



Newport-Mesa
Unified School District

Estancia High School Theater Project

PREPARED FOR

Newport-Mesa Unified School District

Jonathan Geiszler, Director of Purchasing and Warehouse
2985 Bear Street, Costa Mesa, California 92626



1255 S. Lewis Street, Anaheim, CA 92805
(714) 490-4000 • pinnerconstruction.com

October 11, 2022

Jonathan Geiszler
Director of Purchasing and Warehouse
2985 Bear Street, Costa Mesa, CA 92626

**PROPOSAL TO PROVIDE LEASE-LEASEBACK
SERVICES FOR THE ESTANCIA HIGH SCHOOL
THEATER PROJECT**

Dear Mr. Geiszler,

Pinner Construction Co., Inc. is excited to submit our firm's proposal to provide lease-leaseback services to the Newport-Mesa Unified School District (District) for the Estancia High School Theater Project. In building with trust and quality for more than 103 years in Southern California, our team of industry professionals will leverage our knowledge and experience to collaborate with the District and its stakeholders to deliver a world-class facility.

Our highly relevant experience aligns with the District's expectations for a contracting partner. **Among many other projects, Pinner Construction recently completed the comprehensive modernization of a 300-seat theater for Long Beach Polytechnic High School and a 300-seat auditorium for Los Angeles Unified School District's (LAUSD) Eagle Rock High School. Our \$144 million design-build contract for the LAUSD Grant High School Comprehensive Modernization also includes the renovation of the 400-seat theater. All projects were overseen by DSA and constructed on active campuses.** Most importantly, each project included complete next-generation replacement of MEPFS, audio-visual, theatrical rigging and audience seating systems and materials of the same quality and standards as specified for the Estancia High School Theater Project.

Our submittal in response to this request for proposal demonstrates our ability and commitment to providing exemplary lease-leaseback services to the District.

Upon selection our team will:

- **Bring the best people with the right experience and innovative minds.** We are proud to have been ranked nationally as one of the Best 100 Places to Work in Construction by Fortune magazine, named as a Best Place to Work three years in a row by the Orange County Business Journal, and acknowledged as one of the Best Places to Work in SoCal for 2022.
- **Deliver reliable, world-class products and results.** Our resume of more than 250 local projects, highlighted by dozens of public work education projects, illustrates how our teams manage and execute complex responsibilities and relationships.
- **Execute our work on time and on budget.** Leveraging our construction experience, knowledge of the local market and staying true to our internal controls and processes, Pinner offers a comprehensive project support and delivery experience that is efficient and always planned with the end in mind.

On behalf of the entire Pinner Construction team, thank you for the opportunity to be considered to participate in the betterment of the Estancia High School campus. We are excited to support your vision and hopeful to continue being a trusted partner for years to come.

Sincerely,



Justin Davis, President of Business Development
(714) 490-4000
justind@pinnerconstruction.com

1. EXECUTIVE SUMMARY

NMUSD has chosen the lease-leaseback delivery method to ensure the Estancia High School Theater project is delivered with the highest quality at an affordable price and expeditiously. The project will also benefit from the participation of an experienced contractor team during the final preconstruction phase of the project. Pinner Construction has the expertise, capacity, and staff to collaborate with the District and realize the project goals and objectives.

Estancia High School Theater Knowledge. Pinner studied the previous DSA-approved construction documents for three months earlier this year as a bidder. Our team will be able to contribute immediately in the preconstruction phase based on our prior knowledge of the project as we submit immediate constructability and value engineering feedback based on the 100+ bids we previously received.

Lease-Leaseback Experience. Our firm has completed more than 11 lease-leaseback projects and has worked transparently and collaboratively with our clients on more than \$800M of "best value" and design-build delivery method projects with our education clients. We are a trusted partner that understands how to administer the prequalifying, bidding, construction, and closeout periods of alternative delivery method projects. You can count on Pinner Construction's in-depth knowledge of DSA requirements, labor compliance, and contingency management.

Staff Experience. All of our proposed staff members for the Estancia project have worked together before on a DSA, lease-leaseback, and theater project. Further, many of our proposed staff members have also worked with the NMUSD District before, including the successful completion of the Corona Del Mar HS theater. Our team members have already assimilated with one another and will be ready to contribute immediately.

Project Plan. Using our proven LLB specific methodology, our team has already identified several value engineering and constructability opportunities to develop in preconstruction. The project could be able to recover time lost from the redesign through an early work bid package that could include

a testing program for the rammed aggregate piers which is required to be DSA approved prior to progression of several structural elements. Our team will utilize lean construction best practices, the Autodesk construction cloud PMIS and extensive VDC efforts to execute the work through the successful project completion.

Company Support. Pinner's operational team consistently supports our project teams. Pinner's in-house scheduling, safety and quality control directors utilize their experience, training and knowledge to pre-plan our projects taking into consideration real-time challenges such as supply-chain challenges and labor pools that are short on resources and training. Our team effectively communicates lessons learned within the industry and on other project to all project stakeholders. Visiting the project site frequently and continuing to offer training to all of our on-site representatives are just a few ways our team will add value to the Estancia High School Theater project.

Trade Partner Commitments. Due to having completed several education projects in Orange County over the past five years, our firm maintains an updated list of prequalified subcontractors relevant to the Estancia project. Our firm has a tremendous following of trade partners specializing in DSA projects in Orange County, and several of our partners are DVBE, SBE, and MBE-certified firms. We can count on our vast network for performance in all phases of the Estancia High School project.

Leadership. All of our projects managed by Pinner's executive leadership team. Located just a few miles from the project site, our leadership group will actively participate in all phases of this project and guarantees a response time of no more than 1 hour to every District inquiry. Having completed more than 300 DSA projects cumulatively, our team is excited to collaborate with you to successfully deliver the well constructed Estancia Theater project safely, at an affordable cost and on time.

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3. IDENTIFICATION OF THE PROPOSER

“Possessing a broad knowledge base and having experience with all facets of construction, Pinner brings a level of experience that is second to none.”

Fred E. Diamond, Director of Facilities, Citrus Community College

A.	LEGAL NAME AND ADDRESS	Pinner Construction Co., Inc. 1255 S. Lewis Street, Anaheim, CA 92805
B.	LEGAL FORM	California Corporation Officers: Dirk Griffin, Justin Davis Incorporated: 2/9/1956
C.	OFFICE ADDRESS AND PHONE	1255 S. Lewis Street, Anaheim, CA 92805 (714) 490-4000
D.	CONTRACTOR'S LICENSE NO. NAME OF LICENSE HOLDER LICENSE HISTORY	166010 A, B Pinner Construction Co., Inc. Pinner's contractor's license has never been suspended or revoked.
E.	DISTRICT PREQUALIFICATION	Pinner Construction's prequalification was submitted and approved by NMUSD on Sept. 6, 2022.

4. STAFFING RESOURCES

When each of our team members is vested in a project, we achieve collective success. The net effect is a willingness to communicate transparently and involve stakeholders in solutions. All team members are passionate about communicating and collaborating with their counterparts at the District, requiring our team to always be prepared and conduct business with respect and professionalism. The District's selection of the lease-leaseback (LLB) delivery method is an excellent way to initiate and maintain this effort as well as enhance cooperation and productivity. Our team capitalizes on partnering efforts by listening, understanding, and implementing stakeholder priorities, further enhancing Pinner's delivery experience.

TEAM ROLES AND RESPONSIBILITIES



Robert Boyington, Project Executive

Robert Boyington, Vice President of Operations, will be engaged at the leadership level at all times. Robert will add value to the project by supporting the needs for real-time decision-making and collaborative

resolution. Robert has the full authority to make decisions on-behalf of Pinner Construction with regard to critical issues that arise during the project. He provides overall leadership to our delivery teams, supporting them in the management and planning of our projects. Robert relies on his more than 30 years of experience in the education industry sector, having led diverse teams in many projects throughout Orange County.



Miles Doig, Project Manager

Our proposed Project Manager is Miles Doig. Miles has extensive LLB and DSA experience managing performing arts and modernization projects on active campuses, adding tremendous value to the

team. His professionalism, leadership and forward-thinking strategies are ideal for ensuring that milestones are achieved.

Similar to many of his previous projects, the Estancia High School Theater Project is a highly active school campus that will require careful coordination during construction. Miles consistently does an outstanding job working closely with clients, owners, partners and stakeholders to ensure daily activities and schedules are not interrupted by ongoing construction activities. As a senior leader in Pinner's Operations division, Miles has full authority to make commitments on behalf of our organization, eliminating wasted time in resolving challenges.



**Ken Eppinger,
General Superintendent**

As the General Superintendent, Ken Eppinger will provide leadership and supervision over the planning and execution of work on-site. He has a proven track record of effectively

managing every aspect of a project to complete it safely, on time and on budget. Ken's recent education experiences include a number of schools in Orange County and Los Angeles. He understands that the team's success and success of the project rely on his willingness to collaborate with all team members. He has both the knowledge and experience to mitigate issues that arise during the course of a project.

Ken will ensure construction drawings are reviewed for accuracy well in advance of upcoming activities. He will work in concert with Miles to ensure accurate baseline schedule updates are submitted on time.

Ken will work closely with his team to develop look-ahead schedules and will be responsible for accurate and detailed submissions on a weekly basis. He has a proven record of leading by example and will build relationships with the entire District project team, inspector of record, deputy inspectors, and specialty inspectors by promoting integrity and collaboration to create an environment built on trust and open communication. His approach to planning, scheduling and logistics will provide the required knowledge base to deliver this project on-time and without unplanned disruptions.

COMMITMENT TO SAFETY

In addition to the active involvement of our Corporate Director of Safety and Health, Moe Farnoush, it is each team member's responsibility to improve and carry forward our safety culture. Pinner will implement a zero-incident policy and provide safety training for all tasks performed for the life of the District's project.

COMMUNICATION, PERFORMANCE AND TONE

Our obligation is to provide the District with a quality performing arts facility. Our priority is to provide it on time and on budget. We can accomplish both through open communication, industry-leading performance and the tone in which it is transferred.

COMMUNICATION

- We will maintain an open line of communication with the CM, IOR, Architect and the entire District project team.
- All members of our staff will work closely with our subcontractor and design partners to submit clearly detailed.
- RFCs and propose detailed solutions. When more challenging, time-sensitive issues arise, we will facilitate direct communication with the AOR and/or EOR.
- Our team will use our NMUSD school building experience and "Pinner's Lessons Learned" to resolve issues before they arise.
- Pinner management consistently reviews issues with other colleagues in our firm. No job stands on its own. Our staff continuously discusses issues with other job sites and our corporate office to obtain the most accurate and responsible solution.

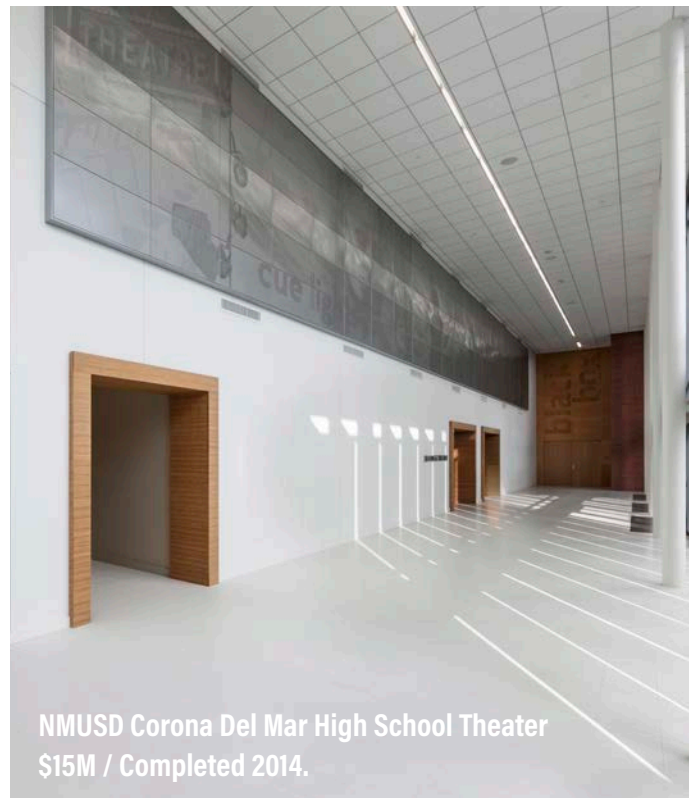
PERFORMANCE

- Our management team is committed to completing this project on schedule. We will monitor and maintain monthly baseline manpower and cash flow projections. In addition, we will continuously look for ways to improve the baseline schedule as we progress through the project.

- As you will discover below, the use of technology within our firm will ensure up-to-date information is shared in real time. BIM will be utilized as a coordination and planning tool where critical utility intersections occur.
- The OAR and IOR will be encouraged to participate in our weekly project team schedule review meetings and will be invited to share ideas and provide suggestions for improvement.

TONE

- The success of the District, Pinner and our subcontractors is a shared responsibility and achievement. We take pride in the personal relationships we have formed with our colleagues in the industry. Pinner's business model is created to maximize teamwork and eliminate adversarial relationships.
- We will develop a good working relationship with the IOR and specialty inspectors, while ensuring that our subcontractors do the same.
- Pinner's team will conduct business as a cohesive whole, with keen awareness and respect for each team member's specific function and role.



