

October 11, 2022

ESTANCIA HIGH SCHOOL THEATER PROJECT LEASE-LEASEBACK SERVICES



Contact:
Ed Mierau, President
909.947.3768



EXECUTIVE SUMMARY

Neff is pleased to submit our response to your Request for Proposals - Lease-Leaseback Services for Estancia High School Theater Project.

Value from the Start

Choosing Neff for these services will bring you immediate value. Cost efficiently delivering school construction is what we do every day. Our seasoned professionals embrace your project as their own, strategizing the very best means to deliver each component, conveying that to the trade contractors, developing a cost-effective plan for success.

Unequaled Schools Experience

Neff builds technically challenging projects with uncompromising quality. With nearly 50 years of school construction experience, Neff has successfully completed hundreds of school facilities. We have completed 22 LLB projects in the last five years.

Collaborative Solutions

Neff's collaborative approach with clients, architects, consultants, DSA, OPSC, local agencies and the contractor community means your project has fewer problems. We support your architect beginning with constructability, continuing through the build and closeout. Neff truly is the team's trusted partner.

Talented Professional Team Members

Most importantly we have proposed a talented team that will take ownership of the project including plans, scope, schedule, estimates, value engineering, and certainly the quality of what is built. Our team will be led by Nick Mierau as Project Executive along with a combination of individuals with a proven track record of exceptional customer service on diverse projects. Our proposed team has extensive experience with K-12 school construction and our Superintendent recently completed the 269,00-SF Liberty High School with a beautiful Performing Arts Theater.

Optimization for Efficiency

Our preconstruction efforts are focused on researching existing conditions and reports including surveys, geohazard, soils, CEQA documents, and utilities. Neff's research

creates the foundation to develop the best structure, phasing and sequencing to ensure we cost effectively deliver your project.

At Neff, we leverage technology utilizing Procore, P6, Bluebeam, BIM, 360 degree photos with Holobuilder and drone images for enhanced project management and transparency. Neff's transparency includes communications, document controls, estimating, scheduling, value engineering, construction progress, estimating, budget/cost controls, change management, progress payments and closeout. We provide the District with access to our subcontracts so you know in real time where every dollar is spent.

GMP Development

The focus of our GMP is price, with the strongest emphasis on value. Neff utilizes a myriad of outreach strategies to generate interest from qualified trade contractors and local suppliers. We mandate sealed bids, opened in public. Our processes increase participation among the trades, leading to more bidders with competitive pricing.

Best Value Trade Contractor Selection

Neff utilizes best value that allows selection of trades that can perform the scope and meet the schedule. Because of material and manpower shortages due at first to COVID and now to economic factors and supply chain disruptions, Neff has increased contractor diligence to safeguard against defaults.

Collaborative Solutions

Constructing a Theater on an occupied campus requires careful management to stay within budget and on schedule, while maintaining a safe learning environment for students, teachers, and staff. Neff's strategy begins with total segregation of our construction activities. The phasing of work is a collaborative effort with Facilities and Site Administration.

We firmly believe our collaborative approach with clients, architects, DSA and the trade contractor community leverages the team's contributions to collectively create school facilities that improve learning environments throughout Southern California. We leverage available technology to optimize each aspect of the project, including timely communications and verifiable technical and financial solutions.



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Clicking on Neff logos located on the upper left hand corner of document pages within will return you to the Table of Contents .



A. IDENTIFICATION OF THE PROPOSER

*More Than Construction
We Deliver Solutions*





ABOUT NEFF CONSTRUCTION

Our Ontario based office was established in 1974 as K.L. Neff Construction, Inc. Our name changed to Neff Construction, Inc. in 1995 and we have maintained our General Contractor status without interruption for nearly five decades.

The principals of the firm are Edward Mierau, Todd Stragier, Nick Mierau, David Smith and Allison Squillace. Neff's team is 70+ strong and is comprised of Project Developers, Estimators, Schedulers, Project Managers, Superintendents, Foremen, Carpenters, Laborers, Project Engineers/Assistants, and Accounting staff, all of whom work diligently and collaboratively to deliver superior projects and excellent customer service for our school district clients.

Neff has successfully delivered school projects for 40 public agencies in Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. Our current K-12 clients with active projects include:

- Alhambra USD
- Chino Valley USD
- Garden Grove USD
- Jurupa USD
- Long Beach USD
- Moreno Valley USD
- Rialto USD
- Riverside USD
- Simi Valley USD
- Temecula Valley USD



ALHAMBRA
UNIFIED SCHOOL DISTRICT



SimiValleySchools
SIMI VALLEY UNIFIED SCHOOL DISTRICT



Neff Construction, Inc.
47 years in Ontario, CA

Type of Corp.
'S' Corporation
Registered in CA

Local Office

1701 South Bon View Ave.
Ontario, CA 91761

Neff is signatory to
the Carpenters' and
Laborers' Unions.

Phone: 909.947.3768

Contractors State
License Board
CSLB No. 790576
Classification B
Expires: 1/31/2023

DIR Registration
#1000000197
exp. 6/30/2025

**License never revoked
or suspended.**





B. STAFFING RESOURCES

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PERSONNEL & STAFFING RESOURCES

Neff presents a team approach that is highly responsive to your needs. Our team, led by Nick Mierau as Project Executive, will take ownership in the quality of what is built, on time and on budget completion. Nick also ensures the team delivers your projects with exceptional service.

Neff's team members are identified below for your review, as well as a description of each person's role, with resumes in the Appendices. Our project organization chart outlines the project in essentially two phases Preconstruction Services/Development and Construction/Execution Phase.

Neff's approach is to engage a Project Developer with extensive experience on the project. Combined with the support of the project team, we formulate the best approach to successfully and efficiently deliver the project.

Commonly the first activities are review of the project site and design for constructability and buildability. These detailed reviews, first as a team and then with your architect, create the foundation to afford you and the project the best structuring and sequencing of the trade contractors needed to ensure we deliver on time and within budget.

As the project progresses Neff develops scoping documents producing pragmatic trade packages in order to maximize coverage by qualified trade contractors. Increased competition produces tighter bids from the requisite trade contractor community. Neff requires sealed bids and the low responsive bid is utilized to generate the GMP. No buyout. No bid shopping.

Neff has selected an outstanding, high performing, collaborative team of skilled professionals for your Estancia High School Theater project. The team is ready, willing and able to perform.

