisions, which allows for the maintenance of all documentation and approval of milestone dates in the Master Schedule
2. Confirming milestone activities with the District's Maintenance Department and exploring ways to increase efficiencies in the field in order to minimize impacts to day-to-day campus operations
3. Updating the Critical Path Method Schedule weekly and distributing the updated Schedule to the District, architects, and trade contractors
4. Providing "3-week Look-Ahead" schedules to all District stakeholders and project team members with daily breakdowns of all jobsite activity and facilitate coordination between the trades
5. Monitoring the Look-Ahead Schedules and meeting with field staff on a daily basis to identify and address potential issues that could cause schedule delays, before they impact the Master Schedule
6. Immediately bringing issues to resolution for approval by the District, then closely monitoring the solutions

## Minimizing Construction Inconveniences

Bernards' philosophy for working on active K-14 campuses is simple: we are guests in your home. As such, our approach to reconstruction projects that entail site work and utility hook-ups on operational campuses is to carefully coordinate team activities and phasing to ensure that work is completed on schedule with the least amount of disruption to the learning environment and zero impact to student health and safety.

## Accomplishing the Scope of Services

Bernards has reviewed the Scope of Services described in Exhibit "A" and is prepared to provide each service. Bernards will work with the Newport-Mesa USD and your Consultants to confirm the project scope for the Lease-Leaseback projects we are awarded. Once confirmed, Bernards will be prepared to immediately begin preconstruction services, followed by the construction phase. We understand that the contract for the construction phase of a lease-leaseback project procured under California Education Code 17406 rules can only be executed after the "A" stamp is obtained from DSA. Therefore, we also understand that should the District choose to engage Bernards for preconstruction services prior to DSA approval on the project, such services will need to be procured separately from our construction services.



## Selection of Subcontractors

Bernards' extensive construction and project management expertise will provide the District with a distinct advantage as we put the project out to bid. We will bring more bidders to the table than any other management firm, maximizing the competition and, thus, the value of the project. Contractors welcome the opportunity to work with Bernards because they are aware of our reputation for running clean, efficient, and well-coordinated construction projects with consistent, productive, and properly sequenced working environments. Our reputation of stability, order, and fairness prompts the highest quality trade contractors to be aggressive with their pricing, which in turn delivers the best value for our clients.

Our multi-step Pre-Qualification process will establish criteria, advertise each project, verify licenses and bonding capacity, check references, and evaluate Contractor qualifications. Our process adheres to the Public Contract Code that requires a uniform system of evaluation. Upon completing this thorough evaluation, we will provide the District with our final recommendations for bidders.

Our objective is to foster fair and equitable responses while safeguarding the competitive bid process. We begin by developing a targeted list of the local area's most qualified contractors. We cull this list from our in-house database of thousands of trade contractors that we have worked with over the past 40 years. These firms have met Bernards' high standards of quality, capacity, safety, and financial stability. We then receive input from the District on their favorite and not-so-favorite candidates and establish a solicitation list. We then implement a diligent outreach plan calling the potential bidders weekly during the bid phase ensuring that they stay interested in our project.

Our solicitation is vigorous and includes pre-bid information meetings. Our initial efforts will also include the development of a Community Outreach Committee, comprised of community stakeholders. The primary goal of this Committee will be to establish communications to and from the Project Management Team to the community via various organization memberships and employee database registers. The Committee will develop and organize periodic "Meet the Trade Contractor and Vendor" job fairs, which will provide job seekers opportunities with these entities. Bernards also welcomes any opportunity to speak to local community groups about the project and opportunities to participate.

## Bid Documents

With over more than 40 years of successful construction delivery experience, Bernards has developed a comprehensive catalog of bid documents that take every aspect and component of a building into consideration. We will utilize our tried-and-true methods as the basis for developing bid packages from the specifications and drawings provided by District that are clear, comprehensive, and alleviate misinterpretation as well as litigation down the line.

Prior to “packaging” the work scopes, we thoroughly evaluate the site conditions, the drawings, and the specifications. The work scope bid packages are designed to be an embellished clarification of the specifications to ensure a clear understanding of the requirements and an accurate, responsive submission. We prepare bid packages that clearly separate trades wherever possible to further entice prospective bidders.

## Pre-Bid Conferences

In order to provide bidders with an understanding of the project and the procedures required to bid, the Pre-Bid Conferences will include:

- Jobsite walks
- Project description
- Scope of work
- Schedule
- Potential value-enhancing alternatives
- Bidding and award processes
- Bonding, insurance, and administrative requirements
- Questions and answers

In cooperation with District personnel, we will distribute notifications to the bidding community of the scheduled Pre-Bid Conferences and related site visits. Bidders will receive a fully detailed agenda explaining the conditions governing the meeting. Attendees will be required to sign-in.

## Subcontractor Bid Package Preparation

The complete scope and value of each bid package is thoroughly estimated before advertising and recruitment begins. This is to ensure that the budgets established will not be exceeded when the bids are received. This detailed estimate also acts as a check to ensure that any package bids received are not far in excess or below the value that is indicated. That said, we will also ask the Contractors to provide us with alternate possibilities that may reduce project costs. We strongly believe that by doing an outstanding job in estimating and packaging, in addition to proactive Trade Contractor solicitation, we will obtain the best prices and quality of contractors for execution of the work.

Once the work scope-packaging phase has concluded, Bernards will initiate and manage the bidding process by issuing a comprehensive bid package inclusive of an Invitation to Bid, Instructions to Bidders, and a complete set of Bid Documents.

## Bidding/Final GMP

Once our bidding process is complete, we will provide the District with the complete list of trade contractors, their individual scopes of work, and the GMP. We will work closely with the District and any Third-Party Cost Estimator to justify the construction cost by:

- Evaluating the subcontractor bids
- Breaking down contingencies and General Conditions
- Describing all fees and documentation, including subcontractor quotes, material supplier quotes, etc.
- Maintaining an “open book” policy to enable the entire construction team to identify where project costs reside by value engineering, contingency amounts, general conditions costs, and other fees.

Once awarded, Bernards will develop all contracts, obtain contractor signatures, collect performance and payments bonds, and obtain final signature. Once signed, Bernards will expedite the start of construction.

## Subcontractor Prequalification, Skilled and Trained Workforce Requirements and Local Requirements

### Skilled and Trained Workforce

Our labor compliance department is intimately familiar with the new code regulations as they pertain to Ed Code 17407.5 and is currently providing such reporting on other Bernards projects throughout the state. Each subcontractor on the projects will be required to complete a “Skilled and Trained Workforce Monthly Report” form and submit monthly. Bernards will compile each of the forms in a monthly report to be submitted to the “governing board of the school district” in compliance of Ed Code 17407.5 b1(A) which states “The Entities Agreement.....to provide...on a monthly basis....a report demonstrating...compliance”.