NMUSD Corona Del Mar High School Theater
\$15M / Completed 2014.

5. DVBE

Pinner Construction is proud to support businesses owned by U.S. military, naval, or air service veterans and, in particular, those that have a service-connected disability. Per Education Code section 17076.11, the District has a DVBE participation goal of 3% per year of the overall dollar amount of state funds allocated to NMUSD under the Leroy F. Greene School Facilities Act of 1998, and expended each year by the NMUSD. The District is seeking DVBE participation in this project.

Our team will advertise for, sponsor, and host outreach events to solicit interest among DVBE-certified firms. The District, Safework CM, design, and other team members will be encouraged to invite and attend these events, which will be scheduled to ensure enough time is allotted for participants to prequalify for the Estancia Theater project.

Pinner continues to add to our active subcontractor and consultant database, including DVBE-certified firms. Once prequalified, we will immediately notify **all** of these firms and provide information about the project.

All subcontractors will be required to make a good faith effort to contact and utilize DVBE-tiered subcontractors and suppliers in securing bids for performance of the contract. Subcontractors will be required to save all documentation of their good faith efforts, and provide it upon request by

Pinner Construction and the District. Subcontractors must indicate on their bid form whether they are a certified DVBE and provide a copy of the DVBE Certification Letter issued by OSBCR. Under penalty of perjury, subcontractors must also certify that a good faith effort was made to include DVBE tiered subcontractors and suppliers in the bid. In addition, bidders must indicate in their proposal form whether tiered subcontractors are DVBE certified, and provide the District a copy of the DVBE Certification Letter issued by OSBCR.

Before, and as a condition precedent for final payment under their subcontract, the successful subcontractors shall provide Pinner and NMUSD with written documentation identifying the amount paid to certified DVBE-tiered subcontractors and suppliers in performance of the contract and provide a copy of the DVBE Certification Letter issued by OSBCR for each DVBE. NMUSD can use this documentation to evaluate its success in meeting its DVBE participation goal.

Pinner has surpassed our clients' expectations of DVBE participation on our construction projects. Our recently completed Orange High School Science Center project included several DVBE participants. **In total, our DVBE participation rate of 16.7% equated to more than \$3.5 million and exceeded our client's requirement by more than 400%.**

			DVBE %
Dale Junior High School Anaheim UHSD	\$49.5M	02/2022	9.1%
Fireboat Station #15 Port of Long Beach	\$30.9M	05/2021	3%
Orange High Science Center Orange USD	\$26.6M	02/2021	16.7%
North Hollywood High School LAUSD	\$11.2M	10/2020	5%
Eagle Rock High School LAUSD	\$18.2M	08/2020	2%
Byrd Middle School LAUSD	\$20.1M	04/2020	2%

			DVBE %
Patton State Hospital California DGS	\$28.5M	01/2020	7.3%
Foshay Learning Center LAUSD	\$52.2M	12/2019	2%
Olive Vista Middle School LAUSD	\$32.2M	09/2019	2%
Blair IB Magnet School Pasadena USD	\$21.2M	08/2019	3%
Fremont High School LAUSD	\$63.4M	09/2016	<1%

6. FISCAL STABILITY

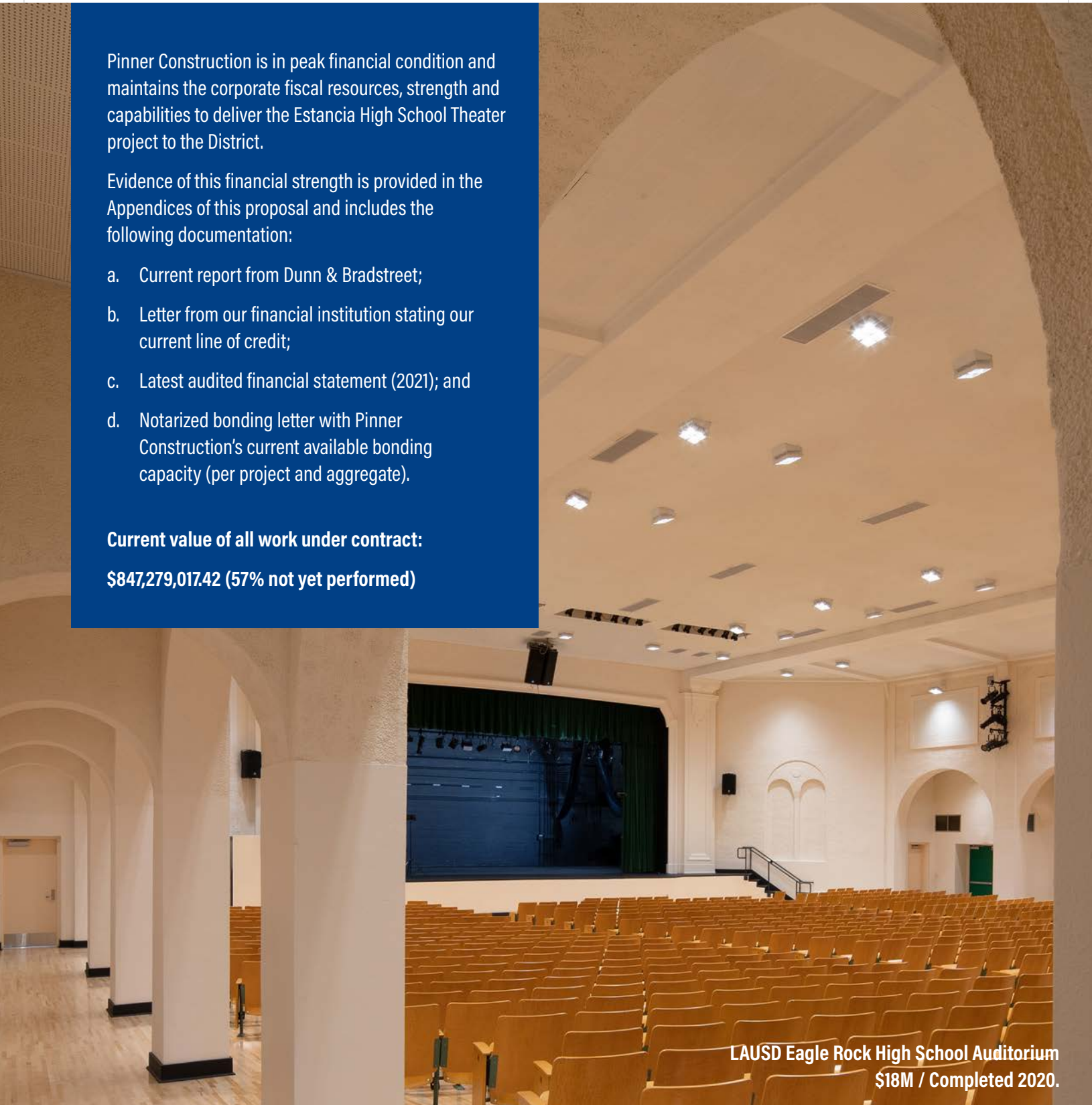
Pinner Construction is in peak financial condition and maintains the corporate fiscal resources, strength and capabilities to deliver the Estancia High School Theater project to the District.

Evidence of this financial strength is provided in the Appendices of this proposal and includes the following documentation:

- a. Current report from Dunn & Bradstreet;
- b. Letter from our financial institution stating our current line of credit;
- c. Latest audited financial statement (2021); and
- d. Notarized bonding letter with Pinner Construction's current available bonding capacity (per project and aggregate).

Current value of all work under contract:

\$847,279,017.42 (57% not yet performed)



**LAUSD Eagle Rock High School Auditorium
\$18M / Completed 2020.**

7. EXPERIENCE AND TECHNICAL COMPETENCE

Pinner is an established education and public works builder in Southern California. In addition to having experience in nearly all projects delivery types, our teams have managed and delivered complex scopes of work for world-class, award-winning designs of similar size, type, and complexity. The Pinner team brings a full suite of services to our clients from design through substantial completion, including: preconstruction services, virtual design and construction expertise, robust quality control and assurance programs, operational performance rooted in planning, organization, transparency, and accountability, and a safety culture that strives to achieve zero incidents. Our resume includes educational facilities, including a multitude of performing arts centers, that enhance the learning experience, and often take place on active campuses where we are challenged to eliminate disruption and support ongoing operations.

7A. EXPERIENCE

Pinner has participated in and delivered projects under nearly every delivery method highlighted by many of the design-build and best value projects referenced in this proposal.

Additionally, our firm has successfully delivered over \$300 million in projects under the lease-leaseback method for school districts and public works entities for more than 20 years, including: Los Angeles Unified School District; Anaheim Union High School District; Los Angeles Community College District; Anaheim Elementary School District; and Garden Grove Unified School District.

Our team understands the differences between lease-leaseback and our best value experiences: who holds the risk and when, and most importantly, respecting and following the chain of command at all times.

Our firm is skilled and experienced at navigating the risks and schedules associated with lease-leaseback projects, including: generating, validating and reconciling detailed cost estimates; performing, tracking, and resolving constructability reviews at both high and granular levels appropriate with the state of design; offering value analysis solutions through each design phase to alleviate cost stresses or provide alternate solutions; execute an organized, strategic procurement program to ensure qualified firms compete and provide the most responsible cost, secured well in advance of their mobilization or material fabrication milestones; always plan with the end in mind by using lean construction techniques to advise and validate our early and updated schedules.

DSA EXPERIENCE

All of our public-school projects are constructed in accordance construction documents approved by the Division of State Architect (DSA). As a design-builder, Pinner has extensive experience in meeting with DSA during design (initial project workshop, follow-up, intake, re-submittal, approval, certification). We are proud that our 156th Elementary School Project received DSA approval three months ahead of schedule.

Pinner has extensive experience with the DSA box process as a design-builder and contractor. Our firm has completed several hundred million dollars in projects utilizing this collaboration process.

We enjoy taking advantage of the DSA pre-submission meetings to ensure all parties have a clear understanding of their interpretation of code as it relates to the project. Time and again, we have used these meetings to our benefit in obtaining DSA approval in a condensed time line.

7B. PROJECT SPECIFIC EXPERIENCE



PROJECT #1

Name and Description

Inglewood Senior Center

Completed in 2017, this progressive design-build project included a complex foundation system with two levels of subterranean parking, a floor of new administration offices for use by the City, radiant heating and cooling system, community room, an emergency generator, polished concrete finishes, electric vehicle charging stations, decorative railings, high-end finishes and curtain wall/aluminum storefront systems, and extensive off-site improvements with required street closures. This project was designed and constructed to a LEED Silver equivalent and was governed by the City of Inglewood and relevant authorities with jurisdiction.

Firm's Role	General Contractor
Award Date	3/15/2016
Completion Date	12/19/2017
Project's Total Value	\$25,268,814
Amount of Fees Received	\$25,647,921

Staffing

Key Staff: Justin Davis, Project Executive & Dir. of Pre-Con)

Key Consultants: Architect: Cannon Design; Structural Engineer of Record: Saiful Bouquet; Electrical Engineer of Record: Roshanian & Associates; Mechanical Engineer of Record: James Shwe & Associates

Key Subcontractors: Shoring Engineers (Shoring/Earthwork); Klorman (Concrete); Schmitt Contracting (Metal Stud, Drywall, Fire Cement Siding); Elite Erectors (Glass & Glazing); Thyssen Krupp (Elevator); H.L. Moe (Plumbing); Mechanical Technology Systems (HVAC); Circle City Electric (Electrical, Communications, Electronic Safety and Security)

Relationship with Client

The project was procured using the progressive design-build delivery method. Pinner provided extensive value engineering services and a two-phased procurement approach: make-ready and final construction to ensure the project was delivered on time and budget.

This project was awarded the DBIA Design Excellence Award; the DBIA Award of Distinction; and the AIA Design Excellence Award.

Entity Name and Contact

City of Inglewood

Harjinder Singh, Deputy to the City Manager

(310) 412-5301 • hsingh@cityofinglewood.org

Claims, Demands and/or Litigation

None



PROJECT #2

Name and Description

Olive Vista Middle School

LAUSD's Olive Vista Middle School Project involved the construction of physical education and multipurpose buildings. Olive Vista was the first project out of DSA and first to be completed using funds from Prop 1D, which provided new dollars for seismic mitigation of the most vulnerable school facilities. Our team led the construction of a new single-story physical education building, which includes a gymnasium, locker rooms, fitness room and faculty offices. Our work also involved the development of a new state-of-the-art performing arts building, consisting of a kitchen and indoor/outdoor dining area. Additionally, Pinner delivered various site improvements, new parking lots, turf field and outdoor learning and collaboration spaces. This project was constructed in two phases to minimize the impact to the school.

Firm's Role	General Contractor
Award Date	1/18/2017
Completion Date	7/19/2019
Project's Total Value	\$30,356,000
Amount of Fees Received	\$32,299,066

Staffing

Key Staff: Justin Davis (Dir. of Pre-Con), Robert Boyington (Project Executive), Moe Farnoush (Director of Safety)

Key Subcontractors: Sharma Contracting (Earthwork); McGuire Contracting (Concrete); Caston Drywall (Metal Stud, Drywall & Plaster); Janson Industries (Stage

Curtain & Rigging); H.L. Moe (Plumbing); Mechanical Technology Systems (HVAC); Comet Electric (Electrical, Communications, Electronic Safety and Security).