- ▶ Ed Mierau, President
- ▶ Nick Mierau, Project Executive
- ▶ David Smith, Project Developer
- ▶ Curtis Fletcher, Superintendent
- ▶ Micah Cassiani, Project Engineer

(Please see team member resumes in Section L - Appendices)

The Project Executive (PE), Nick Mierau is responsible for overall management of the contracts and provides leadership and support to the project team. The Executive works closely with representatives from the District, design professionals and building trades to meet the specified project goals.

The Project Developer (PD), David Smith is the primary point of contact for the district throughout the development through bidding. The PD is responsible for: Collaboration with the District and Design Team, Q² Quality Assurance; Site, CEQA, DTSC Reviews; Constructability; Scheduling; Estimating; Value Engineering; Logistics; Scoping Documents; Outreach to Bidders; Bidding Process; Post Bid Interviews; and Recommendation of Award.

The Project Manager (PM), Jeff Nicholson, is responsible for: Communication with the District Representative; Q² Quality Assurance; Detailed Scheduling; BIM Coordination & Execution; Bidding Process & Post Bid Interviews; Project Controls; Budget/Cost Controls; Change Management; Contract Management; and Compliance with District Standards.

The Superintendent, Curtis Fletcher, is responsible for the safety of students, staff, visitors, and workers. In addition their responsibilities include: Communication with District Rep & Site Admin; Logistics; Q² Quality Control; Compliance with Plans, Specs and Standards; Scheduling -- 3-week look-ahead; Budget/Cost Controls; Contractor Field Coordination; Manpower Reports; and A/E Field Work & IOR Coordination

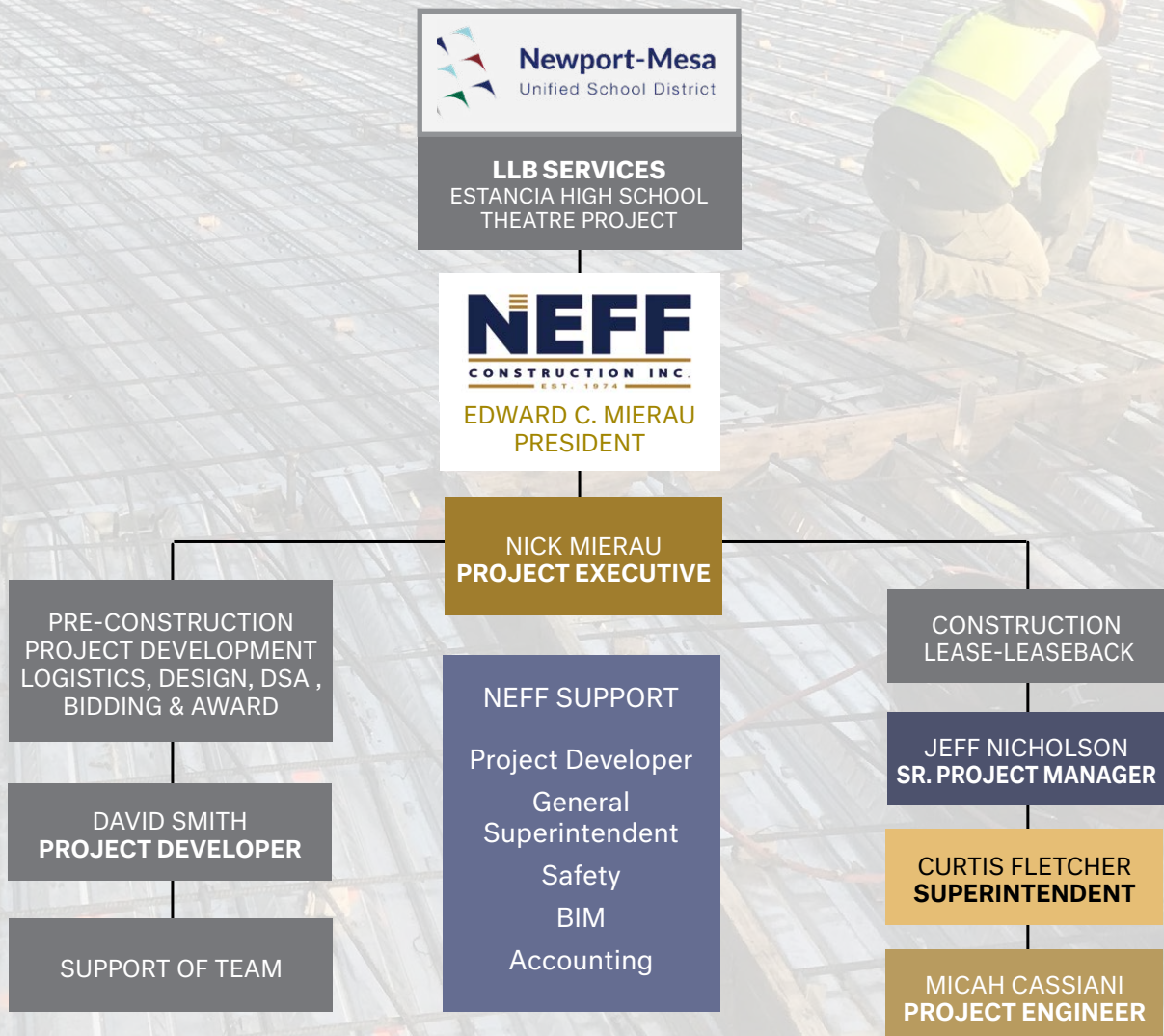
The Project Engineer, Micah Cassiani, assists both the Project Manager and Superintendent in the management of documents. The PE is responsible for project set up, project submittals, RFI's, preparation and distribution of meeting minutes, change management tracking, creation and distribution of change orders, and project closeout. All documents are kept in Procore by the Project Engineer to ensure that stakeholders have real-time access to documents. These document processing skills help maintain the quality of the administrative and managerial tasks for the team.



Neff's team has a combined experience of 150 years of successful K-12 school construction. Their expertise includes general contracting, construction management, and lease-leaseback experience. Our team is particularly skilled at delivering challenging projects and has a proven track record building major additions on fully occupied and impacted school sites. The eSTEM Academy, a three-story 40 classroom addition to Roosevelt HS, was slotted between the existing campus and parking lot.

Neff's collaborative culture means your entire team is provided timely information. During the restrictions associated with the pandemic, Neff continued to operate efficiently and effectively utilizing Zoom, WebEx, Teams, BOX, Holobuilder, P6 and Procore, and of course cell phone, text, and email to ensure stakeholders were safe, engaged and actively participating. We continue to use all these communication and transparency tools as they have proven to be highly effective.