While it is sometimes more difficult for trades with smaller scopes of work to meet the ratio requirements due to the having a smaller crew onsite than a subcontractor with a larger scope, Bernards addresses the skilled and trained workforce requirements with all subcontractors early in the bid process. We also utilize our labor compliance department to identify subcontractors and their past performance meeting these requirements on previous lease-leaseback projects to ensure that any subcontractor recommended in the GMP can adhere to the percentages required.

In order to comply with “Skilled and Trained Workforce” requirements, Bernards will implement the following:

- As of January 1, 2019, at least 50 percent (increased to 60% in 2020 for some trades) of the skilled journeypersons employed to perform work on the contract or project by Bernards and each of our subcontractors at every tier will be graduates of an apprenticeship program for the applicable occupation that was either approved by the chief pursuant to Section 3075 of the Labor Code or located outside California and approved for federal purposes pursuant to the apprenticeship regulations adopted by the federal Secretary of Labor.

## Disadvantaged Business Enterprises

Bernards takes a proactive approach to maximizing minority-owned business enterprise (MBE), small business enterprise (SBE), disabled veteran business enterprise (DVBE), and local business enterprise (LBE) participation. We do not self-perform work, which maximizes these opportunities and promotes economic opportunity for the residents and businesses in the vicinity of all of our projects.

## Quality Assurance/Quality Control

The QA/QC process begins at each trade's preconstruction conference, which is held between the Bernards staff, the subcontractor's Project Manager and Field Foreman, and the IOR, if necessary. At this conference the following items will be discussed:

- Scope of Work
- Review of approved submittals and shop drawings
- Schedule and critical milestones
- Potential mockup responsibilities
- Inspection process and overall quality expectations

Trade craftsmanship assessment and material verification will be performed first by the trade contractor, then confirmed by Bernards' superintendent and QA/QC manager, and finally by the design team.

Typical components and materials that we will scrutinize include: concrete finish work, waterproofing, masonry walls, precast concrete/ GFRC/ granite/ marble, millwork, doors and frames, plaster/stucco, hardware, ceramic tile and laminate finishes, cabinets, window wall systems, specialty items, ceiling systems, roofing system, special finishes, and caulking.

## Mock-Up and Water Testing

In order to further ensure construction quality control, our standard procedures include constructing and testing a mock-up window assembly prior to production, with all elements in place, such as flashing, waterproofing, lath, caulking, etc. in compliance to the project-specific Contract Documents. As we develop the mock-up, we will educate our subcontractors regarding the manufacturer's expectations regarding installation requirements and train our water testing personnel.

Constructing the mock up on-site for testing and inviting the window manufacturer, waterproofing representative, Owner's Representative, and Architect to observe will allow us to resolve any issues that may arise and have them sign-off on test the mock-up.



## Schedule Management

One of the greatest factors in the success of a project is the schedule, so Bernards devotes significant effort towards preparing, implementing, and maintaining detailed Critical Path Method (CPM) schedules. Our dedicated in-house Project Planners are well-trained and experienced in preparing and maintaining detailed CPM schedules, from the preconstruction phase to construction completion. In addition to serving as our primary scheduling software, Primavera Project Planner for Windows (P6) will provide the Bernards Team with web-based schedule maintenance and information dissemination, enhancing our ability to proactively manage the work for maximum efficiency.

Working closely with the field operations team, the scheduling department will develop a baseline schedule that meets the needs of the project while accommodating the needs of the school. The schedule will address testing dates, new student orientation dates, etc. This schedule will incorporate fabrication and lead times for long lead items, and these items will be closely monitored beginning during the procurement phase through installation. The on-site team will have weekly meetings using the material tracking log in conjunction with the look ahead schedule to ensure that all material and equipment is onsite prior to the required installation date. The baseline schedule will be updated monthly adding actual start and completion dates and making modifications as required based on current site conditions.

On a daily basis, our Project Manager and Superintendent will administer and coordinate the work of all the trade contractors, issuing notices and ensuring timely completion of the work to keep the schedule on track.



# OTHER INFORMATION

# 13

Photo:  
Los Angeles County Office of Education  
High School for the Arts

Los Angeles, CA



# Other Information



“ The Palm Springs Unified School District contracted with Bernards under a lease-leaseback contract arrangement to construct our new District Service Center. We have been most impressed with the in-depth, on-the-job knowledge their entire team brings to make for a successful project.

Bernards understands how construction works and their team uses all methods necessary to get the job done. One of their greatest strengths is their ability to bring a team approach to the project.”

Mike Sattley, Former Project Manager  
Palm Springs Unified School District

## Available

We are always accessible and available to the District and your team of architects and engineers. We pride ourselves on having open doors to our team with a commitment to communication that promotes a one team experience. Bernards local office is located about 6 miles from your District office with a conference room for critical hands on meetings. You can rely on us as your committed partner.

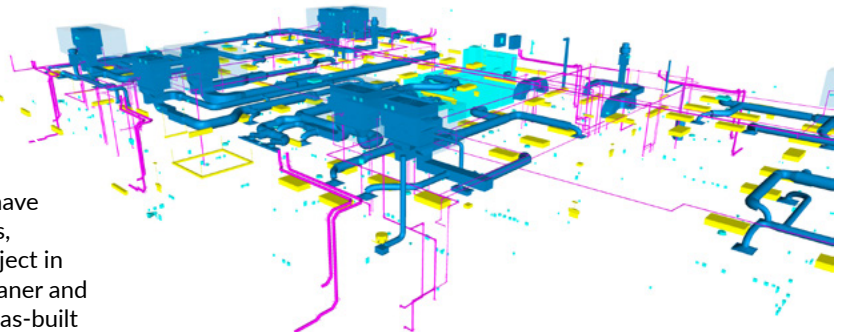
## Open Book GMP

These are not words on a page to Bernards and our clients. We walk the walk of open book procurement. Your community has placed their faith in you as stewards of their money. We realize that this faith in you translates to financial trust in our team. We count it a privilege to work closely with the District to manage the establishment of budgets and costs as we build to a GMP. Every cost, large or small is defined and clearly designated for the District's review. We will answer every project financial question with the facts and supporting documentation putting the District's community in sure hands.

## Building Information Modeling

As an industry leader in Building Information Modeling (BIM) and Virtual Design and Construction (VDC) technologies, Bernards utilizes in-house resources to achieve maximum value for all stakeholders throughout the design and construction process.

Through the use of sophisticated software platforms, we have improved communication and collaboration with designers, helped building owners and occupants to visualize the project in 3-D, increased user group input and buy-in, promote a cleaner and safer construction process, and produce a comprehensive as-built record for building maintenance.