Relationship with Client

The project was procured using the Best Value delivery method pursuant to public contract code 20119.1. LAUSD selected Pinner as the successful proposer based on an objective criteria evaluation process, which included qualifications, a project-specific team, plan, and price.

Entity Name and Contact

Los Angeles Unified School District
Robert Lester, Construction Director
(213) 241-5606 • robert.lester@lausd.net

Claims, Demands and/or Litigation

None



PROJECT #3

Name and Description

Eagle Rock High School

The modernization of the auditorium and gymnasium for LAUSD's Eagle Rock High School, which was built nearly 100 years ago, featured extensive seismic retrofitting and included more than 30,000 cubic feet of compaction grouting, HVAC modernization, and the construction of new lockers, flooring, bleachers and seating. The project challenges were met head-on through a collaborative partnership with our subcontractors, LAUSD and the three design teams that worked concurrently and were each responsible for a separate DSA package. As a result of pre-planning and partnerships, the team met the challenge of compaction grouting in rooms with raised floors, limited access and varying grades. The structural upgrades also included extensive coordination of abatement and Fiber Reinforced Polymer work.

Firm's Role	General Contractor
Award Date	9/25/2018
Completion Date	10/20/2020
Project's Total Value	\$16,909,000
Amount of Fees Received	\$18,979,921

Staffing

Key Staff: Justin Davis (Dir. of Pre-Con), Moe Farnoush (Director of Safety)

Key Subcontractors: ECG (Abatement/Demolition); Hayward Baker (Pressure Grouting Soil Stabilization); Granitex Construction Company (Concrete); Schmitt Contracting (Metal Stud, Drywall & Plaster); LA Propoint (Stage Curtain & Rigging); Sierra School Equipment (Seating); Mechanical Technology Systems (HVAC); H&S Electric (Electrical); and Telenet VOIP (Communications, Electronic Safety and Security).

Relationship with Client

The project was procured using the Best Value delivery method pursuant to public contract code 20119.1. LAUSD selected Pinner as the successful proposer based on an objective criteria evaluation process, which included qualifications, a project-specific team, plan, and price.

Entity Name and Contact

Los Angeles Unified School District
Matt Pirayeh, Sr. OAR
(213) 241-8066 • matt.pirayeh@lausd.net

Claims, Demands and/or Litigation

None



PROJECT #4

Name and Description

Katella High School D.R.O.P.S

The work in this lease-leaseback project comprised of a campus-wide underground storm drain systems that supports a bio-infiltration system, new hardscape throughout the campus, canopies, colonades, shade structures and extensive drought-tolerant landscaping as required by the D.R.O.P.S (Drought Resistant Outreach Program for Schools). The project also include a student store and several DSA-deferred shade canopies and a green house. The work was performed on an active high school campus and within a 12-month duration.

Firm's Role	General Contractor
Award Date	3/1/2016
Completion Date	5/5/2017

Project's Total Value	\$11,368,000
Amount of Fees Received	\$10,917,373

Staffing

Key Staff: Justin Davis (Dir. of Pre-Con)

Key Subcontractors: Howard Contracting (Earthwork); McGuire Contracting (Concrete); Caston Drywall (Metal Stud, Drywall & Plaster); Stanton Utilities (Site Utilities); Mechanical Technology Systems (HVAC); Circle City Electric (Electrical, Communications, Electronic Safety and Security).

Relationship with Client

The project was procured using the lease-leaseback delivery method. Pinner completed the project on time and returned more than \$500,000 in savings to the District at the completion of the project.

Entity Name and Contact

Anaheim Union High School District
Jennifer Keys, Contract Specialist
(714) 999-2380 • keys_j@auhsd.us

Claims, Demands and/or Litigation	None
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PROJECT #5

Name and Description

ELAC Student Success & Retention Center

A new sustainability benchmark for the East LA College campus, this design-build project obtained a LEED Platinum certification and included a bio retention system, air-blown fiber optics, photovoltaic ready supports, custom air handling units with a BMS system, lecture halls, meeting rooms, extensive curtainwall and metal panel systems, and an emergency generator and fire pump building. The facility is the largest classroom building at a community college in California and was constructed on an active campus. To promote interdepartmental collaboration, the building includes a 100-student FLEX classroom, six unassigned 1,000-square foot classrooms, conference rooms, kitchenettes and informal study areas.

Firm's Role	General Contractor
Award Date	10/29/2012
Completion Date	5/9/2017

Project's Total Value	\$58,412,812
Amount of Fees Received	\$62,360,275

Staffing

Key Staff: Justin Davis (Dir. of Pre-Con)

Key Subcontractors: Miller Environmental (Abatement, Demolition & Earthwork); HB Parkco (Concrete); Mowery-Thomason (Metal Stud); H.L. Moe (Plumbing/Site Utilities); Mechanical Technology Systems (HVAC); Rosendin Electric (Electrical, Communications, Electronic Safety and Security).

Relationship with Client

The project was procured using the design-build delivery method. Pinner provided extensive value engineering services and a two-phased procurement approach: make-ready and final construction to ensure the project was delivered on time and budget. This project achieved a LEED Gold Certification.

Entity Name and Contact

Los Angeles Community College District
Nader Farnoush, OAR
(323) 864-3020 • nader.farnoush@borjcm.com

Claims, Demands and/or Litigation	None
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7C. ABILITY TO RESPOND TO DISTRICT NEEDS

Pinner's corporate headquarters is just a 20-minute drive to Estancia High School, ensuring that our executive management team maintains a presence on site to collaborate with the District. As a full-service contracting firm, our in-house staff exceeds 80 construction professionals in Southern California. Each team member has a unique skill set based on experience and education and are engaged to assist key staff on site to ensure client needs are met. Regardless of the condition, labor compliance, legal, safety, quality control or a specific scope requirement of the project, Pinner can have experienced team members on site within hours. Our clients' projects require personal dedication and pride in craftsmanship to ensure a successful completion. Our on-site project team embodies these characteristics and works tirelessly to ensure that work is properly coordinated and executed safely. Additionally, Pinner's PMIS allows our key staff to achieve document control in a responsive manner by enabling the team to respond reasonably to client needs on site or remotely.

7D. CONTRACTING HISTORY

In the past five years, Pinner Construction **has not** been involved in any of the following: failure to enter into a contract or professional agreement once selected; withdrawal of a proposal or bid due to error; termination or failure to complete a contract; debarment by any municipal, county, state, federal or local agency; conviction of the firm or its principals in any manner; knowing concealment of any deficiency in the performance of a prior contract; falsification of or submission of deceptive information; or willful disregard for rules, laws and regulations.

In the past five years, Pinner Construction has been involved in litigation, arbitration and mediation. An overview of these cases is provided in the **Appendix** of this proposal.

7F. ADDITIONAL INFORMATION

Additional information related to Pinner Construction’s experience is provided in the **Appendix** of this proposal.

7G. TECHNICAL COMPETENCE

Pinner Construction’s extensive in-house resources allow our team to ensure our projects provide the highest level of support regarding cost, schedule, quality, safety and other project controls.

INFORMATION TECHNOLOGY





Pinner Construction’s full-time IT department approach focuses on ease of use and security. More than ever, technology can help accelerate project completion but can also cause major disruptions if left vulnerable. Our proprietary information technology strategy provides best-in-class to our projects and clients while offering the highest level of security throughout our network. Pinner Construction’s networking system is a central hub at our corporate headquarters, with satellite offices connecting to the central hub via VPN. All offices are provided access to the same infrastructure, with the project offices utilizing a specialized connection to access corporate server resources.

PMIS

Pinner Construction utilizes Autodesk Build, a superior software program for construction management that

provides our entire team with a comprehensive and easy-to-use platform that houses the necessary customer service and customization capabilities. This program improves performance, increases productivity and fosters greater collaboration with project stakeholders. We offer the use of Autodesk Build free of charge to our clients, subcontractors, design team and inspection team on all of our projects.

UNIQUE BENEFITS OF AUTODESK BUILD

 Mobility Connects project sites and offices to ensure the team views the project from the same perspective while in different locations. Autodesk Build can be accessed through mobile devices.	 Drawing-Centric Offers centralized drawings and specifications with real-time updates. RFIs and submittals can be referenced through hot links within Autodesk Build.	 Collaboration Unlimited user licenses to ensure that everyone is involved in the conversation. Controlled access/user rights can also be established.	 Integration Integrates/connects with other software programs, including Timberline, Revit, etc.
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VIRTUAL DESIGN & CONSTRUCTION

Pinner utilizes various software and cloud platforms to facilitate the project’s needs. For coordination, we utilize Autodesk Navisworks and the Autodesk Construction Cloud Platform (BIM 360) and Autodesk Revit, Civil 3D, or AutoCAD to develop ancillary items not in a trade specific model.

SCHEDULING SOFTWARE

Pinner’s dedication to lean planning is seen in our regular weekly pull planning sessions. Our firm uses software, such as Miro and other simple programs, to manage our LPS project plan. In addition, our full-time in-house scheduling department develops all of our baseline schedules and subsequent updates in P6 by Primavera. Primavera has been the gold standard for scheduling software in the construction industry for over a decade.

MULTI-DISCIPLINARY STAFF

As a top-ranked ENR education contractor, Pinner is used to competing against large, national builders with unlimited resources. Our firm’s approach is different. All of our work is earned and executed from one corporate office managed by a single executive leadership group. Our process mandates that we all acquire a high level of proficiency in various industry relevant skillsets. This strategy is well received among our employees because they are able to quickly develop tremendous skills and experience that builds confidence and passion to make our projects, community and company perform to a higher level of quality. Evidence of acceptance to our approach are all of the best places to work Pinner has received lately.

8. INSURANCE

As requested, we have included a letter from Pinner Construction's insurance company indicating its ability to provide insurance coverage on behalf of Pinner, as well as a copy of our current insurance certificate in the **Appendix** of this proposal. Additionally, our insurance coverage meets all of the following requirements as specified in the District's RFP:

- A.M. Best financial strength/size rating for insurer of no less than A:VII.
- Commercial General Liability Insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate.
- Automobile Liability Insurance in the amount of \$1,000,000 for bodily injury and property damage for each occurrence.
- Workers' Compensation Insurance for all of Pinner's employees in accordance with California law and Employer's Liability Insurance in the amount of \$1,000,000 per accident for bodily injury and disease.
- Builder's All-Risk Insurance that meets all requirements as outlined in the District's RFP.
- Alliant is qualified to do business in California and maintains an agent for service of process within the state.
- The policies will contain an endorsement naming the District, its employees, consultants, and agents as additional insureds.



NMUSD Corona Del Mar High School Theater
\$15M / Completed 2014.

9. LITIGATION INFORMATION

We have provided details of our five-year litigation history in the **Appendix** of this proposal.



LBUSD Polytechnic High School Auditorium
\$14M / Completed 2016.

10. PROPOSED METHOD TO ACCOMPLISH THE WORK

GENERAL METHODOLOGY AND DESCRIPTION

As a full-service general contractor, skilled in LLB delivery, Pinner Construction is the perfect fit as your general contracting partner for the Estancia High School Theatre project. Our past and present experience on active K-12 campuses provide Pinner with a unique advantage in developing the right plan, finding and partnering with the right subcontracting partners, and supporting our client and design stakeholders to achieve value-driven success at every level.

The Pinner team prides ourselves in being a trusted partner to all of our clients. The relationships we cultivate and maintain are rooted in transparent communication, timely pre-planning, and being accountable to our commitments. Our design and pre-construction service efforts build the foundation for project success. Notwithstanding our recent LLB success, the Pinner team is skilled in all facets of design and pre-construction management, including:

- Timely design document reviews through every milestone that leverage our DSA, active campus experiences;
- Generating actionable constructability reviews that drive efficiency in planning and productive work-in-pace progression;
- Producing and evaluating value analysis options that maintain budget without sacrificing quality or design intent

Pinner's cost estimating approach is rooted in thoroughness. We are experienced in developing or validating early schematic estimates based on high-level program and design features. As designs evolve, Pinner works hand-in-hand with our client and design partners to track costs in real-time, providing summary level cost metrics early that evolve into detailed metric and quantity cost as design completes. Where cost risk may exist, we generate responsible, forward-looking allowances or contingencies that protect a stakeholder from

future scope creep and limit cost exposure. Life cycle analyses for major building elements like the building envelope or mechanical, electrical, or plumbing systems, are provided at early design milestones to provide options or solutions that maximize value and balance performance and program requirements. Faculty ambitions and actual needs of systems, such as theatrical lighting, A/V systems and/or emergency generators can aid a client in choosing the right equipment for performance and long-term maintenance effort and cost. Building size, shape, and future demand are considerations that we balance with cost and maintenance to help determine the most efficient mechanical system for a building's life cycle. Collaborative working sessions during the design development milestone help determine whether cooling towers are appropriate and what kind of air-handling systems maximize their output. We understand and appreciate how the decisions made during early design evolution can positively or negatively impact project delivery and long-term facility performance.