NEFF PROJECT TEAM ORGANIZATION





C. DVBE

C. DVBE

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DVBE

The Disabled Veteran Business Enterprises (DVBE) goals for State funded projects mandates that bidders shall be required to meet a three percent participation goal for certified DVBEs or demonstrate that a good faith effort was made to meet the goal by submitting documentation of all actions to comply with the California Code of Regulations.

Neff shall submit the completed DVBE documentation of all actions to the District no later than two (2) calendar days prior to the scheduled approval of the final GMP for the construction phase of the Project.

Many of our clients have adopted procurement requirements beyond those required by the State of California, typically based on the communities they serve.

For almost all of our clients, it is imperative that local community taxpayers be afforded the opportunity and encouraged to participate in the construction process that their tax dollars fund. Neff has developed outreach strategies that target all known qualified material suppliers, services, and subcontractors within the immediate area of the District. We coordinate these efforts with the District and provide long time vendors and suppliers with the requirements of the project. Neff will also build relationships with any certified SB and DVBE firms in your local area.

Our Notice to Bidders/Subcontractors will notify potential bidders when SB/DVBE/Local compliance is anticipated for your project. A program compliance affidavit form will also be included in the individual bid packet.





D. FISCAL STABILITY

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FINANCIAL AND INSURANCE

Neff has never relied upon a line of credit, as we are sufficiently capitalized. Our professional and responsive work environment encourages employees to collaborate and thrive. Average staff tenure runs in excess of 10 years, which translates into a high level of staff experience and skill being brought to bear on your project.

Neff offers the following information in response to NMUSD's stability concerns:

- Dunn and Bradstreet has assessed Neff Construction, Inc. to have "Low Potential for Severely Delinquent Payments" based on our payment behavior. (D-U-N-S dated 08-15-2022).
- Neff has never required lines of credit for ongoing operations or equipment purchases. We have sufficient liquid assets to cover project and corporate expenses in the event accounts receivable were significantly delayed.
- Neff's bonding company, Liberty Mutual, is an admitted surety insurer approved by the California Department of Insurance. Neff's bonding capacity is \$150 million single project and \$300 million aggregate.

CURRENT VALUE OF WORK UNDER CONTRACT

Neff has \$476,981,095 of work under contract with approximately 84.6% complete. Our "Work Under Contract" is updated monthly and increases as new projects are awarded and contracts are executed.

DOCUMENTATION

We have provided a fully notarized letter from our Surety, Liberty Mutual Insurance Company, on the following pages. Neff's Dunn and Bradstreet print out and our confidential Financial Statements are provided in a separate sealed envelope included with our hand delivered submission.

NEFF BY THE NUMBERS

Years In Business

47

Work In Progress (millions)

\$477

Schools Modernized

313

New Schools Built

63

Employees

70+

Reportable Injuries (Last 5 Years)

0



Liberty Mutual Surety

790 The City Drive South, Suite 200
Orange, CA 92868
(800) 763-9268

September 21, 2022

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

Re: Neff Construction, Inc.
LLB Construction Services of the Estancia Theater

To Whom It May Concern,

Neff Construction, Inc. is a valued surety client of Liberty Mutual Insurance Company since 2020 and has asked us to write to you regarding their bond capacity. Whereas we have not set a maximum single / aggregate bond limit, we would consider bonds as large as \$100,000,000.00 within an aggregate program of \$200,000,000.00.

Our investigation of Neff Construction, Inc. clearly indicates a company that is thoroughly versed in the construction industry, with a wealth of experienced people, who have become known for their ability to complete jobs on schedule and within budget, complemented with excellent workmanship.

We assure you that based on our normal conditions being prevalent and all underwriting conditions being met, we can foresee no difficulty in fulfilling requests by your organization to execute faithful performance and labor and materials bonds, as required by the terms of a contract awarded to Neff Construction, Inc.

Liberty Mutual Insurance Company is a California Admitted Surety Insurer, is listed on the Federal Register Circular 570, and is rated A (Excellent) XV by A.M. Best.

You understand, of course, that our consideration and issuance of bonds is a matter solely between Neff Construction, Inc. and ourselves, and will be subject to our standard underwriting at the time of the request, which will include but not be limited to the acceptability of the contract documents, bond forms and project financing. We assume no liability to third parties or to you by issuance of this letter or if for any reason we do not execute said bond or bonds.

Regards,
LIBERTY MUTUAL INSURANCE COMPANY

Adrian Langrell
Attorney-in-Fact

Member of Liberty Mutual Group



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 09/21/2022 before me, Melissa Ann Vaccaro, Notary Public
(insert name and title of the officer)

personally appeared Adrian Langrell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Ann Vaccaro (Seal)
Melissa Ann Vaccaro





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

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

Certificate No: 8208656-969561

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint: Adrian Langrell, Arturo Ayala, Ben Stong, Benjamin Wolfe, Chelsea Arnold, Daniel Huokabay, Dwight Reilly, Frank Morones, Michael D. Stang, R. Nappi, Shauna Rozelle Ostrom

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

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 26th day of August, 2022.



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

By: [Signature]
David M. Carey, Assistant Secretary

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

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 26th day of August, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

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



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: [Signature]
Teresa Pastella, Notary Public