## Active Campus Experts

With most of our projects built on active campuses, we have developed collaborative protocols for phasing, student and faculty access, safety and school activities. For example, Bernards recently completed the Palm Springs High School Seismic Upgrade & Modernization project which included the construction of a new practice gymnasium and the modernization of four existing buildings on an occupied campus.

We accomplished this work on their active campus without disturbing academic activities by breaking the project up into six phases.

Our team will meet with all stakeholders and build phasing plans that everyone will sign off on. As construction progresses, our onsite team reviews the phasing plan monthly with the District's team and makes adjustments for new or unforeseen school activities. Our motto is that we are guests in your home and the facility, staff and students are to be treated with honor.



# APPENDICES

# 14





# Appendices

## A

Resumes for Tab 4 Staffing Resources

## B

Testimonials, Permanent Employees,  
and Professional Education for Tab 7  
Experience & Technical Competence





# A / Resumes



# Deni Valderrama, CCM, LEED AP BD+C

## Project Executive

- **YEARS WITH THE FIRM/INDUSTRY**  
First Year with Bernards | 20 Years in the Industry
- **EDUCATION**  
BS in Construction Engineering from Cal Poly Pomona
- **PROFESSIONAL CERTIFICATION/LICENSE/REGISTRATION**  
LEED® Accredited Professional BD+C | Certified Construction Manager |  
OSHA 30-Hour Certified | First Aid/CPR Certified

## Experience

### **LAUSD | Ascot Elementary School | Los Angeles, CA | \$77,000,000**

Project Executive: Construction of 7 general classrooms, 2 specialty classrooms, 6 special education classrooms, support spaces, administration, library, textbook room, 10 kindergarten classrooms, MPR/food service/lunch shelter, & M&O office & storage. Modernizations to kindergarten and regular classroom buildings, and restrooms. Demo of 18 buildings and existing underground utilities.

### **South Pasadena USD | South Pasadena High School | Pasadena, CA\* | \$13,000,000**

Sr. Project Manager: Renovation of athletics facilities include new tennis courts, basketball courts, field house/training, two new indoor basketball courts, bleachers, and sitework.

### **South Pasadena USD | South Pasadena Middle School | Pasadena, CA\* | \$13,000,000**

Sr. Project Manager: Demolition and repurposing/remodel of an existing gymnasium to a classroom including Flex Lab room, arts room, Blackbox theater, elevator, sitework, and full MEP and seismic upgrades.

### **South Pasadena USD | South Pasadena High School | Pasadena, CA\* | \$15,000,000**

Sr. Project Manager: Demolition and installation of new Math and Science/Technology classrooms including science labs, teacher's lounge, and sitework/hardscape.

### **South Pasadena USD | Marengo Elementary School | Pasadena, CA\* | \$10,000,000**

Sr. Project Manager: School-wide replacement/upgrades of roofing and HVAC units.

### **Culver City USD | Culver City High School | Culver City, CA\* | \$25,000,000**

Project Manager: New construction of synthetic field turf, football field, track, bleachers, and softball field improvements.

### **LACCD | Pierce College | Woodland Hills, CA\* | \$60,000,000**

Project Manager: Mixed of modernization and new buildings (7 total) including classrooms, board room, and teacher's offices. Scope also included site-wide chilled water loop and main electrical service upgrades.

### **San Bernardino City USD | Paakuma K-8 School | San Bernardino, CA\* | \$21,000,000**

Project Manager: New K-8 school included classrooms, MPR, kitchen, and staff room. Scope also included sitework, parking lot, playgrounds, and exterior basketball courts. Site clearing and grading included on-site rock crushing and re-use for aggregate base.

### **Cerritos Community College | Fire Alarm Group 4 Upgrades | Cerritos, CA\* | \$725,000**

Project Manager: Fire alarm upgrades for 2 classroom buildings.

### **Cerritos Community College | Fire Alarm Group 3 Upgrades | Cerritos, CA\* | \$400,000**

Project Manager: Fire alarm upgrades for 2 classroom buildings.

### **Cerritos Community College | Physical Science Renovation | Cerritos, CA\* | \$400,000**

Project Manager: Renovation of a physical science classrooms included audio and visual upgrades, and internet upgrades.

### **Cerritos Community College | Physical Science Swing Space Renovation | Cerritos, CA\* | \$3,700,000**

Project Manager: Re-purpose and upgrades to existing classrooms in one building to a physical science labs included new interiors and finishes with new equipment. Minor exterior upgrades also included.

### **LAUSD | Span K-8 School | Porter Ranch, CA\* | \$30,000,000**

Project Manager: New K-8 school consists of new classrooms, teachers rooms, offices, kitchen, MPR, and sitework/playgrounds.



**Riverside USD | Martin Luther King Jr. High School | Riverside, CA\* | \$5,000,000**

Project Manager: New synthetic track for the high school.

**LAUSD | Valley Region Elementary School #4 | Los Angeles, CA\* | \$2,000,000**

Project Manager: Installation of two traffic signals at newly built school.

**LAUSD | Valley Region Elementary School #9 | Los Angeles, CA\* | \$33,000,000**

Project Manager: New K-6 school includes underground parking for teachers/staff, new classrooms, MPR, kitchen, exterior playgrounds, and play field.

**LAUSD | Valley Region Elementary School #7 | Los Angeles, CA\* | \$33,000,000**

Project Manager: Concurrently managed closeout with subcontractors and district.

**Synagro | Composting Facility | Bakersfield, CA\* | \$15,000,000**

Project Manager: New composting site includes receiving and packaging of trucks/loads, aerating areas, and underground utilities for the entire 50-acre facility.

**The State of California | Social Security Administration | Mission Grove, CA\* | \$10,000,000**

Project Manager: New office building includes tilt-up construction and interior tenant improvements.

**La Sierra University | Science Complex | Riverside, CA\* | \$16,000,000**

Project Manager: New Science complex building included classrooms, offices, and a grand steel stair case. Scope also included relocating "Dean's house" across campus, and new construction of 30 FT retaining wall on the north elevation.

**Riverside USD | Martin Luther King Jr. High School | Riverside, CA\* | \$3,000,000**

Project Manager: New aquatic center, includes a 25m pool, pumps/backwash equipment, and new electrical service and utilities.

**City of Corona | Corporate Yard/Offices | Corona, CA\* | \$10,000,000**

Project Manager: New tilt-up buildings for the city includes two new buildings, TI upgrades, and sitework.

**Banning USD | Banning High School | Banning, CA\* | \$5,000,000**

Project Manager: New gymnasium, includes hardwood basketball and bleachers in a new building.

**Riverside USD | Multiple Elementary Schools | Riverside, CA\* | \$10,000,000**

Project Manager: Interior upgrades and finishes upgrades to elementary school classrooms.