As an effective construction manager and builder, supporting the client's vision and working closely with a design team is vital in sustaining success. Pinner teams provide detailed constructability reviews every step of the way. Structured, deliberate feedback throughout the design development and construction documents phase occurs across all scopes of work. Pinner will work with the client and design team to develop a tracking mechanism for constructability feedback that is transparent and accountable. We resolve every comment generated at each milestone prior to the next phase. Pinner team members have had recent success using collaborative Bluebeam Studio sessions that allow reviewers and designers to provide real-time feedback that is accessible on-demand. Pinner will also work closely with our design partners in the development of coordinated building models

that evolve with the design. Through the early use of modeling, we can identify major clashes early preventing major redesign late in the project. As the preconstruction phase evolves, more detailed feedback is provided. Overhead utility routing, no-fly zones, and future maintenance considerations are a few examples of the constructability exercises that we perform leveraging the building model.

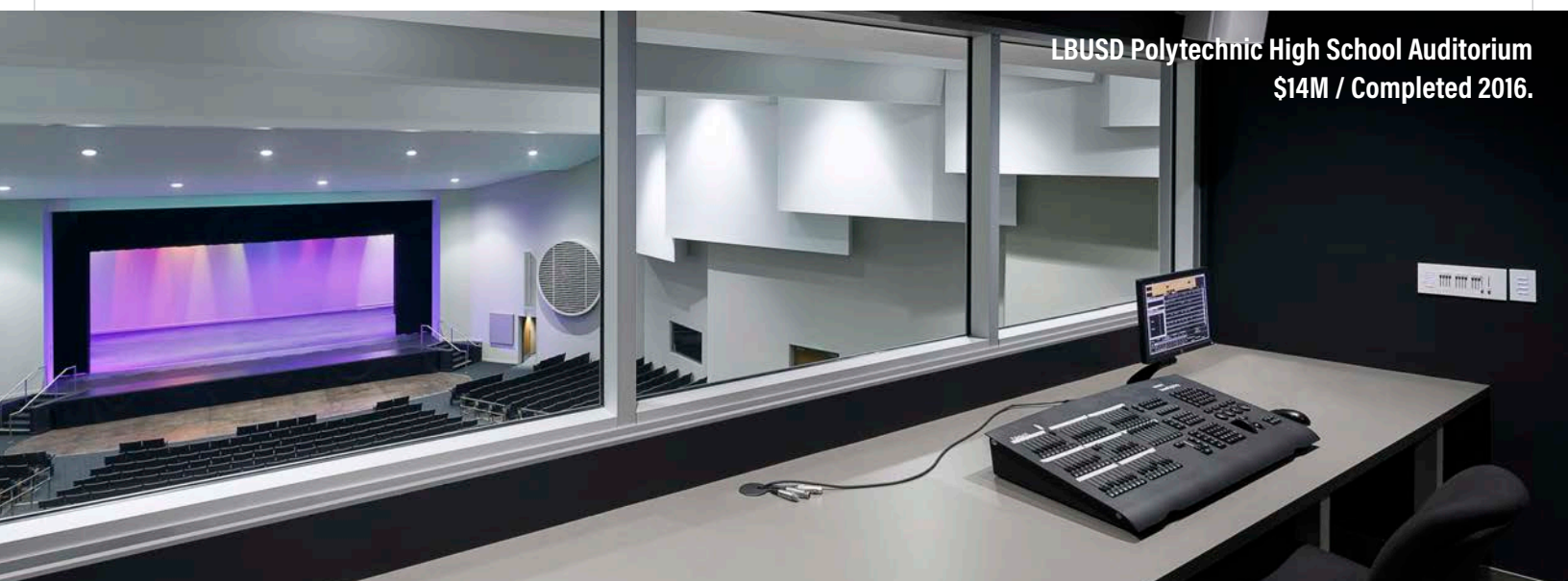
Our lease-leaseback construction management methodology once construction begins aligns exactly with what the District has outlined in the Exhibit A Scope of Services. Succinctly put, Pinner plans our work and works our plan. Project schedules are more than just a baseline construction plan. Planning is a common thread in everything we do. Through the use of lean practices, we will collaborate early and often with the District, its stakeholders, and the design team to map project development and delivery milestones. Baseline schedule and logistics planning will begin immediately and be updated in parallel with design and budget evolution. Pinner's scheduling strategy leverages building models to safely plan the work, responsibly establish logistics plans, and project resource levels and project cost performance.

Pinner's budget and planning efforts will be supported and strengthened throughout by leveraging our deep relationships within the industry. Whether through early partnering with specialty trade contractors for the theatrical rigging, rammed aggregate piers, or informal reviews from the market, Pinner schedules and budgets will be validated. Successful procurement will be both as a result of rigorous

preconstruction efforts and an organized, deliberate plan to secure risk with the right firm at the right time. We will work with the District early to identify major procurement risks that balance cost, material/labor availability, and value to the project team. Pinner's procurement plan will include the appropriate amount of outreach and prequalification to ensure responsible competition.

Project management functions like submittal management, supply chain/material tracking, and confirming RFI solutions will drive timely work delivery on-site. Focused, consistent, and reliable management of these core functions will serve as the backbone for document management, control, and reporting, including: as-built documentation, well-organized O&M manuals, audit report, and the Form DSA-6. Through the use of Autodesk Construction Cloud, our team will be able to leverage efficient work flows and project data to communicate real-time information and support timely decision making across all stakeholder groups.

Accountability in meeting our commitments to the District will be at the forefront of our relationship. Through consistent, transparent communication, the Pinner team will ensure the project team is aware of project status and future milestones. Pinner will leverage our daily engagements at both subcontractor and client levels to communicate our plan. Our baseline schedule will be formally updated and narrated monthly, but tracked and monitored daily through our live pull-plan schedule board.



LBUSD Polytechnic High School Auditorium
\$14M / Completed 2016.

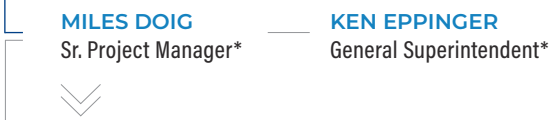
ORGANIZATIONAL CHART



CORPORATE - PROJECT PARTICIPANTS



PROJECT TEAM



PROJECT SUPPORT



SUBCONTRACTORS

* Key Staff

RESUMES

As requested, resumes for our key staff are provided in the Appendix of this proposal.

TECHNICAL AND MANAGERIAL APPROACH TO LLB PARTNERSHIP

As you will discover throughout our RFP response, our team will leverage technology and the data therein to ensure up-to-date information is shared in real time. In addition to our cloud-based modeling solution contained within Autodesk, our Pinner team will utilize the Autodesk Construction Cloud to report key project statistics and trends, aiding the entire team in making decisions that positively influence the project. Miles Doig will produce a monthly executive report that will communicate key performance indicators, such as:

- **Management Drivers:** Submittal, RFC, and material tracking status.
- **Schedule Performance:** Critical path, activity start and finish trends, impacts.
- **Financial Trending:** Progress payments, actual work-in-place performance measured against the baseline plan, and change orders.
- **Safety Performance:** Incidents, near misses, audit findings and trends.
- **Quality Control:** Upcoming preparatory, initial, and follow-up meetings; inspection request status, non-compliance status.

Miles will lead his team in coordinating our team's material tracking log with the project schedule. This dynamic, real-time document marries our submittal schedule with key activities within our baseline schedule, and identifies each unique material and equipment element on the project. As evidenced by recent global events, obtaining material on-time is a real risk to meeting our schedule commitments. Our team have already begun leveraging their industry relationships to obtain current lead times for the following critical elements:

The Pinner team will create a project baseline schedule using the critical path method (CPM) of scheduling within Primavera P6. We intend to use the Last Planner System method of scheduling to illustrate to the larger team how milestones relate and are achieved. The Pinner team will leverage our sub-partner relationships during the procurement phase to get the best sequence and means/methods ideas and confirm activity durations and resource availability. In parallel with

our baseline schedule generation and maintenance in P6, the client can expect the Pinner team to validate and track schedule progress using the Last Planner system in both the preconstruction and construction phases. The Last Planner work product is not a different schedule; rather, a collection of daily and weekly work plans that identify and balance resources, logistics, and schedule commitments among the stakeholders. Utilizing the Last Planner method empowers our team to study, develop, and manage the work in a collaborative way with our client and subcontracting partners.

PROPOSER'S APPROACH TO SUBCONTRACTOR SELECTION

Potential subcontractor identification will begin in design development phase through our Building Connected software which already identifies qualified subcontractors based upon our internal criteria and customized with the requirements of NMUSD. Subcontractors will be added to our pool through our local outreach events. Prequalification applications will be available for completion during the design development phase for the trades identified to be procured via "Best Value" and lump-sum, low-bid selection criteria. We will work closely with NMUSD to define or adhere to their standards. Pinner has had success in implementing the following weighted Best Value Criteria:

- 10% Price
- 10% Technical Expertise
- 10% Life Cycle Costs over 15 years or more
- 10% Safety Record
- 60% open for development by the team and the District. Concepts include, but are not limited to: verified experience with active campus construction; complying with small business, and skilled workforce requirements; complying with sustainability requirements; claims history.

The District will make the final decision of all criteria and weighting requirements.

Formal bid documents will also be drafted and reviewed and approved by the District during design development. Prequalification results for bid packages will be completed and announced prior to DSA submission. Bid documents will be finalized and ready for release upon the final DSA back check set. An addendum will be issued during the bidding phase that will include the DSA approved set. Bids will be due two weeks after DSA approval. NMUSD may elect to request bids from subcontractors through their Planet Bids portal or utilize Pinner's Building Connected program. Final selections of subcontractors will be made the following week and the final construction costs will be submitted in accordance with the contract requirements. The District will review and approve the cost and proposed subcontracting partners after DSA approval.



PROPOSER'S METHOD FOR SUBCONTRACTOR PREQUALIFICATION

Subcontractor prequalification is critical part of our collective success. Our goal is to assemble a qualified pool of partners for each trade so that we align ourselves with the partners who share our vision to provide the highest quality and value to NMUSD. Evaluation criteria includes:

- Both the current and three-year EMR average from prospective subcontractors.
- Past performance including prior experience with Pinner, NMUSD, and of similar project types and delivery methods
- References from past projects to verify the quality of work and the value that the subcontractor brought to the overall project.
- The subcontractor's standing with their surety company. Pinner reviews both individual project and aggregate bonding limits. This review provides insight into the financial capability of the subcontractor and confirms whether they have the proper financial support.

As a signatory member of the Carpenters Union, Pinner Construction's Craft Training Program is administered by the Southwest Regional Council of Carpenters through the Carpenters International Training Fund (CITF).

All of our carpenters are required to participate in mandatory training through this program as they advance in their apprenticeship and maintain their journeyman status. The mission of the Carpenters International Training Fund is to provide state-of-the-art training for members of the United Brotherhood of Carpenters and Joiners of America (UBC). They consider skill, safety, productivity, and attitude to be the keys to success for all members.

In addition to craft training, leadership training is also offered. Using mentors, company-sponsored learning opportunities, and expert instruction by industry-experienced professors of well-known universities, graduates of SCT are equipped to oversee and manage productive work sites that keep projects on time and within budget. To achieve that goal, each participating company can customize training according to the needs of the sponsored employee.

Pinner Construction also offers continuing education training of our current Superintendents. Each year, many of our Superintendents travel to the Carpenter's Education Training Center in Las Vegas, Nevada to learn about the latest trends in Superintendent management skills, technology and safety practices.

PROPOSER'S APPROACH TO QUALITY CONTROL AND TIMELY PROJECT COMPLETION

Pinner Construction embraces the opportunity to provide a high-value contractor Construction Quality Control (CQC) Plan, which features a strategic, verifiable and accountable approach that will offer seamless integration with the District's quality standards and requirements. It's paramount that our team recognizes the difference between the obligations and responsibilities of the CQC and CQA plans. We believe our enhanced CQC plan will exceed the District's expectations and include the following highlights:

- **Enhanced Executive Oversight.** Documented weekly meetings with officer(s) of Pinner Construction.
- **An Experienced Team.** Our project management team is comprised of highly trained and experienced professionals.

- **Employee Accountability.** Performance evaluations are directly tied to CQC results.
- **Technology.** Our team will excel on this project due to our investment into implementing our PMIS. Refer to our technology section for more information regarding our e-management system.