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

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

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

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

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

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

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

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

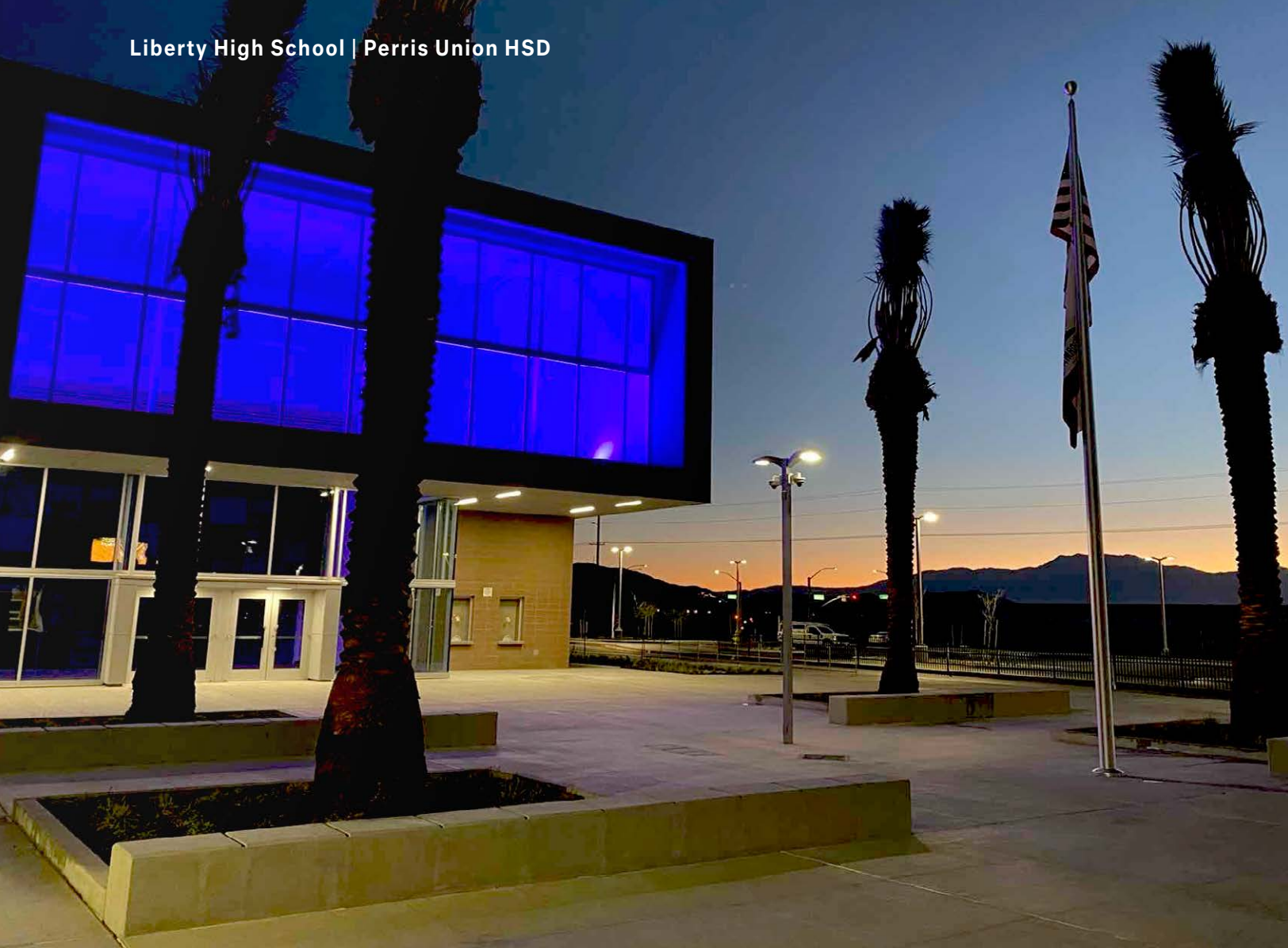
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 21st day of September, 2022.



By: [Signature]
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMC CQC WAIC Multi Co 02/21

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



E. EXPERIENCE AND TECHNICAL COMPETENCE



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EXPERIENCE

Neff's extensive experience with Lease-Leaseback construction for K-12 public school districts and our recently completed Performing Arts Centers at Moreno Valley High School and Liberty High School, and our nearly completed Concert Hall at Rubidoux High School makes us the ideal partner for the Estancia HS Theater project. Neff is committed to Transparency and Best Value contracting. These are not just words in our proposal, but something we stake our reputation on. Our processes are transparent beginning with preconstruction and public bidding. The District is provided access to all documents, including the subcontracts we sign with contractors. This way the District will definitively know how every dollar is spent.

APPROACH

Neff's approach begins with full access to our multi-disciplinary team of tradesman, estimators, schedulers, planners, logistics and procurement specialists, and safety experts. These highly skilled employees utilize sophisticated software tools including: Procore Bluebeam, P6 Scheduler, 3DR/GPS, HoloBuilder, and Safety App. These tools allow Neff to connect the business and construction processes from preconstruction through closeout.

Every member of the team, including district representatives and design professionals are provided access to these tools in order to work efficiently and stay apprised of a project's status in real time.

In addition to the quality of our workmanship and the solutions we provide, Neff commonly exceeds the expectations of our school district clients. Team members assigned to the project are located on-site and assigned solely to your project. They are available to the District for immediate action.

Neff's process is to engage a Project Developer who establishes the best approach to cost effectively deliver the project. After detailed reviews of the site and drawings for constructability and buildability, the PD has the analytical foundation to build the best structuring and sequencing of the work.

In order to meet the District's budget, Neff provides Value Engineering options for discussion and deliberation. Our Preconstruction team engages the PM and Superintendent early in the process. They assist in creating the project schedule, logistics plan and other site-specific documents prior to bidding. Early involvement of our construction team is critical to meeting project goals.

Neff has long established and effective working relationships with various DSA departments and Field Engineers who have jurisdiction in Orange County. Our office works closely with DSA in collaboration with the Architect and consultants, ensuring swift resolution of any DSA project concerns. Neff is proactive on issues, preferring to resolve items instead of receiving a DSA Field Trip Note or Deviation. We also stay up-to-date on regulatory changes and bulletins to ensure our clients are never surprised.

We understand that successful projects demand competent trade contractors to work on each project. Neff maintains a master list of contractors that are prequalified through our own rigorous screening process that includes demonstrated expert and timely completion of work on past K-12 school construction projects.

Neff has earned the respect of trade contractors throughout Southern California because of our exemplary scoping/bid documents and our transparent bid process. Neff mandates a public bidding process, receiving sealed bids, at a time and place certain. Neff firmly rejects bid shopping and/or buyout practices.

Once bids are received, prior to recommending award of contracts, Neff conducts rigorous post bid interviews of the low bidders to confirm scope, schedule, value engineering options, and other project requirements. Once contracts are awarded, Neff transitions to Construction with the assigned team fully engaged to deliver your project.

During construction we coordinate with Site Administration to provide the least amount of disruption to school activities. Neff holds weekly progress meetings and provides a three week look-ahead schedule for the team's review. We also hold weekly progress meetings with the Site so there are no surprises. The construction process is dynamic and we have the skills to implement strategies that keep the project moving forward.

PACIFICA HS SEISMIC MODERNIZATION Garden Grove Unified School District



Contact
Jerry Hills
Director
714.663.6442
jhills@ggusd.us

Claims / Litigation:
None

Client Relationship:
10 years with multiple
current projects

Construction Value
\$60.2 million

Fees Received
\$1.9 million

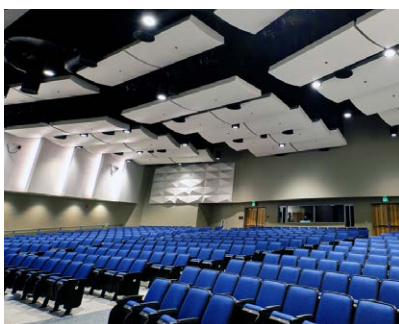
Award / Completion
July 2-17 -- Feb 202

Firm Role
Lease-Leaseback

DESCRIPTION

Garden Grove Unified received over \$250 million of state matching funds for 65 modernization projects that they were in jeopardy of losing if bids were not quickly awarded.