**Fontana USD | Multiple Elementary Schools | Fontana, CA\* | \$10,000,000**

Project Manager: Interior upgrades and finishes upgrades to elementary school classrooms.

\*Prior to Bernards



# Jenae Decker, LEED GA, CCM

## Project Director

- **YEARS WITH THE FIRM/INDUSTRY**  
10 Years with Bernards | 14 Years in the Industry
- **EDUCATION**  
BS in Construction Engineering Technology from Montana State University  
AA in Liberal Studies from Fullerton College
- **PROFESSIONAL CERTIFICATION/LICENSE/REGISTRATION**  
LEED® Green Associate | Society of Women Engineers Member | Associated General Contractors Member | OSHA 30-Hour Certified | CPR/AED Certified | AIC Associate Constructor | Women in Operations Member

## Experience

### **Long Beach USD | Garfield Elementary School HVAC Package with Alterations | Long Beach, CA | \$16,700,000**

Project Manager: Installation of HVAC system, a new modular elevator, electrical system, fire alarm system, ADA upgrades, restroom upgrades and finish upgrades.

### **Long Beach USD | Wilson High School AB 300 Auditorium Modernization | Long Beach, CA | \$21,000,000**

Project Manager: Seismic upgrade to auditorium, historical renovation, telescoping bleachers, soil chemical grouting, lighting, abatement, fire alarm and sprinklers, electrical infrastructure, plumbing, mechanical, boiler upgrades, elevators, wheel chair lift, and ADA upgrades throughout the school.

### **Long Beach USD | Wilson High School Track and Field and HVAC Upgrade at Concession Stands | Long Beach, CA | \$4,000,000**

Project Manager: Synthetic track installation, synthetic turf field installation, and the addition of new HVAC systems to existing concessions buildings

### **Long Beach USD | Bancroft & Hoover Middle Schools | Long Beach, CA | \$6,300,000**

Construction Manager: Modernizations include seismic retrofit, fire alarm, emergency lighting, mechanical and plumbing systems upgrades, and associated site work.

### **Arcadia USD | Foothills Middle School | Arcadia, CA | \$12,900,000**

Construction Manager: Modernization of buildings and sitework on an occupied middle school campus including demo, repair, new interior (walls, ceilings, doors, windows), restroom refurbishment, accessibility upgrades, and new elevator tower.

### **Manhattan Beach USD | Mira Costa High School | Manhattan Beach, CA | \$46,400,000**

Project Engineer: 3-phase campus-wide program including new math/science, multi-purpose, and performing arts buildings; satellite café; parking lots, modernization of 13 buildings; upgraded central quad, and site improvements.

### **Brea Olinda USD | Olinda Elementary School | Brea, CA | \$14,100,000**

Project Engineer: Four one-story buildings, three interim buildings, multi-purpose facilities, kitchen, lunch shelter, playground equipment, play fields, restrooms and landscaping.

### **East Whittier City School District | Leffingwell Elementary Modernization | Whittier, CA | \$9,200,000**

Sr. Project Manager: Entire campus phased modernization including HVAC and electrical upgrades, fire alarm, low voltage, accessibility, roofing, interior finishes, site improvements, playground upgrades, and interim housing.

### **East Whittier City School District | Ceres Elementary School | Whittier, CA | \$8,000,000**

Sr. Project Manager: Entire campus phased modernization including HVAC and electrical upgrades, fire alarm, low voltage, accessibility, interior finishes, site improvements, and playground upgrades.

### **Paramount USD | Zamboni Middle School | Paramount, CA | \$18,538,201**

Sr. Project Manager: Construction a new two story modular administration / classroom building with a modular elevator. Including a new drive approach into the school and parking lot, new playground, new soccer field, and new city median.

### **Downey USD | Doty Middle School Modernization and Interim Housing | \$33,300,000**

Sr. Project Manager: 22,000 square foot new two story classroom building and a 14,000 square foot new gymnasium building as well as renovation to locker rooms and campus wide upgrades to fire alarm and low voltage including interim housing classrooms, locker rooms, restrooms, and parking.

**Culver City USD | Precon Bidding Support Summer Mods | Culver City, CA | \$2,500,000**

Sr. Project Manager: Assist the Measure CC Bond Program Manager with the planning, preparation and bidding of five (5) summer modernization projects.

**Desert Sands USD | Madison Elementary School Modernization | Indio, CA | \$10,000,000**

Sr. Project Manager: New construction of two (2) Kinder buildings and play structures as well as a multi-phased modernization of an occupied K-5 campus including modernizations to classroom buildings, ADA and path of travel upgrades, interior and exterior improvements, HVAC, fire alarm and security upgrades, site improvements, shade structures and parking lot improvements.

**Desert Sands USD | Monroe Elementary School Modernization | Bermuda Dunes, CA | \$8,500,000**

Sr. Project Manager: Multi-phased renovation of an existing occupied campus with new interim housing. Renovation includes renovation of (24) classrooms, (1) MPR building and the Administration Building. Site work involves the setting of 8 new relocatable classrooms, various removal and replacement of existing concrete paving, and ADA upgrades to the bus loading zone and main parking lot ADA stalls.

**Hacienda La Puente USD | CM Services | City of Industry, CA | \$40,000,000**

Sr. Project Manager: Construction management oversight of the Districts Phase 3 bond projects including modernization and new construction of elementary, middle and high schools throughout the District.

**Norwalk-La Mirada USD | CM/OR Services Measure G Bond | Norwalk, CA | \$65,000,000**

Sr. Project Manager: Modernization at four different campuses that include new athletic fields, new admin building and new MPR buildings.

**Hermosa Beach CSD | Modernization & New Construction Projects by Measure S - Preconstruction | Hermosa Beach, CA | \$58,000,000**

Project Manager: Preconstruction services for three schools.

**South Orange County CCD | Capital Construction Projects | Mission Viejo, CA | \$239,000,000**

Sr. Project Manager: Construction and oversight for the District's Capital projects including ADA transition plans, PE renovation & HVAC, student services renovation & HVAC, culinary arts & automotive learning, fine arts, soccer and practice fields, access control, ATAS building, tennis courts, gateway, warehouse canopy, and signage

**South Orange County CCD | Capital Construction Projects | Mission Viejo, CA | \$239,000,000**

Sr. Project Manager: Construction and oversight for the District's Capital projects including ADA transition plans, PE Renovation & HVAC, Student Services Renovation & HVAC, Culinary Arts & Automotive Learning, Fine Arts, Soccer and Practice Fields, Access Control, ATAS Building, Tennis Courts, Gateway, Warehouse Canopy, Signage, etc.