Each of Pinner Construction's project develops customized project-specific quality control plans that leverage or corporate philosophy rooted in the Army Corps. Of Engineer's three phased quality control approach:

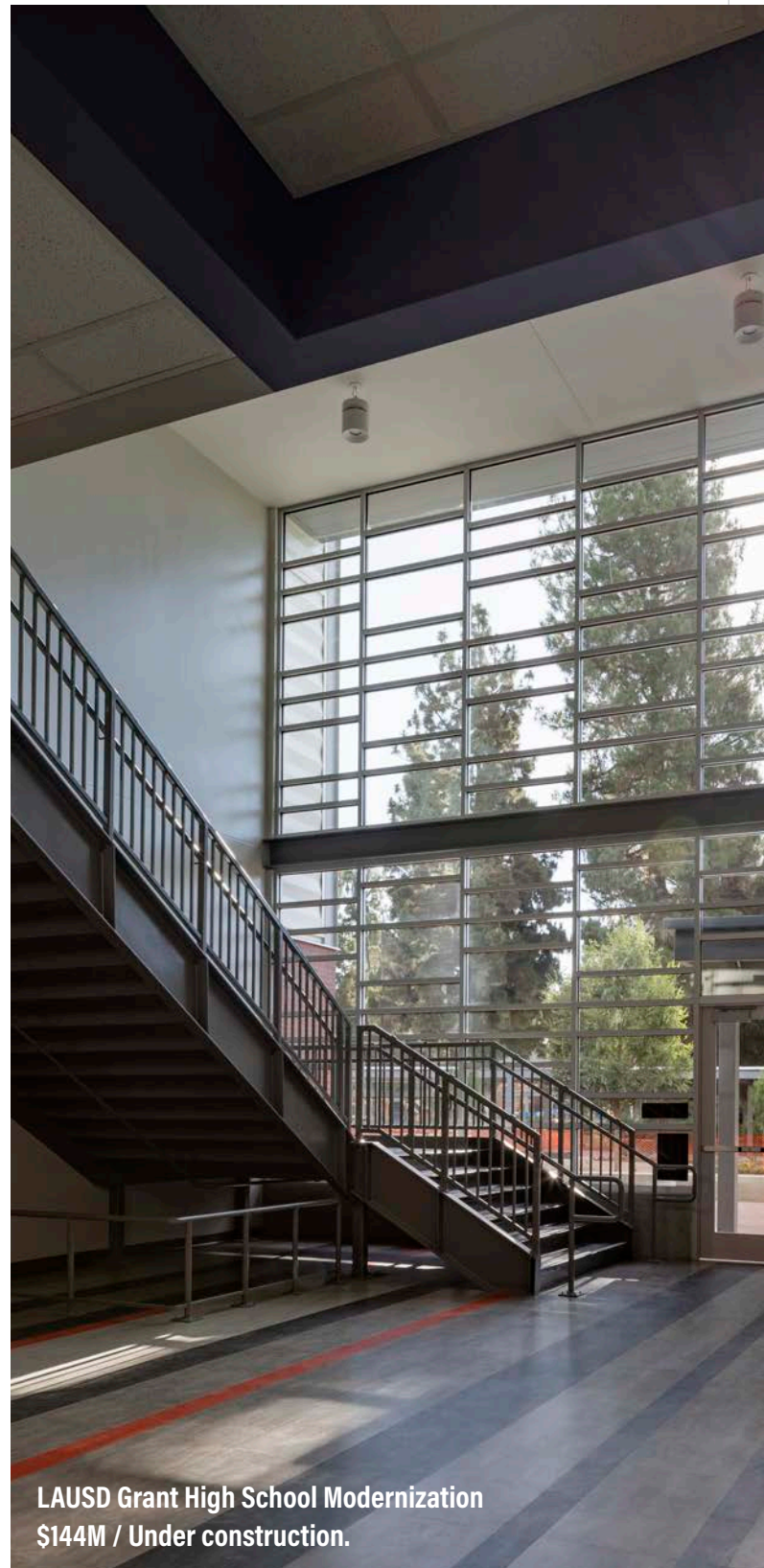
- **Preparatory Phase:** All activity task requirements are reviewed and current conditions are assessed. All relevant contract documents, approved submittals, and resolved RFI are reviewed prior to work commencement.
- **Initial Phase:** Validation of all personnel, material, and equipment requirements are in place and of safe working conditions; verification the current project conditions are ready; complete first-install inspections of the work
- **Follow-Up Phase:** Continuous monitoring of the work against prior phases of the quality program, including in-place mock-ups, through completion.



LAUSD Eagle Rock High School Auditorium
\$18M / Completed 2021

11. PRICING AND CONTINGENCY

- 1. LLB Entity Fee:** 3.75% - 4.5% of the total construction cost including general conditions and general requirements, subject to further negotiation and amendment when the Final GMP is established.
- 2. Preconstruction Fee:** \$350,000.00 for services identified in Exhibit 2 of the Construction Services Agreement. Costs for these services are not included in the Contractor's General Conditions Table.
- 3. Special Conditions:** Costs for any additional Special Conditions developed and/or identified during the GMP phase will be presented with objectively verifiable information.
4. Our General Conditions Table is provided in **Section 12**.
- 5. Bonds and Insurance:**
 - Contractor 100% payment and performance bond premium shall be 0.63% of the GMP.
 - Note: A 1% surcharge of the total Bond Premium shall be added for every month in excess of 24 months of project duration.
 - Builder's Risk "All Risk" Insurance under Section 34(A)(4) Contractor's Insurance Requirements shall range between 0.60% and 0.85% of the GMP.
 - Pinner Construction Co., Inc. reserves the right to require Subcontractors to provide 100% Payment and Performance Bonds at our sole discretion. An anticipated range of premium is 0.075% to 2% of the total bid package value.
- 6. Contractor Contingency:** Pinner Construction anticipates a Contractor Contingency range of 2.75% to 4% of the overall construction costs, subject to further negotiation and amendment when the Final GMP is established.
- 7. District Contingency:** The District Contingency shall be 3% of the Estimated GMP, subject to further negotiation and amendment when the Final GMP is established.
- 8. Other (if necessary):** Costs for any additional scopedeveloped and or identified during the GMP phase will be presented with objectively verifiable information.



**LAUSD Grant High School Modernization
\$144M / Under construction.**

12. CONTRACTOR'S GENERAL CONDITIONS TABLE

GENERAL CONDITIONS/ REQUIREMENTS IN PERFORMANCE OF THE WORK

AMOUNT

SUPERVISION/STAFF	
Operations Manager	\$22,500
Project Executive	\$50,100
Project Manager	\$426,200
Project Superintendent	\$782,405
Project Engineer	\$344,000
Scheduling Engineer	\$40,500
Estimator	\$5,080
Constructability Reviewer	\$32,050
Quality Control Manager	\$30,500
MEP Coordinator	\$80,500
Field Engineer	None
Draftsman/Detailer	None
BIM Manager/Coordinator	\$185,000
Record Drawings	\$8,050
Field Accountant	\$32,500
Labor Compliance Manager	\$13,500
Time Keeper/Checker	None
Secretarial/Clerk Typist	None
Independent Surveyor	\$48,500
Safety and E.E.O. Officer	\$57,000
FIELD OFFICES FOR GC, INSPECTOR, AND OWNER	
Office Trailer/Rental, Set-up, Tear-down, Relocation - 12' x 60' for Contractor	\$32,500
Office Trailer/Rental, Set-up, Tear-down, Relocation - 24' x 60' for District Construction Manager and Inspector and On-Site Meetings	\$42,850
Office Furniture/Equipment/Computers	\$98,050
Telephone/Data Installation	\$20,067
Telephone/Data Monthly Charges	\$15,050

Electric Power Installation	\$35,000
Electric Power Distribution Wiring	\$10,500
Water Service - Installation	\$15,050
Heating and Cooling Costs	\$20,090
Light Bulbs and Miscellaneous Supplies	\$10,500
Recycling/Trash Dumpster Removal/Hauling	\$42,050
Maintenance Services (Janitorial, Holding Tank, etc.)	\$16,050
Drinking Water/Cooler/Cup	\$3,950
DOCUMENTS/RECORDS/MISCELLANEOUS	
Xerox Copies/Miscellaneous Printing	\$8,050
Electronic Drawing Transfer	\$22,500
Printing - Drawings and Specifications	\$10,050
As-Built Drawing Reproduction	\$9,750
Postage/UPS/FedEx	\$3,005
Project Photographs and Video	\$9,500
Closeout Documentation - Manuals, Warranties, DSA Documents	\$70,050
JOBSITE OPERATIONS	
Storage Trailer and Tool Shed Rental	\$18,500
Safety/First Aid Supplies/Safety Signage	\$19,950
Fire Fighting Equipment	\$18,875
Security Guards	\$48,500
Temporary Parking	None
Watchman Service	\$11,500
OTHER	
Subcontractor Bond or Subcontractor Default Insurance Costs	See Response to 11-5
Bidding Costs	See Response to 11-2
Facility Operator/Training	\$26,500
Safety Inspections	\$11,050

13. OTHER INFORMATION

Success at a glance

200+

DSA projects.

\$1.5B

Projects completed in
Southern California in the
past 20 years.

35+

Active campus K-12
projects completed in
the past ten years.

\$300M

LLB projects completed in
the past 15 years.



Anaheim UHSD Dale Jr. High School
\$49.5M / Completed 2021.

15+

DSA Performing Arts
projects completed.

16MILES

Distance between
project site and Pinner's
corporate office.

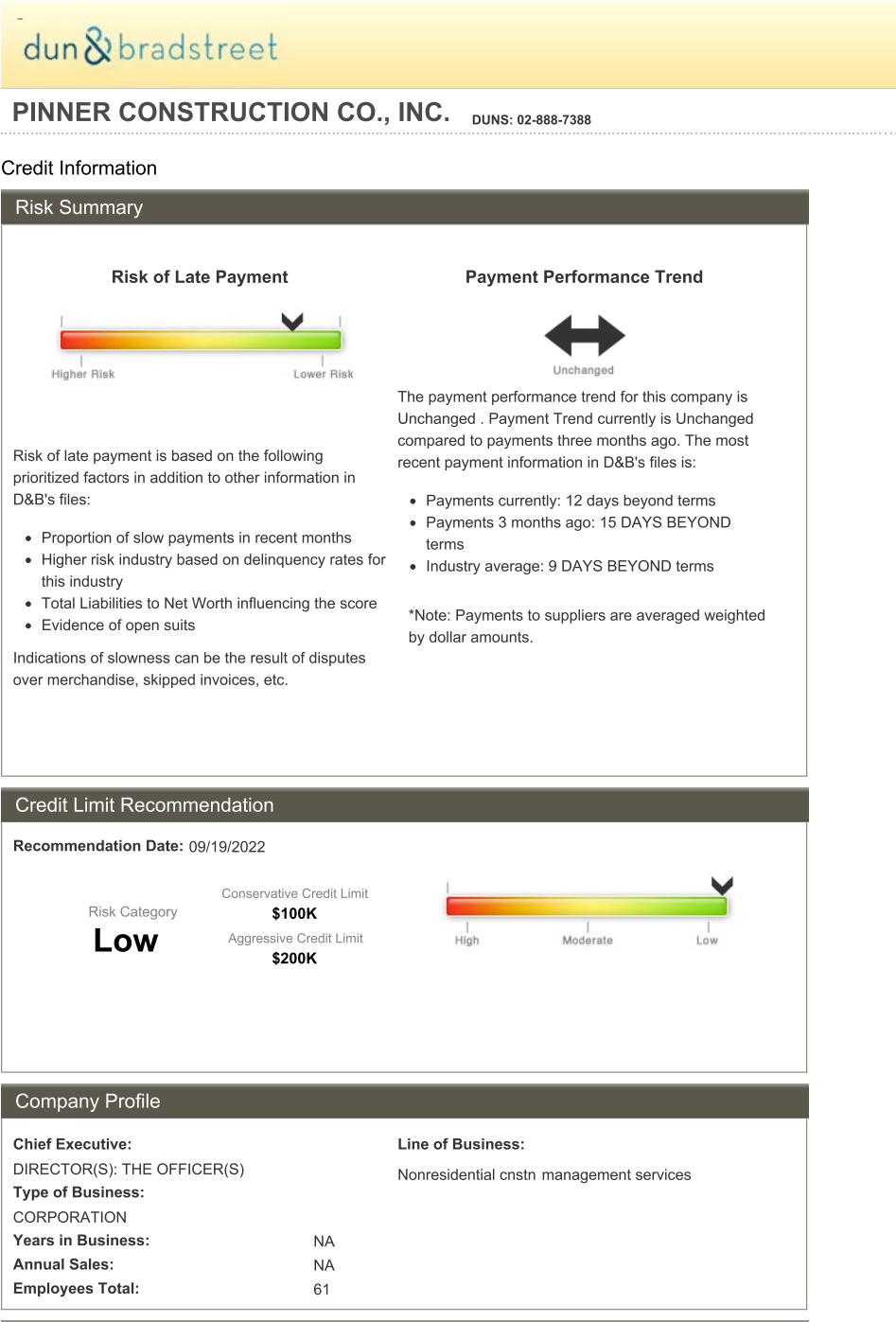
100+

Number of subcontractor
bids received for the Estancia
Theater Project bid in Q1 2022.

14. APPENDICES

6. FINANCIAL STABILITY

DUNN & BRADSTREET REPORT



Legal Filings and Other Important Information

Bankruptcies:	None	Negative Payment Experience:	None
Judgements:	0	Negative Payment Experience	None
Liens:	0	Amount:	
Suits:		Payments Placed for Collection:	0
3 Open / 0 Closed			
Suits/Judgments/Liens Amounts:	238160		

The public record items reported may have been paid, terminated, vacated or released prior to the date this data is transmitted. Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed.

Special Events

We currently do have any information to be displayed for this business.

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Payment Trends

Summary

Address:
1255 S Lewis St
Anaheim, CA 92805

D-U-N-S Number:
02-888-7388

Primary Industry SIC:
1542

Description:
Nonresidential cnstrn,
management services

This is a **headquarters** location.

This business has multiple branches; detailed branch information is available in D&B's linkage or family tree products.

Payment Activity

Total payment Experiences in D&Bs File:	37
Payments Within Terms: (not dollar weighted)	88%
Total Placed For Collection:	NA
Average Highest Credit:	\$12,238
Largest High Credit:	\$50,000
Highest Now Owing:	\$45,000
Highest Past Due:	\$7,500

Indications of slowness can be the result of dispute over merchandise, skipped invoices, etc. Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed.

3 Month PAYDEX®

75

When weighted by dollar amount,
payments to suppliers average 8 days beyond terms.