With Seismic funds in place, Neff phased the construction of new work which included 3 classroom and lab wings, then demolition of 1 large building. Neff then constructed 3 more wings, plus a library, and kitchen. The 2nd large building was demolished leaving room for the 450-seat theater and redesigned parking.



Contact
Jerry Hills
Director
714.663.6442
jhills@ggusd.us

Claims / Litigation:
None

Client Relationship:
10 years with multiple
current projects

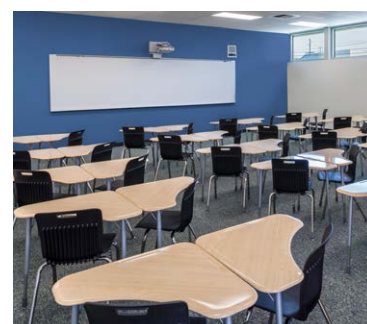
Construction Value
\$47.6 million

Fees Received
\$1.9 million

Award / Completion
Dec 2015 -- Dec 2019

Firm Role
Lease-Leaseback

LA QUINTA HS SEISMIC MODERNIZATION Garden Grove Unified School District



DESCRIPTION

Garden Grove Unified received over \$250 million of state matching funds for 65 modernization projects that they were in jeopardy of losing if bids were not quickly awarded.

With Seismic funds in place, Neff phased the construction of new work which included 3 classroom and lab wings, then demolition of 1 large building. Neff then constructed 3 more wings, plus a library, and kitchen. The 2nd large building was demolished leaving room for the 450-seat theater and redesigned parking.

GARDEN GROVE HIGH SCHOOL MODERNIZATION Garden Grove Unified School District



LLB

Contact

Jerry Hills
Director
714.663.6442
jhills@ggusd.us

Claims / Litigation:

None

Client Relationship:

10 years with multiple
current projects

Construction Value

\$38.9 million

Fees Received

\$1.3 million

Award / Completion

Oct 2013 -- Feb 2017

Firm Role

Lease-Leaseback

DESCRIPTION

This nearly 100 year old high school had never been modernized. Modernization included: power upgrades with new switchgear with feeders to buildings, energy efficient windows and store fronts, new doors and hardware, remodelled admin., new package HVAC units, re-roofing, new fire alarm system, accessibility upgrades, structural improvements, new plumbing, prominent entrance for theater, upgraded technology, and drought tolerant landscaping.



Contact

Lynne Murray
Director, Facilities
lemurray@
cnusd.k12.ca.us
951.736.5045

Claims / Litigation:

None

Client Relationship:

25 years
no current projects

Construction Value

\$52.4 million

Fees Received

\$2.1 million

Award / Completion

Jan 2016 -- Aug 2019

Firm Role

Lease-Leaseback

DESCRIPTION

The innovative Eastvale STEM Academy (eSTEM) is located on the 4,000 student Eleanor Roosevelt High School Site. eSTEM is a multi-layered series of connected colabs and flexible learning environments, where learners can solve problems in bright, vibrant environments that promote creative thinking.

The new classrooms and labs support specialized learning for Career Technical Education (CTE) programs in health-medical and engineering.

eSTEM ACADEMY @ ROOSEVELT HS Corona-Norco Unified School District



LLB



RONDO PHILISTINE SCHOOL OF DISCOVERY Corona-Norco Unified School District



LLB



Contact

Lynne Murray
Director
951.736.5045
lemurray@
cnusd.k12.ca.us

Claims / Litigation:

None

Client Relationship:

25 years
no current projects

Construction Value

\$39.7 million

Fees Received

\$1.6 million

Award / Completion

Mar 2017 -- Feb 2020

Firm Role

CM Multi-Prime

DESCRIPTION

Philistine Rondo is an exciting TK-6th grade magnet school operating on a 4-track year-round schedule. The curriculum features Mandarin Immersion and a STEAM instructional framework.

The 89,270-SF all under one roof school contains 36 classrooms, 2 labs, Kitchen, MPR, and Library. The soil at site inadequate for school construction and required \$1.3M in exportation of existing soils and importing of competent material.

ABILITY TO RESPOND TO DISTRICT NEEDS

In addition to the quality of our workmanship and the solutions we provide, Neff exceeds the expectations of our clients when it comes to customer service.

Neff understands the need to urgently respond to critical issues. Neff's team, including our consultants are experienced in working with District's and we are available 24/7. Our Superintendents typically live in the neighborhood and after-hours will respond to issues within 60 minutes. Neff's excellent reputation is built on quality and service, with rapid response times and solutions that are second to none.

Neff's outstanding customer service includes:

- Responsive to client's requests
- Accessible - 24/7 - experienced staff
- Full-time on site personnel
- Realistic schedules
- Proactive forecast of challenges

- Professional, courteous, collaborative approach
- Innovative solutions

CONTRACTING HISTORY

In the last 5 years, Neff has been involved in NONE of the following:

- Failure to enter into a contract or professional services agreement once selected;
- Withdrawal of a proposal or bid as a result of an error;
- Termination or failure to complete a contract;
- Debarment by any municipal, county, state, federal, or local agency;
- Involvement in litigation, arbitration, or mediation in the last ten (10) years;
- Conviction of the firm or its principals for violating a state or federal antitrust law by bid or proposal rigging, collusion, or restrictive competition between bidders or proposers, or conviction of violating any other federal or state law related to bidding or performance of services;



- Knowing concealment of any deficiency in the performance of a prior contract;
- Falsification of information or submission of deceptive; or
- Willful disregard for applicable rules, laws, or regulations

ADDITIONAL INFORMATION

Please see letters of recommendation from our clients in Section L - Appendices.

TECHNICAL COMPETENCE

Neff's in-house resources include the technical ability to manage scheduling, budgeting, cost estimating, document control and field construction activities. We utilize cloud-based Procore project management software to coordinate and administer electronic communication (contracts, submittals, closeout items, RFIs, ASIs, meeting minutes, correspondence, daily reports, etc.) between all project stakeholders. The system provides a collaborative HUB that improves project organization, reduces unnecessary paperwork and creates a permanent electronic database of project documentation. Bluebeam Revu is utilized to streamline document navigation featuring hyperlinked drawings and bookmarks for electronic drawings and RFI information, as well as As-Built documentation through the entire life cycle of each project. Bluebeam provides improved collaboration between all project stakeholders with cloud based electronic drawing sets accessible by anyone invited to the Bluebeam Studio Project. All project documentation will be maintained electronically allowing immediate access to project team members for distribution, retrieval and/or review.