**Chaffey CCD | Chaffey College - Michael Alexander Campus Center | Rancho Cucamonga, CA | \$6,900,000**

Project Engineer: Demolition and construction of a new two-story campus center that houses health services, student government, counseling, dining and kitchen.

**Montana State University | Tietz Hall | Bozeman, MT\* | \$155,000**

Project Engineer: Animal lab renovation which included installing a new autoclave, upgrades to the electrical and mechanical systems, and code upgrades.

**Bozeman Public Schools | Hawthorne Elementary School | Bozeman, MT\* | \$500,000**

Project Engineer: Renovation and expansion included a second story, MEP upgrades, fire protection upgrades, and miscellaneous interior and exterior shell improvements.

**Montana State University | Gaines Hall | Bozeman, MT\* | \$26,000,000**

Project Engineer: Science lab renovation and expansion included demolition to core structure, addition of pilings and structural upgrades, abatement, and masonry. Building consisted of laboratories, classrooms, offices, lecture hall, and penthouse.

\*Prior to Bernards





# Eric Trunnell

## Project Manager

- **YEARS WITH THE FIRM/INDUSTRY**  
2 Years with Bernards | 23 Years in the Industry
- **EDUCATION**  
AS in Fire Technology from Mt. San Antonio College
- **PROFESSIONAL CERTIFICATION/LICENSE/REGISTRATION**  
United Brotherhood of Carpenters & Joiners of America - Collaborative Leadership:  
Building Job Site Leaders | QSP (Qualified SWPPP Practitioner) | Certified Inspector  
of Sediment & Erosion Control (C.I.S.E.C.) | OSHA 30-Hour Certified

## Experience

### **Desert Sands USD | La Quinta High School Fields Renovation | Bermuda Dunes, CA | \$12,000,000**

Project Manager: Demolition and reconstruction of varsity and Jr. varsity baseball fields, site improvements, ADA path of travel upgrades and parking lot improvements at an occupied campus.

### **Desert Sands USD | Truman Elementary School Modernization | La Quinta, CA | \$14,000,000**

Project Manager: Multi-phased modernization of an occupied K-5 campus including modernizations to classroom buildings, ADA and path of travel upgrades, interior and exterior improvements, HVAC, fire alarm and security upgrades, site improvements, shade structures and parking lot improvements.

### **Desert Sands USD | Madison Elementary School Modernization | Indio, CA | \$10,000,000**

Project Manager: New construction of two (2) Kinder buildings and play structures as well as a multi-phased modernization of an occupied K-5 campus including modernizations to classroom buildings, ADA and path of travel upgrades, interior and exterior improvements, HVAC, fire alarm and security upgrades, site improvements, shade structures and parking lot improvements.

### **Desert Sands USD | 2022 Deferred Maintenance Projects | Bermuda Dunes, CA | \$900,000**

Project Manager: Maintenance projects that will occur at several campuses that include asphalt paving repairs and ADA path of travel upgrades.

### **Desert Sands USD | 2020-2021 Deferred Maintenance Projects | Bermuda Dunes, CA | \$2,500,000**

Project Manager: Maintenance projects that occurred at several campuses which included asphalt paving repairs, ADA path of travel upgrades and replacing the District central kitchen freezer.

### **Desert Sands USD | Monroe Elementary School | Indio, CA | \$8,500,000**

Project Manager: Multi-phased modernization of an occupied campus with new interim housing. Renovation includes renovation of 24 classrooms, an MPR building and the administration building. Site work involves the setting of 8 new relocatable classrooms, various removal and replacement of existing concrete paving, and ADA upgrades to the bus loading zone and main parking lot ADA stalls.

### **San Bernardino CCD - Crafton Hills College | Infrastructure Package 1 | San Bernardino, CA\* | \$1,500,000**

Project Manager: Electrical and low voltage underground work that would support new buildings and up-grade feeds to existing buildings on the campus.

### **San Bernardino CCD - San Bernardino Valley College | Maintenance and Operations Building | San Bernardino, CA\* | \$5,000,000**

Project Manager: Construction of a new, CMU block building that houses the campus' M&O department, including a wood shop, mechanic area and office space for the M&O staff.

### **San Bernardino CCD - San Bernardino Valley College | Custodial Building | San Bernardino, CA\* | \$5,000,000**

Project Manager: Construction of a new CMU block building that houses the custodial staff, their golf carts and maintenance vehicles as well as office space for the custodial staff.

### **San Bernardino CCD - San Bernardino Valley College | Media & Communications Building | San Bernardino, CA\* | \$10,000,000**

Project Manager: Construction of a new, single-story media and communications building that housed the KVCR radio & television station and their recording and broadcasting studios as well as office space for the College/KVCR staff

### **San Bernardino CCD - San Bernardino Valley College | KVCR Antenna Tower | San Bernardino, CA\* | \$500,000**

Project Manager: Construction of a new, 198' tall antenna tower and all associated FAA permits, low volt-age and satellite systems, underground infrastructure, etc. and switchover for the KVCR television & radio studios.

**San Bernardino CCD - San Bernardino Valley College | Tenant Improvements to Aeronautics | San Bernardino, CA\* | \$1,000,000**

Project Manager: Interior demo & remodel of an existing aeronautics classroom space and work yard.

**San Bernardino CCD - San Bernardino Valley College | Demo & TI of Existing KVCR Studios | San Bernardino, CA\* | \$1,000,000**

Project Manager: Interior demo & remodel of the existing KVCR television and radio studios, some of which occurred during active broadcasting hours.

**San Bernardino CCD - San Bernardino Valley College | North Hall Building | San Bernardino, CA\* | \$20,000,000**

Project Manager: Construction of a new, 3-story classroom hall and performing arts room, including an orchestra pit, as well as all of the necessary site work, landscaping, and site lighting.

**San Bernardino CCD - San Bernardino Valley College | Chemistry & Physical Science Building | San Bernardino, CA\* | \$30,000,000**

Project Manager: Construction of a new 2 and 3 story classroom buildings joined by a 2nd floor pedestrian bridge that housed chemistry labs and other science classrooms as well as departmental staff. Also included was a student union area for studying and collaboration.

**Riverside CCD | Wheelock Gymnasium | Riverside, CA\* | \$25,000,000**

Project Manager: Structural upgrades, interior demolition and a complete renovation of an existing historical gymnasium, including new bleachers, addition of elevators, a new basketball floor.

**LAUSD | Hilda L. Solis Learning Academy | Los Angeles, CA\* | \$30,000,000**

Project Manager: Conversion of an old multi-story hospital building into a preparation high school, including the replacement of several elevators and the conversion of the basement, which used to be a morgue, into a kitchen that serves the property.

**LAUSD | Eastside Learning Center | Los Angeles, CA\* | \$20,000,000**

Project Manager: Construction of an elementary and daycare facility adjacent to the Hilda L. Solis Learning Academy that serves the local community.