Based on payments collected over the last 3 months

24 Month PAYDEX®

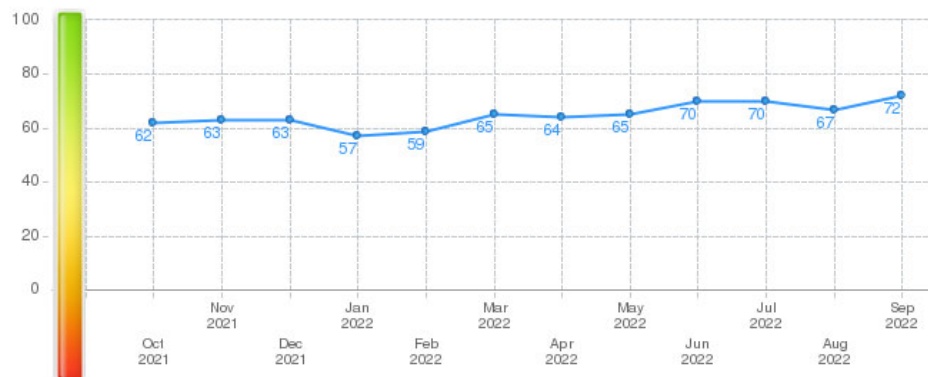
72 ▲

When weighted by dollar amount,
payments to suppliers average 12 days beyond terms.



Based on payments collected over the last 24 months

PAYDEX® Trends - This Company, 12 Months

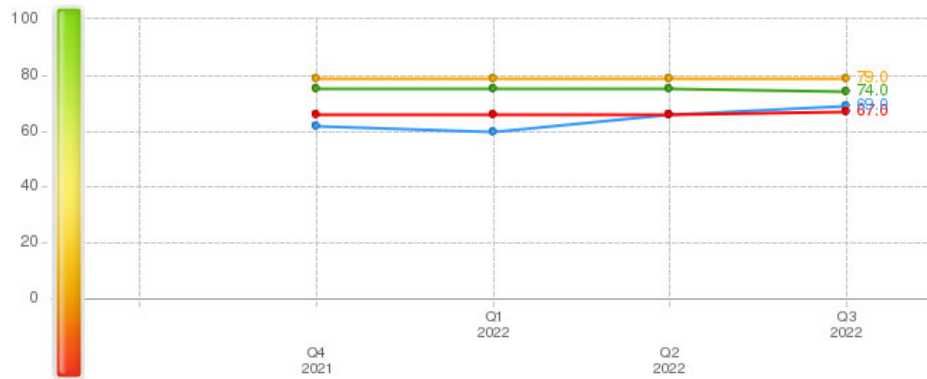


This Company (72)

Based on payments collected over the last 12 months.

- Current PAYDEX® for this Business is 72 , or equal to 12 days beyond terms terms
- The 12-month high is 72 , or equal to 12 DAYS BEYOND terms
- The 12-month low is 57 , or equal to 12 DAYS BEYOND terms

PAYDEX® Score Comparison - This Company to Primary Industry Comparison, 4 Quarters



- My Company (72)
- Industry Upper Quartile (79)
- Industry Median (74)
- Industry Median (67)

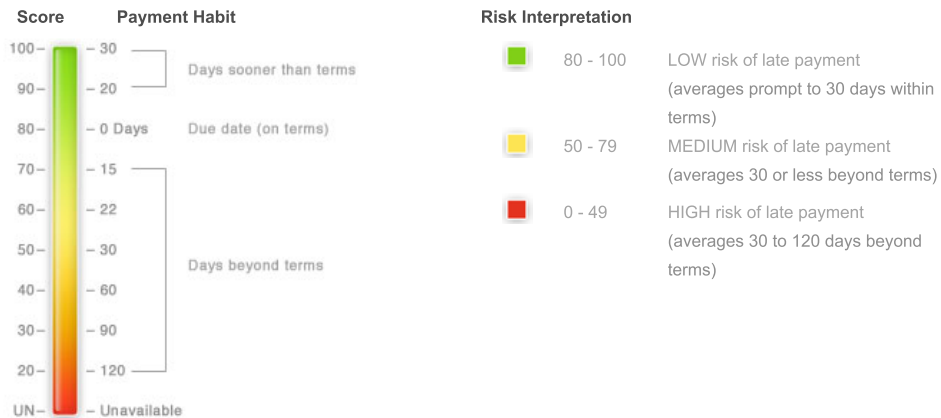
Based on payments collected over the last 4 quarters.

- Current PAYDEX® for this Business is 72 , or equal to 12 days beyond terms
- Current PAYDEX® for this Business is 74 , or equal to 9 DAYS BEYOND terms
- Industry upper quartile represents the performance of the payers in the 75th percentile
- Industry lower quartile represents the performance of the payers in the 25th percentile

Business Payment Habit by Amount of Credit Extended, 24 Months ⓘ

\$ Credit Extended	% of Payments Within Terms	# Payment Experiences	Total \$ Dollar Amount
Over 100,000	0%	0	\$0
50,000-100,000	100%	1	\$50,000
15,000-49,999	71%	8	\$230,000
5,000-14,999	100%	4	\$25,000
1,000-4,999	89%	5	\$11,000
under 1,000	94%	8	\$2,200

How to Read the D&B PAYDEX® Score ⓘ





MANUFACTURERS BANK
A SUBSIDIARY OF SUMITOMO MITSUI BANKING CORPORATION

September 19, 2022

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
2985 Bear Street
Costa Mesa, California 92626

RE: Pinner Construction Co., Inc.
Credit Reference

Dear Sir or Madam:

Pinner Construction Co., Inc. has been a valued client of Manufacturers Bank since November 2017. As well, the undersigned has known of the company since 1986.

As of this date, the company currently maintains the following with Manufacturers Bank:

- A low eight figure, unsecured revolving line of credit maturing 7/31/23. Current outstanding balance on the line is low six figures. The company is in compliance with all terms and conditions of the line of credit.
- A demand deposit account averaging a medium seven figures over the past 90 days.

We consider our relationship with Pinner Construction Co., Inc. to be excellent.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Ronald M. Fields
Senior Vice President
(949) 253-5645
rfields@manubank.com

1501 DOVE STREET • NEWPORT BEACH, CALIFORNIA 92660 • 949 253-5600

MEMBER FDIC

7. EXPERIENCE AND TECHNICAL COMPETENCE

7D. CONTRACTING HISTORY

In the past five years, Pinner Construction has been involved in litigation, arbitration and mediation. An overview of these cases is provided in the **Litigation History** portion of the **Appendix**.

7F. EXPERIENCE AND TECHNICAL COMPETENCE

At Pinner, we consistently construct unique solutions that cater to the diverse demands and nuances of every project at hand. Our highly competent team of **81 permanent employees** provides a best-in-class approach to every assignment, catering our strategy to the delivery method for every client and each project's specific circumstances. This approach makes us an award-winning builder. **Pinner Construction has consistently been recognized as an industry-leading builder for our professionalism and expertise. Additionally, our projects are consistently recognized for delivery, safety and sustainability.**

- IPI PARTNERED PROJECT OF THE YEAR AWARD 2022
- USGBC-LA MUNICIPAL BUILDING AWARD 2022
- ENR CALIFORNIA REGIONAL BEST SPECIALTY PROJECT 2022
- FORTUNE BEST WORKPLACES IN CONSTRUCTION 2022
- ENR TOP GENERAL CONTRACTOR 2020, 2021 & 2022
- ENR TOP OVERALL CONTRACTOR 2020 & 2021
- ENR TOP EDUCATION CONTRACTOR 2020 & 2021
- ENR TOP PUBLIC WORKS CONTRACTOR 2020
- ENR TOP CONTRACTOR FOR HARD BID WORK 2021
- ENR TOP CONTRACTOR FOR GREEN PROJECTS 2021
- LABJ TOP LOS ANGELES COUNTY GENERAL CONTRACTOR 2020 & 2021
- GREAT PLACE TO WORK CERTIFICATION 2021 & 2022
- OCBJ BEST PLACES TO WORK IN ORANGE COUNTY 2020, 2021 & 2022
- OC REGISTER TOP PLACES TO WORK 2020 & 2021
- OCBJ ENTREPRENEUR OF THE YEAR 2020, CEO DIRK GRIFFIN

Pinner adds value to our clients by ensuring that our staff finishes the projects that they start by offering best-in-class compensation and benefits. Additionally, we believe that all stakeholders benefit from the continuing education and career development of our team members. We maintain extensive in-house training programs, company-wide training initiatives, and opportunities for outside education and career development, including professional accreditation reimbursement and sponsored development programs.



"The team had a continuous and fluid response that came from owner, architect and contractor. It projected a sense of teamwork to the community."

Roland Mueller, Director of Planning & Development, LAUSD

"It was a pleasure to work with Pinner. [They have] a collaborative approach to project management, a proactive scheduling and procurement philosophy, and excellent, comprehensive safety oversight."

Robert Bradshaw, Manager of Design and Construction, El Camino College



8. INSURANCE

INSURANCE COMPANY LETTER



September 20, 2022

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

Re: Request for Prequalification for the Estancia High School Theater Project Qualification
No. 110-22

Mr. Jonathan Geiszler,

This letter is to advise you that Pinner Construction Company, Inc. will be able to meet the insurance requirements and coverage specified in Estancia HS Theater (NMUSD) RFP and Addenda.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Parizino".

Nick Parizino
Alliant Insurance Services, Inc.

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INSURANCE CERTIFICATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 1301 Dove St Ste 200 Newport Beach CA 92660		CONTACT NAME: Yvonne Chong PHONE (A/C, No. Ext): 949.660.5967 FAX (A/C, No.): E-MAIL ADDRESS: ychong@alliant.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Illinois Union Insurance Compa	27960
INSURED Pinner Construction Company, Inc. 1255 S. Lewis Street Anaheim CA 92805		INSURER B : Executive Risk Indemnity Inc	35181
		INSURER C : Federal Insurance Company	20281
		INSURER D : Travelers Property Casualty Co	25674
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 478917678 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			54309613	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Deductible \$ 5,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			54309612	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-0T434743-22-NF	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N/A			54309614	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional / Pollution			COOG27410819008	7/7/2021	7/7/2022	Contr. Pollution \$5,000,000 Contr. Professional \$5,000,000 Deductible \$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Proof of Insurance for Prequalification Purposes

CERTIFICATE HOLDER 	CANCELLATION 30 days SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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9. LITIGATION HISTORY

Case Name	Case Number and Court	Nature of Claim	Status
Pinner Construction Co., Inc. vs. Scott Kincaid	Superior Court of the State of California for the County of Orange Case No. 30-2022-01283732 Complaint Filed: September 26, 2022	Breach of contract	Active
Dirk T. Griffin, et al. vs. Mark W. Strauss, et al.	United States District Court Central District of California Case No. 2:22-CV-06183-MEMF-PLA Complaint Filed 08/30/2022	Injunction to remove construction manager and architect.	Active
Preferred Ceilings. Inc. vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Orange Case No. 30-2022-01260786 Complaint Filed: May 23, 2022	\$112,317.76 dispute with subcontract seeking payment of unapproved change orders.	Active
Trustees of the Operating Engineers Pension Trust, et al. vs. Kemp Bros. Construction, Inc., a California Corporation, et al.	Superior Court of the State of California for the County of Los Angeles Case No. 21STCV39464 Complaint Filed: October 26, 2021	\$4,478.88 dispute between a subcontractor and Trustees of the Operating Engineers Pension Trust.	Active
Trustees of the Operating Engineers Pension Trust vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Orange Case No. 30-2022-01247230 Complaint Filed: February 25, 2022	\$20,199.60 & \$24,925.60 dispute between a subcontractor and Trustees of the Operating Engineers Pension Trust.	Active
Condon-Johnson & Associates, Inc., a California Corporation vs. Pinner Construction Co., Inc., a California Corporation, et al.	Superior Court of the State of California for the County of Los Angeles Case No. 20STCV25621 Complaint Filed: July 08, 2020	\$297,861.00 dispute with subcontractor over damage to piles	Active
Carlos Gonzalez, et al. vs. Pinner Construction	Superior Court of the State of California for the County of Los Angeles Case No. 19STCV42712 Complaint Filed: November 26, 2019	Jobsite injury case seeking unspecified damages.	Active
John A. Sack vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Orange Case No. 30-2018-01014321 Complaint Filed: August 23, 2018	\$200,000 dispute with third party lender.	On Appeal