Neff utilizes a number of web based software tools including Procore, Holobuilder, and P6 Primavera to make data, forms and reports available to our clients.

Based on your needs, Neff can make customized reports available for the following: budgets, RFI's, submittals, change order/PCO log, inspection reports, schedules and schedule updates, 3 and 4 week look ahead schedules, progress photos, aerial photos, 360 degree

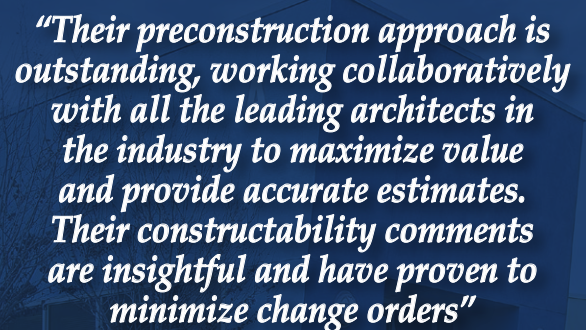
progress photos, observations, manpower counts/dailies, safety and/or incident reports, and minutes from owner's meetings. Many of these items are discussed in person at our weekly construction meetings. Since no two clients are alike, the frequency and the means of providing information will be specialized for the District.

BUILDING INFORMATION MODELING

Depending on the scope of the work, Neff utilizes state-of-the-art clash detection software (BIM) to improve the quality of construction and substantially reduce delays and/or rework.

As part of our BIM efforts, Neff engages our critical trade contractors to advance the design team's model to level 400/500 for use in preparing shop drawings. All our mandated trade contractors are educated in Neff's file protocols and procedures for BIM construction coordination. These coordination meetings are facilitated by Neff at our main office.

We typically assign the HVAC trade contractor to be the lead BIM file coordinator for the construction team. Regular coordination meetings are conducted until the model is refined, detailing is complete, and all systems "fit" within their respective areas. Shop drawings are then prepared by the individual trade contractors with revisions/modifications noted, accompanied by a statement that the shop drawings have been coordinated with the other work.



"Their preconstruction approach is outstanding, working collaboratively with all the leading architects in the industry to maximize value and provide accurate estimates. Their constructability comments are insightful and have proven to minimize change orders"

John S. Nichols, RA
Facilities Planner
Moreno Valley Unified School District



F. INSURANCE

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**Crosby Insurance, Inc.**

8181 East Kaiser Boulevard, Anaheim Hills, California 92808
P.O. Box 31150, Anaheim, CA 92809
Telephone (714) 221-5200
Facsimile (714) 221-5210
License Number 0E11886



October 10, 2022

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

To Whom it May Concern:

Crosby Insurance, Inc. has served as the primary insurance agency handling the business insurance needs of Neff Construction, Inc. for many years. The insurance carriers providing insurance for Neff Construction, Inc. are all "A" excellent rated carriers meeting the financial size of "A X" or better as recognized by the A.M. Best Insurance Rating Guide and are qualified to transact business in the State of California.

This letter will serve to confirm that Neff Construction, Inc. is able to comply with the insurance requirements as set forth in the RFP. A sample certificate of insurance is attached representing the insured's current insurance coverage.

Sincerely,

Sada Arcade
sarcade@crosbyinsurance.com



CERTIFICATE OF LIABILITY INSURANCE

NEFFCON-06

SARCADE

DATE (MM/DD/YYYY)

10/10/2022

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 Crosby Insurance 8181 E. Kaiser Blvd Anaheim Hills, CA 92808	CONTACT NAME: Joanne Gorup PHONE (A/C, No, Ext): (714) 221-5217 FAX (A/C, No): E-MAIL ADDRESS: jgorup@crosbyinsurance.com
INSURED NEFF CONSTRUCTION, INC P.O. Box 1488 Ontario, CA 91762	INSURER(S) AFFORDING COVERAGE INSURER A : Hartford Fire Insurance Company NAIC # 19682 INSURER B : Hartford Casualty Insurance Company 29424 INSURER C : Hartford Accident and Indemnity Company 22357 INSURER D : Sentinel Insurance Company, Ltd 11000 INSURER E : Arch Specialty Insurance Company 21199 INSURER F :

COVERAGES

CERTIFICATE NUMBER:

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
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Owner/Cont Prot. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	X	72 UEA HA2714	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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 Emp Ben. \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	72UEAHB8625	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			72 RHA CB8906	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
D	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 N/A	X	72WEAZI1715	4/1/2022	4/1/2023	<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
E	Professional Liab.			PDCPP0007706	4/1/2022	4/1/2023	Each Occ. 2,000,000
E	Leased/Rented Equi			PDCPP0007706	4/1/2022	4/1/2023	Equipment 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
*30 days notice except for 10 days notice of cancellation for non-payment.

Newport Mesa Unified School District is named as additional insured.

CERTIFICATE HOLDER

CANCELLATION

Newport-Mesa Unified School District 2985 Bear Street Costa Mesa, CA 92626	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 <i>Sala Arcade</i>
--	---

ACORD 25 (2016/03)