**LAUSD | LAUSD District Office Space | Los Angeles, CA\* | \$10,000,000**

Project Manager: Construction of District office space adjacent to the Hilda L. Solis Learning Academy that houses LAUSD staff and serves as a business center for the District and its local enrollees.

**Mt. San Antonio College | Building 4 Site Improvements | Walnut, CA\* | \$1,500,000**

Project Manager: Site improvements surrounding a newly-remodeled Administration building including ramps, stairs, a president's rose garden, exterior seating areas, walk paths, site lighting, parking lot improvements and golf cart parking and charging areas.

**Mt. San Antonio College | Building 47 Renovation | Walnut, CA\* | \$5,000,000**

Project Manager: Demo & interior remodel of an existing M&O building including new office space, shop space and utility upgrades.

**Mt. San Antonio College | Building 12 Renovation | Walnut, CA\* | \$10,000,000**

Project Manager: Demo & remodel of an existing, historic classroom building along with site upgrades to utilities, site lighting, the addition of an elevator tower and foot bridge and upgrades to the adjacent parking lot.

**Mt. San Antonio College | Food Services Building | Walnut, CA\* | \$12,000,000**

Project Manager: Construction of a new kitchen and point of sale areas for restraint leasing in the heart of the college campus. The building also included indoor and outdoor dining areas for students and staff.

**Mt. San Antonio College | Mass Grading & Site Development | Walnut, CA\* | \$4,000,000**

Project Manager: This project relocated dirt from an iconic hillside adjacent to the existing stadium to make way for a new, larger Olympic-quality stadium and parking structure while depositing the soil in a valley in the back of the College's property to serve as a home to a new fire academy training tower and drill yard.

**Mt. San Antonio College | Audiovisual Upgrade Project | Walnut, CA\* | \$1,000,000**

Project Manager: Addition of audiovisual equipment such as speaker systems, projectors, projection screens and voice amplification systems to over 20 classrooms in several buildings across the College Campus.

**Mt. San Antonio College | Door Hardware Upgrade Project | Walnut, CA\* | \$800,000**

Project Manager: Removal of old and addition of new door hardware in every building on campus to bring campus into compliance with new standards surrounding threats and active shooters.

**Perris UHSD | Perris High School Modernization - Phase 2A | Perris, CA\* | \$20,000,000**

Project Manager: Construction of a new, 2-story classroom building housing performing arts, computer science, ceramics, art and other related classes as well as a locker room extension to the gym, snack bar building and band room remodel.

**Perris UHSD | Perris High School Modernization – Phase 2B | Perris, CA\* | \$15,000,000**

Project Manager: Construction of a new single-story building housing the campus' commercial grade kitchen, culinary arts program, robotics lab, auto shop, ROTC and security offices.

**Perris UHSD | Perris High School Agricultural Facility | Perris, CA\* | \$20,000,000**

Project Manager: Construction of a new, 2-story Agricultural building that included classroom spaces for veterinary medicine, floral & botanical instruction, a flower shop (student supplied & run before dances, etc.) and an exterior, 2nd floor deck area with raised planters and hands-on learning areas for students to grow plants and vegetables.

**Irvine UHSD | Sierra Vista Middle School Science Lab Classrooms | Irvine, CA\* | \$2,500,000**

Project Manager: Construction of a new science lab classroom building and staff prep space as well as the remodel of two (2) existing classrooms on campus to upgrade those rooms from traditional classroom spaces into science lab classrooms.

**Irvine UHSD | South Lake Middle School Science Lab Classrooms | Irvine, CA\* | \$2,500,000**

Project Manager: Construction of a new science lab classroom building and staff prep space.

**Irvine UHSD | Lakeside Middle School Science Lab Classrooms | Irvine, CA\* | \$2,500,000**

Project Manager: Remodel of an existing classroom building to convert traditional classrooms into new science lab spaces, as well as surrounding site improvements and ADA upgrades out to the parking lot..

**Irvine UHSD | Rancho San Joaquin Middle School Science Lab Classrooms | Irvine, CA\* | \$2,500,000**

Project Manager: Remodel of an existing classroom building and staff prep space to convert traditional classrooms into new science lab spaces, as well as a new building with additional science lab classrooms and staff prep space.

**Fountain Valley USD | Hisamatsu Tamura Elementary School | Fountain Valley, CA\* | \$2,000,000**

Construction Administrator: Modernization of existing classroom spaces and restrooms at this campus to bring them up to the District's standards and to meet new ADA requirements.

**Fountain Valley USD | Samuel E. Talbert Middle School | Fountain Valley, CA\* | \$2,000,000**

Construction Administrator: Modernization of existing classroom spaces and restrooms at this campus to bring them up to the District's standards and to meet new ADA requirements

**Fountain Valley USD | James H. Cox Elementary School | Fountain Valley, CA\* | \$2,000,000**

Construction Administrator: Modernization of existing classroom spaces and restrooms at this campus to bring them up to the District's standards and to meet new ADA requirements

**Fountain Valley USD | Urbina H. Plavan Elementary | Fountain Valley, CA\* | \$2,000,000**

Construction Administrator: Modernization of existing classroom spaces and restrooms at this campus to bring them up to the District's standards and to meet new ADA requirements

\*Prior to Bernards





# David Iman

## Superintendent

### ■ YEARS WITH THE FIRM/INDUSTRY

23 Years with Bernards | 44 Years in the Industry

### ■ PROFESSIONAL CERTIFICATION/LICENSE/REGISTRATION

Certified Health & Safety Technician | Certified Erosion, Sediment, & Storm Water Inspector | Qualified Storm Water Practitioner | SWPPP Certified | OSHA 30-Hour Certified | First Aid / CPR Certified | Firefighter with US Forest Service

## Experience

### **Santa Ana USD | Single Point of Entry (SPOE) Projects | Santa Ana, CA | \$7,986,000**

Superintendent: Securing 47 school campus with a single point of entry using the "RAPTOR" software program. The project includes perimeter fencing, security cameras, and exterior lighting.

### **Santa Monica Malibu USD | John Adams Middle School | Santa Monica, CA | \$34,000,000**

Superintendent: A new 2-story, 35,000 SF performing arts center includes a 750 seat hall, stage, back of house spaces for storage, dressing rooms, restrooms, choir classroom, rehearsal room with supporting spaces for ticket sales and exterior hardscape terrace and landscaping.

### **Santa Monica College | Student Services | Santa Monica, CA | \$82,400,000**

Superintendent: New 3-story student services building with 313-seat auditorium and 4 interior atria over a three-level subterranean parking structure, and an outside courtyard enhanced by a 750 SF water feature.