Case Name	Case Number and Court	Nature of Claim	Status
Manni Green Tech USA, Inc. vs. Pinner Construction Co., Inc. et al.	Superior Court of the State of California for the County of Orange Case No. 30-2020-01122366 Complaint Filed: January 06, 2020	\$107,731 dispute with supplier related to defective submittals and back-charges for failure to supply a bond.	On Appeal
Pinner Construction Company, Inc. vs. Los Angeles Community College District	JAMS Ref No. 1220067397	During the performance of work under the Construction Services Agreement between Pinner and LACCD for the Project, Pinner and its subcontractors suffered substantial damages and delays resulting from design omissions and changes during the course of the project.	Closed
R&J Sheet Metal, Inc. vs. Pinner Construction Company, Inc., et al.	Superior Court of the State of California for the County of Los Angeles Case No. 21STLC05548 Complaint Filed: July 29, 2021	\$18,121.08 dispute with subcontractor seeking payment of unapproved change orders.	Settled/ Dismissed
West-Tech Mechanical, Inc. vs. Pinner Construction Co., Inc., et al.	Superior Court of the State of California For the County of Los Angeles Case No. 20GDCV00917 Complaint Filed: October 28, 2020	\$379,310.94 dispute with subcontractor seeking payment of unapproved change orders and retention that is not as yet due.	Settled/ Dismissed
Ayus & Co, a California Corporation vs. Pinner Construction Co., Inc., a California Corporation, et al.	Superior Court of the State of California For the County of Los Angeles Case No. 20STCV48771 Complaint Filed: December 22, 2020	\$363,451.84 dispute with subcontractor seeking payment of unapproved change orders and retention that is not as yet due.	Settled/ Dismissed
East Bay Restaurant, Inc., vs. Pinner Construction Co., Inc., et al.	Superior Court of the State of California For the County of San Bernardino Case No. CIVDS2018695 Complaint Filed: September 04, 2020	\$277,355.22 dispute with subcontractor relating to back-charges for incomplete work and delays.	Settled/ Dismissed
Janus Corporation vs. Pinner Construction Company, Inc., et al.	Superior Court of the State of California for the County of Orange Case No. 30-2020-01148155 Complaint Filed: June 12, 2020	\$302,992 dispute with subcontractor seeking payment of unapproved change orders and retention that is not as yet due.	Settled/ Dismissed
Janus Corporation vs. Pinner Construction Company, Inc., et al.	Superior Court of the State of California for the County of Los Angeles Case No. 20bbcv00361 Complaint Filed: June 05, 2020	\$55,668 dispute with subcontractor seeking payment of retention that is not as yet due.	Settled/ Dismissed

Case Name	Case Number and Court	Nature of Claim	Status
Silver Creek Industries, Inc. vs. Pinner Construction Co., et al.	Superior Court of the State of California for the County of Los Angeles Case No. 20trcv00161 Complaint Filed: February 19, 2020	\$1,180,000 dispute with subcontractor relating to back-charges for incomplete work and delays.	Settled/ Dismissed
Gary A. Riehle vs. Pinner Construction Company, Inc.	Superior Court of the State of California for the County of Orange Case No. 30-2019-01077567 Complaint Filed: June 17, 2019	Wrongful termination case filed by ex-employee seeking unspecified damages.	Settled/ Dismissed
Margaret Williams vs. Pinner Construction Co., Inc et al.	Superior Court of the State of California for the County of Los Angeles Case No. Bc662419 Complaint Filed: May 31, 2017	Jobsite injury case seeking unspecified damages.	Settled/ Dismissed
Comet Electric, Inc vs. Pinner Construction Co. Inc. a California Corporation, et al.	Superior Court of the State of California for the County of Los Angeles Case No. 19chcv01001 Complaint Filed: December 19, 2019	Dispute with subcontractor regarding unapproved change orders.	Settled/ Dismissed
CWMP Structural Steel & Fabrication vs. Pinner Construction Co. et al.	Superior Court of the State of California for the County of Orange Case No. 30-2019-01112108 Complaint Filed: November 15, 2019	\$24,516 dispute with subcontractor relating to back-charges for failure to supply a bond.	Settled/ Dismissed
Richard Tran vs. Pinner Construction Co., Inc. a California Corporation, et al.	Superior Court of the State of California for the County of Los Angeles Case No. 20stcv18734 Complaint Filed: May 18, 2020	\$950,000 personal injury/property damage case based on car accident.	Settled/ Dismissed
Janus Corporation vs. Pinner Construction Company, Inc., et al.	Superior Court of the State of California for the County of Orange Case No. 30-2020-01174854 Complaint Filed: December 16, 2020	\$38,480.09 dispute with subcontractor seeking payment of unapproved change orders and retention that is not as yet due.	Settled/ Dismissed
JJH Solutions Group, LLC, a California Limited Liability Company vs. the Dutra Group, a California Corporation, et al.	Superior Court of the State of California for the County of Los Angeles Case No. 21LBCV00077 Complaint Filed: February 16, 2021	\$123,279.18 dispute with subcontractor seeking payment of unapproved change orders.	Settled/ Dismissed
Pinner vs. Arch Insurance Company and Stanton Utilities	JAMS Case No. 1210036458	\$5 million dispute with performance bond surety where Pinner is seeking damages for subcontractor's failure to perform.	Settled

Case Name	Case Number and Court	Nature of Claim	Status
Caston, Inc., a California Corporation vs. Pinner Construction Co., Inc., et al.	Superior Court of the State of California for the County of Los Angeles Case No. 19STCV37962 Complaint Filed: October 22, 2019	Settled \$225,994 dispute with subcontractor over unapproved change orders.	Settled/ Dismissed
Pete Fowler Construction Services, Inc. vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Orange Case No. 30-2019-01085447- CL-BC-CJC Complaint Filed: July 23, 2019	Settled \$5,000 dispute between previous ownership and expert witness.	Dismissed
Morillo vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Los Angeles Case No. BC717712	Dismissed dispute with competitor regarding bid protest seeking unspecified damages.	Dismissed
Pinner Construction Co., Inc. vs. LACCD	Case No. A-0010-2018	Settled claim by Pinner previous ownership seeking unspecified damages.	Settled/ Dismissed
Empyrean vs. Pinner Construction Co., Inc.	Superior Court of the State of California for the County of Riverside Case No. RIC1807660 Superior Court of the State of California for the County of Los Angeles Case No. NC061633 Complaint Filed: February 15, 2018	Settled \$596,000 dispute with subcontractor over unapproved change orders.	Settled/ Dismissed
Imer Rangel V. Los Angeles Unified School District, Pinner Construction Co., Inc., et al.	Superior Court of the State of California for the County of Los Angeles Case No. BC606357 Complaint Filed: January 07, 2016	Settled jobsite injury case seeking unspecified damages.	Settled/ Dismissed



Min Zavarella
PRINCIPAL-IN-CHARGE



Years of Experience

44



Education

B.S., Accounting and Business
Administration, College of Steubenville
B.A., English, College of Steubenville



Certifications and Licenses

CPR/First Aid



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

For more than 44 years, Min Zavarella has been responsible for the pre-construction and construction phases of dozens of projects throughout the western region. His unparalleled expertise in building and his professional history include serving at the executive-level for several construction companies and he has overseen more than \$3.1 billion in construction projects throughout his career. A senior-level project manager for Pinner Construction, Min has both the technical skills and depth of experience to deliver incredible results. His unique approach, objective mentality and the partnership with the team, allows him to assess the project through several different perspectives. Specifically, Min's expertise includes: developing and managing budgets and schedules; overseeing the design, engineering, and plan check and permit processes; negotiating contracts; interviewing and selecting subcontractors; monitoring the construction progress; managing change orders; contingency planning; reviewing and approving payment applications; overseeing quality assurance/quality control; and reporting weekly/monthly project statuses.

RELEVANT PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center** - LA Community College District
Principal-In-Charge | Value: \$78M ○ ■ ■ ■
- **Grant High School Modernization** - LAUSD
Project Executive | Value: \$144M ○ ■ ■
- **San Pedro High School Modernization** - LAUSD
Project Executive | Value: \$172 M ○ ■ ■
- **Dixie Canyon Elementary School Modernization** - LAUSD
Principal-In-Charge | Value: \$172 M ○ ■ ■
- **OCEAN Charter School New K-8 Campus** - LAUSD
Principal-In-Charge | Value: \$41.5M ○ ■ ■ ■
- **Uytengsu Aquatic Center** - University of Southern California
Project Executive & Dir. of Preconstruction | Value: \$22M ■ ■
- **Olin Hall School of Engineering** - University of Southern California
Project Executive & Dir. of Preconstruction | Value: \$18M ■ ■
- **Wastewater Facilities Expansion** - City of Los Angeles
Sr. Project Manager | Value: \$182M ■
- **Santa Monica Public Safety Facility** - City of Santa Monica
Sr. Project Manager | Value: \$16M ■
- **Fireboat Station No. 15** - Port of Long Beach
Project Executive | Value: \$31M
- **Fireboat Station No. 20** - Port of Long Beach
Project Executive | Value: \$33M



Justin Davis
DIR. OF PRECONSTRUCTION



Years of Experience

22



Education

B.S., Sociology,
University of San Diego



Certifications and Licenses

DBIA | Class "B" Contractors License,
California | CPR/First Aid



Specializations and Affiliations

K-12 Construction | Performing Arts
Construction | Active Campus | DSA
Projects | AGC Board Member | CMAA
CASH | ASPE | DBIA (Programming
Committee Member)



Resume Legend

NMUSD

Lease-Leaseback/LAUSD Best Value

DSA

Active Campus

Performing Arts / Auditorium

Justin Davis participated in all of the recent Pinner/NMUSD construction management projects and provided extensive planning and oversight in both the bidding and construction phases of the projects. On a day-to-day, he manages design coordination, constructability reviews and value engineering, working closely with the team to establish GMPs, BAFO, bid values, project scoping and subcontractor buyouts. Justin remains current in all updated code, sustainability features and strategies. He also prepares operational approaches paramount to quality project completion and effectively coordinates with all partners to ensure superior results. Justin is an excellent resource for change order review, scope interpretation, pre-claim settlement/negotiations and opinions with regard to responsibility of bidders' contractual obligations. His efforts ensure that Pinner remains competitive while utilizing first class, pre-qualified subcontractors. Specifically, Justin was responsible for providing value engineering and scope revisions to allow the \$28 million Inglewood Senior Center design-build project to be approved. Additionally, his preconstruction team has bid over \$8 billion in public construction projects over the past decade.

RELEVANT PROJECT EXPERIENCE

- **Corona Del Mar High School Theatre - NMUSD**
Director of Preconstruction | Value: \$15M
- **Polytechnic High School Performing Arts Center - Long Beach USD**
Director of Preconstruction | Value: \$14M
- **Olive Vista Middle School - LAUSD**
Director of Preconstruction | Value: \$30M
- **LA Valley College Academic and Performing Arts Center - LA Community College District**
Director of Preconstruction | Value: \$78M
- **Grant High School Modernization - LAUSD**
Director of Preconstruction | Value: \$144M
- **San Pedro High School Modernization - LAUSD**
Director of Preconstruction | Value: \$172 M
- **Dixie Canyon Elementary School Modernization - LAUSD**
Director of Preconstruction | Value: \$172 M
- **OCEAN Charter School New K-8 Campus - LAUSD**
Director of Preconstruction | Value: \$41.5M
- **North Hollywood High School Phase 0 Project - LAUSD**
Director of Preconstruction | Value: \$11.2M
- **Byrd Middle School HVAC Renovations - LAUSD**
Director of Preconstruction | Value: \$17.6M



Moe Farnoush
DIRECTOR OF SAFETY



Years of Experience

22



Certifications and Licenses

First Aid/CPR | CHST | LSP | OHST |
CRIS | CSM | SMT | SIT | AIT | HAT |
SAC | STS | OSHA 30-Hour/10-Hour



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

Moe Farnoush is a quality-focused leader with a strong work ethic and decisive mentality poised on enhancing construction safety programs. He has been instrumental in fostering safety cultures that promote emergency preparedness and compliance with regulations. Moe executes process improvements, streamlines the management of construction projects and ensures strict adherence to safety and quality protocols on every project. At the project level, Moe ensures all activities are performed safely without incidents through proper planning, engineering, education, training and supervision. His areas of expertise for port construction and the modernization of historic buildings include: strategic planning and analysis; risk and job hazard analysis; safety program development; contingency planning; accident investigation and analysis; environmental regulations coaching; HAZOP corrective action plans; regulatory compliance and reporting; health and safety training; and quality assurance management. Moe provides safety audits/inspections to identify, prioritize and correct non-compliance conditions. He has managed the safety program of multiple projects with an immaculate record of safety performance, including on highly complex projects with very specific safety considerations and requirements.

RELEVANT PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center -**
LA Community College District
Director of Health & Safety | Value: \$78M ○ ■ ■ ■
- **Grant High School Modernization - LAUSD**
Director of Health & Safety | Value: \$144M ○ ■ ■
- **San Pedro High School Modernization - LAUSD**
Director of Health & Safety | Value: \$172 M ○ ■ ■
- **Dixie Canyon Elementary School Modernization - LAUSD**
Director of Health & Safety | Value: \$172 M ○ ■ ■
- **OCEAN Charter School New K-8 Campus - LAUSD**
Director of Health & Safety | Value: \$41.5M ■ ■ ■
- **Olive Vista Middle School - LAUSD**
Director of Health & Safety | Value: \$30M ○ ■ ■ ■
- **North Hollywood High School Phase 0 Project - LAUSD**
Director of Health & Safety | Value: \$11.2M ○ ■ ■
- **Byrd Middle School HVAC Renovations - LAUSD**
Director of Health & Safety | Value: \$17.6M ○ ■ ■
- **Dale Jr. High School Modernization - Anaheim Union HSD**
Director of Health & Safety | Value: \$49M ■ ■



Robert Boyington
PROJECT EXECUTIVE



Years of Experience

26



Certifications and Licenses

Procore Project Manager (Core Tools)
Certification | Procore Engineer
Certification | Procore Architect
Certification | OSHA 30-Hour & OSHA
10-Hour | FMI Construction Executive
Program Certification | United
Brotherhood of Carpenters |
CPR/First Aid



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

 NMUSD

 Lease-Leaseback/LAUSD Best Value

 DSA

 Active Campus

 Performing Arts / Auditorium

Robert Boyington has overseen the facilitation of several project successes of varying size and delivery methods, including design-bid-build, lease-leaseback and design-build. His role as project executive includes, but is not limited to: ensuring client satisfaction, guaranteeing IOR and DSA acceptance, facilitating subcontractor coordination efforts, overseeing all site activities and assisting with on-site safety compliance. Throughout Robert's career, his collaborative and innovative efforts have enabled Pinner to remain competitive with the utilization of first-class prequalified subcontractors that consistently exceed owner expectations. His recent experience includes the construction of multiple K-12 auditoriums and performing arts spaces.