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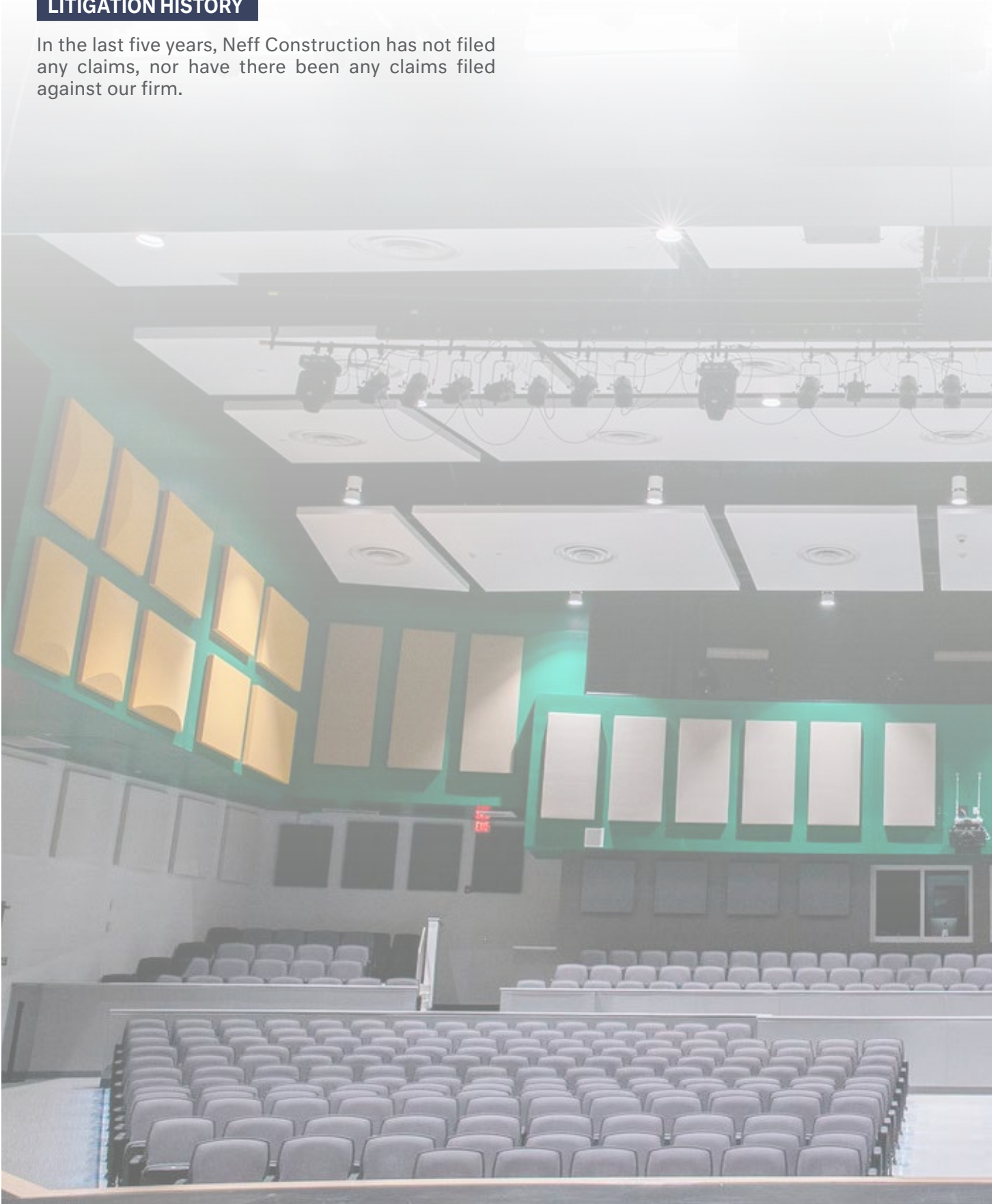
G. LITIGATION INFORMATION

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LITIGATION HISTORY

In the last five years, Neff Construction has not filed any claims, nor have there been any claims filed against our firm.





H. Proposed Method to
Accomplish The Work

H. PROPOSED METHOD TO ACCOMPLISH THE WORK

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APPROACH TO LLB

Neff has been successfully practicing and advocating for LLB since 1996. Our projects have ranged from one million to over \$50 million. Our vast experience with the process eases district concerns and delivers successful projects on time and within budget.

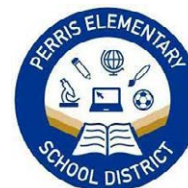
Lease-Leaseback allows for more collaboration between stakeholders compared to traditional delivery methods. When Neff provides full preconstruction development of a project and transition into construction with the same team, we are better equipped to deliver the project as promised. Having completed dozens of projects utilizing legal documents/agreements similar to those included with this proposal, Neff Construction, Inc. requests NO EXCEPTIONS to NMUSD's agreements.

Neff's processes for Lease-Leaseback projects is executed similar to CM projects with the same deliverables (i.e., estimating, constructability, value engineering, schedule, bidding, cost controls, project documentation, etc.). Most importantly our processes and contracts are transparent. The District is provided complete transparency with our project management web based tool, Procore. Neff's subcontracts are "Open Book" so the District's representatives easily confirm they are receiving Best Value.

In our opinion, LLB is a delivery method that allows the project team to move through projects efficiently and effectively, as compared to other traditional delivery methods. This is because we have a greater level of control with better access to the trades, since we hold their contracts. LLB also allows for a higher level of flexibility when issues arise or District requests need to be accommodated. Having the ability to use our own forces allows us to mitigate challenges much faster, helping to lower cost impacts and support our ability to meet schedule deadlines. We employ carpenters and laborers to self-perform concrete, wood framing, and interior finish related tasks. We utilize these crews to add value for the District, to avoid double mark-up, to accelerate and control the schedule, and maximize efficiency throughout the project.

Please see our additional LLB projects under the Additional Info tab in addition to our proposed schedule for the work.

NEFF LLB PARTNERS



SimiValleySchools



Tustin Unified School District



SERVICES, METHODOLOGY & PHILOSOPHY

When you choose Neff, you can rest assured that you have strengthened your team with a construction company that is a true K-12 school builder. Our 47 years of K-12 school construction experience as a GC, CM, and LLB builder makes Neff a unique partner for your project.

Neff is an industry leader and one of a handful of firms that self-performs work such as, concrete, framing and finishes. Our financial strength is superior as we are cash based and have never relied upon letters of credit or loans.

Approximately 50% of our work is completed using the Lease-Leaseback delivery model. We have developed long lasting relationships with many of our LLB partners. For instance, in 2013 Neff was invited and pre-approved to propose on LLB projects for the Garden Grove Unified School District. After completing 27 highly complex Lease-Leaseback modernization projects with fast-track summer work and occupied school sites, we are now under contract for another 7 LLB projects. And so it goes with many of our clients, whether they use LLB, CM, or Hard Bid, we are continually invited back to propose on work because of our skill, expertise and superior customer service.

Neff's approach to your project is focused on providing **outstanding customer service** while creating **Best Value and transparency** with Procore.

The transparency, accessibility, and accuracy of the Procore system supports our Client's desire for a transparent process. RFI's, submittals, change events, allowance/contingency logs and other project documents are accessible to the team. Neff provides this service along with training and tutorials at no cost to team members.

Our transparent processes start in Preconstruction where we are focused on eliminating as many possible conflicts, impacts, and inefficiencies. Among our first activities are review of the project site and design for constructability and buildability. These detailed reviews, first as a team and then with your architect, creates the analytical foundation to afford you and the project the best structuring and sequencing of work.

As the project progresses, our goal is to be agile, adapting to any unforeseen situation, reducing impacts to the budget and schedule. Our proven track record and competitive fees makes Neff an ideal partner for this project.