### **Santa Monica College | Health, PE, Dance & Fitness Building | Los Angeles, CA | \$44,800,000**

Superintendent: Renovation of 18,000 SF pavilion and new, 3-story, LEED® Silver facility that houses the fitness center, dance studios, climbing wall, classrooms, offices, locker rooms, restrooms, central plant and basement thermal energy storage.

### **Santa Monica CCD | Santa Monica College - IT Relocation | Santa Monica, CA | \$15,100,000**

Superintendent: LEED® Gold-certified 14,000 SF addition to the existing Library/Media Center and 11,000 SF of renovated facilities for the Information Technology, Network, and Telecommunications departments.

### **BRE Properties | Wilshire La Brea | Los Angeles, CA | \$102,400,000**

Superintendent: New 800,000 SF, 480-unit mixed-use facility over 2-1/2 levels of subterranean parking, with pools, fitness facilities, and themed facades.

### **LACCD | Pierce College - Library & Learning Crossroads Building | Los Angeles, CA | \$39,500,000**

Superintendent: LEED® Gold "hybrid" building totaling 89,000 SF including library, student union, media center, kitchen and food service area.

### **LAUSD | South Region Middle School #6 | Los Angeles, CA | \$78,400,000**

Superintendent: New school including multi-purpose building with subterranean parking, food service building, and structural-steel brace frame classroom building.

### **LAUSD | Central Los Angeles Middle School #4 | Los Angeles, CA | \$41,300,000**

Superintendent: New 215,000 SF school including 63 classrooms, eight labs, library, gym, kitchen, dining facility, playing fields and a post-tension parking garage.

### **LAUSD | East Valley Middle School #1 | North Hollywood, CA | \$55,000,000**

Superintendent: 1,620-seat campus including three buildings with 67 classrooms, library, offices, student store, health office, food service, multi-purpose room, gym and athletic fields.

### **LAUSD | Science Education Resource Center | Los Angeles, CA | \$50,600,000**

Superintendent: Construction for 130,000 SF historic Armory building including stage, play area, water fountain, multi-purpose room, classrooms, science labs and planted roof.

### **UCLA | Environmental Services Facility | Los Angeles, CA | \$7,800,000**

Superintendent: Two-story, cast-in-place concrete & masonry structure including chemical and radioactive processing and storage and administration areas.



## **B** / Testimonials, Permanent Employees, Professional Education and Lease-Leaseback Projects

## Testimonials

Bernards is one of the most experienced builders and managers of educational building programs in California. Our construction strategies promote success and earn the respect of both our Educational Clients and the trade contractors that support the local education construction market. Focus on student and staff experience, minimization of construction presence and campus safety are Bernards' top priorities.

Proven construction and management techniques developed over 35-plus years of building DSA-approved schools strengthens our capabilities. We are also confident that our years of experience will assure the community of our commitment to each family and future student, as well as maximize local business opportunities. We are known by our clients to embrace their various district protocols and procedures and safely deliver projects on time and within budget. Frequently we are asked to return to Districts to complete additional projects, as we meet and most often exceed expectations. Below are testimonials from recent education clients. They can attest to our commitment to quality client service.

“ From the construction of the District's Service Center (2013) and Administration Center (2017), Bella Vista Elementary School (2012) to a state of the art facility transformation of Nellie Coffman Middle School, our partnership with Bernards has been a positive experience. ”

Julie Arthur, Executive Director of Facilities Planning and Development  
Palm Springs Unified School District



“ Bernards provided an excellent service throughout the various phases of our school bond program as a developer/lease-leaseback contractor/construction manager. Bernards team members, at every level, were very proactive, experienced, knowledgeable and professional. As far as I am concerned, Bernards is an expert in educational facilities construction. I highly recommend Bernards to any school district seeking qualified construction firms for their projects. ”

Janet Penanhoat, Asst. Superintendent, Business & Fiscal Services (Retired)  
Oxnard School District

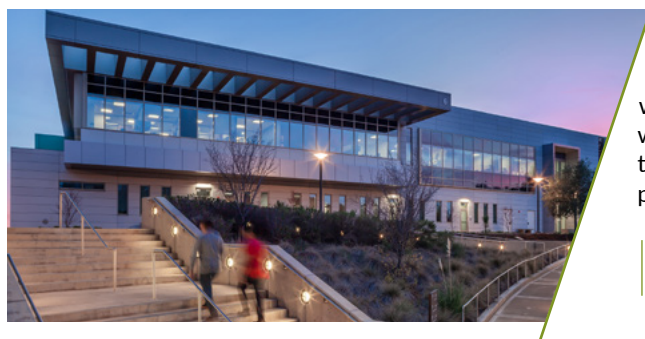
“ They have been flexible, responsive, creative, and helpful in every aspect of the work, from coordinating with the architect, to managing subs, to developing strategies for implementing the plans in the most efficient, economical, and high-quality manner possible. Bernards has maintained extremely high levels of performance and professionalism throughout this project, and our experiences have been nothing but positive. ”

Dr. Michael D. Matthews, Former Superintendent and  
Dr. Dawnalyn Murakawa-Leopard, Deputy Superintendent  
Manhattan Beach Unified School District



“ The project offered many challenges and the Bernards Team met each with creativity and determination that led to a successful schedule delivery while committing to Owner requests. From the executive management to the field team, the level of commitment and collaboration exhibited made it a pleasurable experience. ”

Brooke Duncan, Senior Campus Manager, Kitchell/BRJ  
Crafton Hills College





“The personal aspects of matching qualified and experienced staff who essentially became ‘extensions’ of our limited facilities department was a particular blessing to MCSD. We built projects ‘one after the other together’, and our conversations and planning was always focused on maximizing benefit to the students, teachers, staff, and community of Merced. It was never cliché in saying Bernards kept ‘our focus as their focus’, not vice versa.”

Ken Testa, Former Director of Facilities  
Merced City School District



“A theme constant with the Bernards team was ‘The kids are coming.’ This meant a great deal to the District since we knew that Bernards was fully committed to delivering a top quality project on time. Ultimately Bernards completed this amazing campus as they said they would.”

Travis J. Kirk, Former Director Facilities/Transportation  
Merced Union High School District

“The El Sol Science & Arts Academy of Santa Ana and Pacific Charter School Development are delighted with the completion of El Sol’s two new two-story classroom buildings and new single story administration building. We were equally pleased with the Bernards site team and your organization.”

Darryl Evans, Senior Project Manager, Pacific Charter School Development  
El Sol Science & Arts Academy



“Bernards has been able to bring together and coordinate the communication process between numerous parties, including college administration, various academic departments, design teams, and contractors to deliver on our promise to the community. The Bernards team has been professional, courteous, enthusiastic, and committed to the College. The results are an especially beautiful campus with numerous new and renovated buildings that are of the highest quality and meet faculty, staff, and student needs.”