RELEVANT PROJECT EXPERIENCE

- **Corona Del Mar High School Theatre - NMUSD**
Project Manager | Value: \$15M    
- **Polytechnic High School Performing Arts Center - Long Beach USD**
Project Manager | Value: \$14M   
- **Olive Vista Middle School - LAUSD**
Project Executive | Value: \$30M    
- **OCEAN Charter School New K-8 Campus - LAUSD**
Project Executive | Value: \$41.5M   
- **LA Valley College Academic and Performing Arts Center - LA Community College District**
Project Executive | Value: \$78M    
- **North Hollywood High School Phase 0 Project - LAUSD**
Project Executive | Value: \$11.2M   
- **Byrd Middle School HVAC Renovations - LAUSD**
Project Executive | Value: \$17.6M   
- **156th Street Elementary School - LAUSD**
Project Executive | Value: \$14M  
- **Blair IB Magnet Modernization Project - Pasadena USD**
Project Executive | Value: \$22M  
- **Bret Harte Elementary School - Burbank USD**
Project Executive | Value: \$8M  
- **LA Harbor College Science Complex - LA Community College District**
Project Executive | Value: \$48M  



Miles Doig
SR. PROJECT MANAGER



Years of Experience

31



Education

B.S., Civil Engineering,
University of Saskatchewan



Certifications and Licenses

LEED AP | OSHA 30-Hour |
BCSP CSP | CPR/First Aid



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

Miles Doig has more than 31 years of experience as a Sr. Project Manager in the construction industry. Having worked with his former employer for three decades, he brings a unique set of highly developed skills and unparalleled level of expertise to any project. As a Sr. Project Manager, Miles leads project teams, coordinates multiple trades, builds partnerships and works collaboratively with all stakeholders to ensure that projects are delivered on time and within budget. **His role includes, but is not limited to, ensuring ultimate client satisfaction, guaranteeing IOR and DSA acceptance, facilitating subcontractor coordination efforts, overseeing all site activities and assisting with on-site safety compliance.** Miles is also proficient in the use of various computer programs, including: Procore, Bluebeam Revu, Primavera P6 and Navisworks. With a proven track record of successfully managing multi-million-dollar construction, his recent projects include: the DSA Saddleback Community College Football Stadium (\$60 million); CSU, Fullerton Pollak Library and Titan Promenade (\$20 million); and LAX Midfield Swatellite Concourse (\$1.1 billion).

PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center -**
LA Community College District
Sr. Project Manager | Value: \$78M ○ ■ ■ ■
- **San Pedro High School Modernization - LAUSD**
Sr. Project Manager | Value: \$172 M ○ ■ ■
- **Wasserman Eye Institute - UCLA**
Sr. Project Manager | Value: \$30 M ■
- **Verano Place Housing - UC Irvine**
Project Manager | Value: \$40 M ■
- **Student Center Expansion and Renovation - UC Irvine**
Project Manager | Value: \$120 M ■
- **California Institute for Telecommunications and IT - UC Irvine**
Project Manager | Value: \$100 M ■
- **Anderson Graduate School of Management - UCLA**
Project Manager | Value: \$90 M ■
- **Pollak Library and Titan Promenade - CSU Fullerton**
Sr. Project Manager | Value: \$25 M ■
- **Saddleback College Athletic Stadium - SOCCCD**
Sr. Project Manager | Value: \$60 M ■ ■
- **LAX Midfield Satellite Concourse - Los Angeles World Airports**
Sr. Project Manager | Value: \$1.1 B ■



Ken Eppinger
GENERAL SUPERINTENDENT



Years of Experience

35



Education

B.A., Architecture, University of
North Carolina, Charlotte



Certifications and Licenses

LEED DB+C | OSHA 30-Hour |
ACI-2 | CPR/First Aid



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend



NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

Ken Eppinger has an extensive amount of experience delivering construction projects on college and university campuses. For more than 35 years, he has worked in all phases of multi-million dollar new and renovation projects from demolition, site utilities, structure, building systems, exterior enclosures, interior finishes, punch lists, the commissioning process and owner turnover. Most of these projects were for the education sector, which led him to successfully transition to Director of Facilities for Claremont McKenna College (CMC) after the completion of their state-of-the-art 136,000-square foot Roberts Pavilion, a new recreation and athletics facility. During his time at CMC, Ken implemented an aggressive preventative maintenance program for the college's 30-plus buildings and various systems. His work as the Director of Facilities provided him with the experience and knowledge of running facilities in research, training, athletics, recreation, housing, dining, conference, and as well as student center functions. Ken's job duties have included performing management functions in scheduling, organizing and tracking processes to ensure the successful completion of each project and daily functions within a campus environment. His proactive approach to problem solving and decades of construction experience from site mobilization to building commissioning, has enabled him to foster positive relationships with all stakeholders throughout the entire project life cycle.

PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center -**
LA Community College District
General Superintendent | Value: \$78M ○ ■ ■ ■
- **San Pedro High School Modernization - LAUSD**
General Superintendent | Value: \$172 M ○ ■ ■
- **Facility Improvements - Claremont McKenna College**
Project Manager & Site Superintendent | Value: \$12 M ■ ■
- **Roberts Pavilion - Claremont McKenna College**
General Superintendent | Value: \$72 M ■ ■
- **Student Center - California State University, San Marcos**
Superintendent | Value: \$38 M ■ ■
- **Pauley Pavilion Renovation - California State University, Los Angeles**
Project Engineer | Value: \$110 M ■ ■
- **Riverside City College Greenhouse Project - Riverside CCD**
Project Manager & Site Superintendent | Value: \$508,000 ■ ■
- **UCI Student Center Phase 4 - University of California, Irvine**
Superintendent | Value: \$120 M ■ ■
- **Staples Center - AEG Entertainment Group**
Asst. Superintendent | Value: \$400 M ■



Adam Christensen
DIRECTOR OF SCHEDULING



Years of Experience

15



Education

BS, Construction Management,
BYU Idaho University



Certifications and Licenses

First Aid/CPR | Synchro Training |
Primavera 5.0 Adv. Course | Primavera
P6 | Pull-Planning/Lean Scheduling |
Microsoft Project | Smartsheet



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

As the Director of Scheduling, Adam Christensen brings more than 15 years of in-depth project planning, scheduling, resource loading and cost loading experience to our clients and partners. Spanning nearly every delivery and project type, Adam has played a critical role on project teams in developing and managing project plans for over \$4 billion of work in California. He leverages his building experience to work hands-on with Pinner project teams, clients and subpartners to develop reliable, transparent schedules that utilize cost, schedule, and material loading, giving our teams and partners responsible, real-time and forward-looking data needed to make informed decisions. An expert in Primavera and other industry-wide scheduling platforms, Adam is skilled in communicating critical path method (CPM) logic and work breakdown structures into myriad formats and illustration tools to clarify and confirm information for every level of leadership. Specifically, he has developed successful schedules for the short-phase modernizations of historic buildings at Lincoln High School, San Pedro High School and the Port of Long Beach Fireboat Station No. 20. He is involved in all facets of the project planning effort, from inception through substantial completion, and uses other lean scheduling tools and practices to validate and communicate plans. Adam is wholly responsible for each project's on-time schedule submissions, updates and narratives.

PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center** -
LA Community College District
Project Scheduler | Value: \$78M ○ ■ ■ ■
- **San Pedro High School Modernization** - LAUSD
Project Scheduler | Value: \$172 M ○ ■ ■
- **Grant High School Modernization** - LAUSD
Project Scheduled | Value: \$144M ○ ■ ■
- **Taft Charter High School Phase 0** - LAUSD
Project Scheduler | Value: \$12 M ○ ■ ■
- **Dixie Canyon Elementary School Modernization** - LAUSD
Project Scheduler | Value: \$172 M
- **Lincoln High School Modernization** - LAUSD
Project Scheduler | Value: \$175 M
- **Shenandoah Elementary School Modernization** - LAUSD
Project Scheduler | Value: \$53.9 M
- **Obama Sports Complex** - City of Los Angeles
Project Scheduler | Value: \$40.5 M
- **Fireboat Station No. 20** - Port of Long Beach
Project Scheduler | Value: \$31.6 M



Gregg Reams
DIRECTOR OF QUALITY CONTROL



Years of Experience

15



Certifications and Licenses

OSHPD Class A Inspector of
Record | DSA Class 1 Project Inspector
| ACIA-RCI Division II Building Inspector
| First Aid/CPR | ICC Spray Applied
Fireproofing | ACI Concrete Field-Testing
Technician - Grade 1



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
Active Campus | DSA Projects



Resume Legend

NMUSD

○ Lease-Leaseback/LAUSD Best Value

■ DSA

■ Active Campus

■ Performing Arts / Auditorium

Gregg is an experienced and collaborative Construction Quality Control Manager who assures the highest level of quality and compliance from inception to completion. He carries extensive knowledge and experience of all aspects of construction and field inspection to include structural concrete, cast-in-place structures, eccentric braced frame lateral force-resisting system (EBF), structural beam and column structures, MEP and their corresponding seismic bracing systems, fire and life safety, and ADA regulations. This includes a high level of communication and teamwork through all stages of construction with the owner, contractor and design team. With well over 30 years of construction experience as well as several years of inspection experience on projects ranging from small to large facilities, modern and state-of-the-art construction. Skilled in all phases of construction, particularly historic modernizations, and field inspection, Gregg has strong interpersonal skills with owners, structural engineers, architects and subcontractors. He has the ability to coordinate effectively with IORs and special inspectors and is driven by integrity and a solid work ethic.

PROJECT EXPERIENCE

- **LA Valley College Academic and Performing Arts Center -**
LA Community College District
Project Scheduler | Value: \$78M ○ ■ ■ ■ ■
- **San Pedro High School Modernization - LAUSD**
Project Scheduler | Value: \$172 M ○ ■ ■ ■
- **Grant High School Modernization - LAUSD**
Project Scheduled | Value: \$144M ○ ■ ■ ■
- **Valley Presbyterian Hospital Renovation - Valley Presbyterian**
Inspector of Record | Value: \$12 M ■
- **Providence Tarzana Medical Center - Providence Health**
Inspector of Record | Value: \$542 M ■
- **Ventura County Medical Center - County of Ventura**
Inspector of Record | Value: \$304 M ■
- **Santa Paula Hospital - County of Ventura**
Inspector of Record | Value: \$3.3 M ■
- **Fremont High School Redevelopment - LAUSD**
CQC Manager | Value: \$65 M ■
- **LA Harbor College Science Complex - LACCD**
CQC Manager | Value: \$52 M ■



Roger Charbonneau
BIM COORDINATOR



Years of Experience

30



Education

Mechanical Engineering,
El Camino College



Software Expertise

Revit Architecture | Revit MEP | Revit
Structure | NavisWorks | AutoCAD |
LISP Programming | CATIA | Autodesk
Inventor



Specializations

K-12 Construction | Performing Arts
Construction | Lease-Leaseback |
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Resume Legend

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Roger Charbonneau, CEO and Principal of AEC Technologies, has functioned as a technology consultant and technical specialist for more than 30 years. His vast knowledge of various construction-related software, includes, but is not limited to: Revit Architecture, Revit MEP, Revit Structure, Navisworks, AutoCAD, AutoCAD Architecture, LISP programming, CATIA, Digital Project, Autodesk Inventor, Microsoft Office, Various CRM & Accounting Platforms. Roger's previous work experience is provided in the following paragraphs:

PROFESSIONAL EXPERIENCE

Multiple Projects | AEC Technologies | BIM Coordinator

- Technical Specialist /Autodesk Certified Instructor/Revit Certified Professional
- Customer pre- and post-sales support
- Customer mentoring and training
- BIM Coordination – working with general contractors to run and manage all BIM needs
- Pre-construction coordination
- BIM modeling for coordination (all trades)
- Extensive knowledge of Autodesk Navisworks Manage and BIM 360 Glue for coordination
- Participation in more than 75 projects involving BIM Coordination
- Extensive knowledge of MEPF systems

Multiple Projects | Microdesk, Inc. | Director of Sales, Western Reg.

- Customer pre- and post-sales support
- Regional marketing

Multiple Projects | RMC Consulting, Inc. (became AEC Technologies Autodesk Developer and Consultant

- Technical Specialist/Autodesk Certified Instructor
- Customer pre- and post-sales support
- Customer mentoring and training
- BIM modeling for coordination (all trades)

Multiple Projects | Gehry Technologies | Software Development and Technology Consultant

- Director of Sales and Marketing
- Responsible for evangelizing new technology
- Responsible for developing worldwide sales channel



CONTACT

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