Dr. Henry Shannon, Superintendent/President  
Chaffey Community College District

“In a collaborative partnership, this team successfully delivered a student housing facility that fulfilled our programmatic requirements, achieved our sustainability objectives, exceeded our DVBE participation goals, and incorporated a significant amount of owner-added scope of work all within budget and schedule parameters set out by the University.”

Patrick Jacobs, Assistant Vice President of Facilities  
California State University, Bakersfield



## Permanent Employees & Professional Education

We currently employ 329 permanent employees with an active internship program throughout the year. Bernards' Training and Development Department promotes and supports employee growth and effectiveness through high-quality programs and courses designed to meet individual, group and organizational needs. Our team of Subject Matter Experts maximizes training efforts through deliberate engagement of our employees and organized knowledge transfer. This methodology allows Bernards to develop and deliver targeted trainings, meet the specific needs of field and office personnel, and empower our employees to actively participate in their growth and development.

Reinforcing the learning culture, employees have direct access to the Training Development Manager, a virtual resource center containing standard operating procedures and training step-by-step videos, and training offerings and registrations. We assess and evaluate all training initiatives on a quarterly basis to ensure efficient application and maximum knowledge transfer.

Throughout the year, we conduct training sessions for safety, first-aid, and technical knowledge in all of our offices. In addition, we train our employees on sustainable design knowledge, liability and insurance practices, and technical trainings such as digital document control. Leaders take advantage of upcoming "Critical Coaching and Managing in California" workshops and everyone has the opportunity to attend "Customer Relations and Communication Skills" sessions.

### Cal OSHA Training

Cal OSHA requires that all employers with ten or more employees have its supervisory staff regularly trained in an approved course in First Aid and CPR. Although Bernards will often have fewer than ten employees working onsite, it is still our policy to mandate that all Bernards' field staff satisfactorily complete a Bernards-approved First Aid and CPR training course and renew their certifications every two years. This training requirement applies to all Bernards Superintendents, Assistant Superintendents, Project Managers, Assistant Project Managers, Construction Managers, and Project Engineers. We allow trainees to take paid time off from their job sites during a week day and serve breakfast and lunch during the sessions.

In addition to internal Training and Development, Bernards' employees can expand their depth of knowledge through continuing education and take advantage of the Educational Assistance Program, which allows reimbursement for educational classes that directly relates to an employee's position, including: OSHA 10-Hour and 30-Hour Certifications, and training for Scaffold Awareness, Crane Safety, Green Building Design, Construction & Codes Education, etc.



### Sustainability Education

An early adopter of Green technology and construction practices, Bernards remains a sustainability leader with a proven commitment to sustainable principles, building technologies, and the responsible use of resources in construction as well as operations. Our 51 LEED® Accredited Professionals have managed 40 LEED® Certified projects, including 22 that have achieved LEED® Silver, Gold, and Platinum ratings. With more than 20 years of sustainable construction management experience, our Director of Sustainability, Alma M. Wagner, LEED® BD+C provides our employees with the necessary training to achieve LEED® accreditation, implement Bernards' green construction strategies, and maximize LEED® certification points. We look forward to working with Irvine Unified School District and its architects and contractors to identify and evaluate effective sustainable design strategies and construction procedures and maximize LEED® points to achieve your certification goals.

### DBIA

Several of our professional staff maintain DBIA Professional status, undergoing training, testing and continuing education, from the Design Build Institute of America (DBIA).

## Lease-Leaseback Project Experience

Bernards has successfully completed 27 Lease-Leaseback projects with three currently in progress for California K-14 Districts (see list below). We know you seek the collaboration of a firm that brings flexibility to ensure optimal delivery, the leadership of talented professionals, and the knowledge of the current marketplace.

Lease-Leaseback Project	Owner	Value	Completion
Stauffer Middle School - Two-Story Classroom	Downey USD	\$19,068,076	8/3/2023
Stauffer Middle School - Gymnasium	Downey USD	\$12,185,722	7/7/2023
TK-8 School Site - Phase 2 Project	Temecula Valley USD	\$24,000,000	10/31/2022
Palm Springs High School - Seismic Upgrade & Modernization	Palm Springs USD	\$23,275,796	2/1/2022
John Adams Middle School - Performing Arts Center	Santa Monica-Malibu USD	\$34,668,792	8/25/2021
Desert Hot Springs High School - CTE Building	Palm Springs USD	\$9,157,166	12/20/2020
McKinna Elementary School Reconstruction	Oxnard SD	\$30,090,843	9/14/2020
Grasslands Elementary School	Los Banos USD	\$27,601,397	7/28/2020
Webster Elementary School - HVAC Project	Long Beach USD	\$11,508,017	8/27/2019
Marshall Elementary School - New 6-8 Classroom Building	Oxnard SD	\$10,596,308	8/5/2019
Elm Elementary School Reconstruction	Oxnard SD	\$26,444,641	7/19/2019
Garfield Elementary School - HVAC Project	Long Beach USD	\$14,900,000	12/28/2018
Stephens Middle School - HVAC and Field Project	Long Beach USD	\$18,823,990	8/31/2018
District Administration Center	Palm Springs USD	\$26,847,673	2/23/2018
Mira Costa High School - Athletic Field Improvements	Manhattan Beach USD	\$3,898,216	7/14/2017
Harrington Elementary School Reconstruction	Oxnard SD	\$18,834,496	4/1/2016
Crafton Hills College - Crafton Center	San Bernardino CCD	\$22,171,916	11/2/2015
Mira Costa High School - New Construction & Improvements	Manhattan Beach USD	\$46,380,950	3/31/2015
Foothills Middle School - Campus Alterations	Arcadia USD	\$12,924,681	1/13/2015
Wenzlaff Elementary School - Campus Re-Purposing	Palm Springs USD	\$9,755,286	1/2/2015
Arcadia Education Center	Arcadia USD	\$14,107,733	4/7/2014
Bella Vista Elementary School	Palm Springs USD	\$26,476,354	1/31/2014
Nellie N. Coffman Modernization	Palm Springs USD	\$5,100,000	10/25/2013
Palm Springs High School - Performing Arts Building	Palm Springs USD	\$4,878,281	8/30/2013
El Capitan High School	East Whittier City SD	\$80,478,800	7/13/2013
Brookhurst Elementary School - Utility Upgrades	Garden Grove USD	\$1,900,000	8/30/2012
District Operations Center	Palm Springs USD	\$26,188,103	1/27/2012
Frazier Park Elementary School	El Tejon USD	\$5,439,048	8/31/2011
Frank Vessels Elementary School - Modernization	Cypress SD	\$5,333,018	6/10/2010
Minarets High School	Chawanakee USD	\$63,800,000	6/1/2010





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