Neff provides deliverables such as timely estimates and plan reviews to confirm appropriate plan quality and cost. If plan preparation and/or approval are delayed, we immediately discuss alternatives to maintain the schedule.

During Precon, the Project Developer engages the Project Manager and Superintendent for



creation of project schedules, logistics plans and other site-specific documents prior to bidding. Early involvement of the construction team provides a full understanding of the project goals, challenges, and expectations.

Also during Preconstruction, Neff thoroughly reviews the documents and provides value engineering options with the District and Design Team. We understand that value engineering is a continuous process beginning during conceptual design, continuing through plan approval and occasionally into the early phases of construction, if necessary.

Our bidding outreach efforts include phone banking and trade contractor meetings to promote your project. We also work with local contractors and suppliers to generate interest in the work and/or supplying services, equipment and material. Several members of our project development team assist in this effort along with the Project Manager.



Neff bids your project publicly to ensure Best Value. Prior to finalizing the GMP, we conduct rigorous post bid interviews of the low bidders to confirm scope, schedule, value engineering options, and other project requirements. Upon Board approval of the GMP we transition from Preconstruction to Construction. Tom Wertanen sustains his engagement with the team, supporting the construction, from NTP to completion.

Neff's collaborative approach with clients, their architects, DSA and the trade contractor community is the key to delivering successful projects. We leverage available technology to optimize each aspect of the project.

Our goal is to deliver your project on time, within budget, while exceeding your expectations

SUBCONTRACTOR SELECTION

With Neff performs its final review of the document prior to bidding. We re-examine scopes, schedule, estimate and front-end documents, finalizing incomplete items. Neff works diligently with the design team to assemble any addenda or clarifications required for bidding. We also coordinate the bidding schedule with the District, targeting a specific bid date that will coincide with their Board of Education approval time-line.

Neff maintains a master list of prime/trade contractors that are prequalified through our rigorous screening process and after having demonstrated expert and timely completion of work on past projects. Our process is in addition to the code-mandated, advertised prequalification process. Neff confirms that these contractors are registered with DIR, meet license requirements, have relevant size and duration project experience, and reference checks to confirm abilities.

Neff's robust list of prime/trade contractors give high priority to Neff when we price or bid projects. The contractors appreciate the clarity of our bid and scope documents, that we expertly assemble to communicate the strategic plan including: schedule, scope, site logistics and phasing. Newport Mesa USD directly benefits from Neff's clear communication of project

requirements to prime/trade contractors with multiple close/tight bids.

Neff's approach to project bidding is transparent. We review scope documents, schedule, logistics and phasing plans, contractor lists, and outreach efforts with Newport Mesa USD prior to bidding to ensure understanding of bid documents and strategic plan. Neff collaborates with the team to identify potential 'allowance' items to be included in the bids to pay for unforeseen and owner directed changes.

Areas of Focus during Bidding Phase:

- Final review of documents (note remaining issues for bidding)
- Re-confirm/scope service and agency requirements
- Finalize schedule, estimate, scopes & front-end docs
- Re-confirm off-site street improvements and utility plans are submitted and approved
- Finalize trade comments and marketing efforts
- Finalize logistics with the District and achieve approval to bid
- Confirm constructability items are addressed
- Phone banking to develop interest
- Conduct public bid opening
- Rigorous post-bid interviews
- Manage bid protests
- Check licenses, bonds, responsiveness of bids
- Provide letters of recommendation to award

The bidding time period and addenda issuance dates will be discussed and agreed upon, targeting the appropriate Board of Education meeting date for eventual contract approval(s).

Neff reviews the master list of proposed



contractors prior to advertising and bid document distribution to receive District input regarding their experiences with various contractors.

To achieve the District's goals of participation, we advertise and target all known qualified material suppliers, services, and contractors in the area.

The changing bid climate has non-school builders entering the market. Neff has redoubled phone banking efforts and outreach meetings to notify, assist, and help promote the projects to highly qualified prospective bidders. Members of Neff's project development team lead this effort

The sealed prime/trade contractor bids are received at the stipulated date and time and are immediately opened, read aloud, and recorded in the presence of the District.

Neff conducts post-bid interviews of prime/trade contractors in the presence of the Owner and Architect, providing complete access and transparency of the process in assessing the responsiveness of the bids. Neff utilizes the lowest responsive bidder in formulation the GMP.

LABOR COMPLIANCE

Neff utilizes LCP Tracker, a cloud-based solution, for certified payroll, and construction site compliance. We require monthly proof of prevailing wages, certified payroll, and union training contributions from all trade contractors, as a requirement of progress payment



We assign a project assistant to each project who utilizes the LCP Tracker to monitor compliance. If a trade contractor does not meet all requirements, their payment is withheld, until such time that the deficiency is remedied.

SKILLED & TRAINED WORKFORCE

As defined in Education Code § 17407.5 and Public Contract Code section 2600 et seq., Neff requires a Monthly Skilled and Trained Workforce

Report as part of the progress payment requirements. These reports are collected monthly and forwarded to the District with our payment application for the prior month. We have attached a copy of the form we issue to all trade contractors. To further ensure compliance, we have incorporated a line item into each Lease-Leaseback trade contractor schedule of values. Trade contractors are allowed to bill toward this line item each month upon receipt of proper CPR's and workforce ratios.

If the workforce ratios are not met within a given month, a meeting is held to develop a recovery plan that ensures compliance in the upcoming month.

To date, Neff has not been assessed any penalties from the Labor Commissioner for non-compliance of skilled and trained workforce requirements, a testament to our diligence with compliance.

LOCAL OUTREACH/HIRING

To achieve the District's goals, we will target known qualified material suppliers, services, and trade contractors within Newport Mesa Unified School District's boundaries. Neff is signatory to both the Carpenters' and Laborers' Unions. Our relationship with the local unions will help facilitate this effort. Neff has had tremendous success with our local outreach efforts for our current LLB clients. For Garden Grove Unified we utilized the local Home Depot for material, equipment and supplies. Their sales increased so dramatically they were #1 in California several years running. Additionally, we utilized a local rental company, F&B Rentals, that we continue to use for many other projects.

Neff will work with the District to identify contractors, vendors and service suppliers .

Additionally, we will notify the local Chamber of Commerce and post publications in local newspapers and other trade publications to notify the community of employment opportunities. We have found that many of the best opportunities are recognized through hiring local construction-related vendors who provide construction services outside of the main trades, such as portable restrooms, temporary power, security/camera systems,



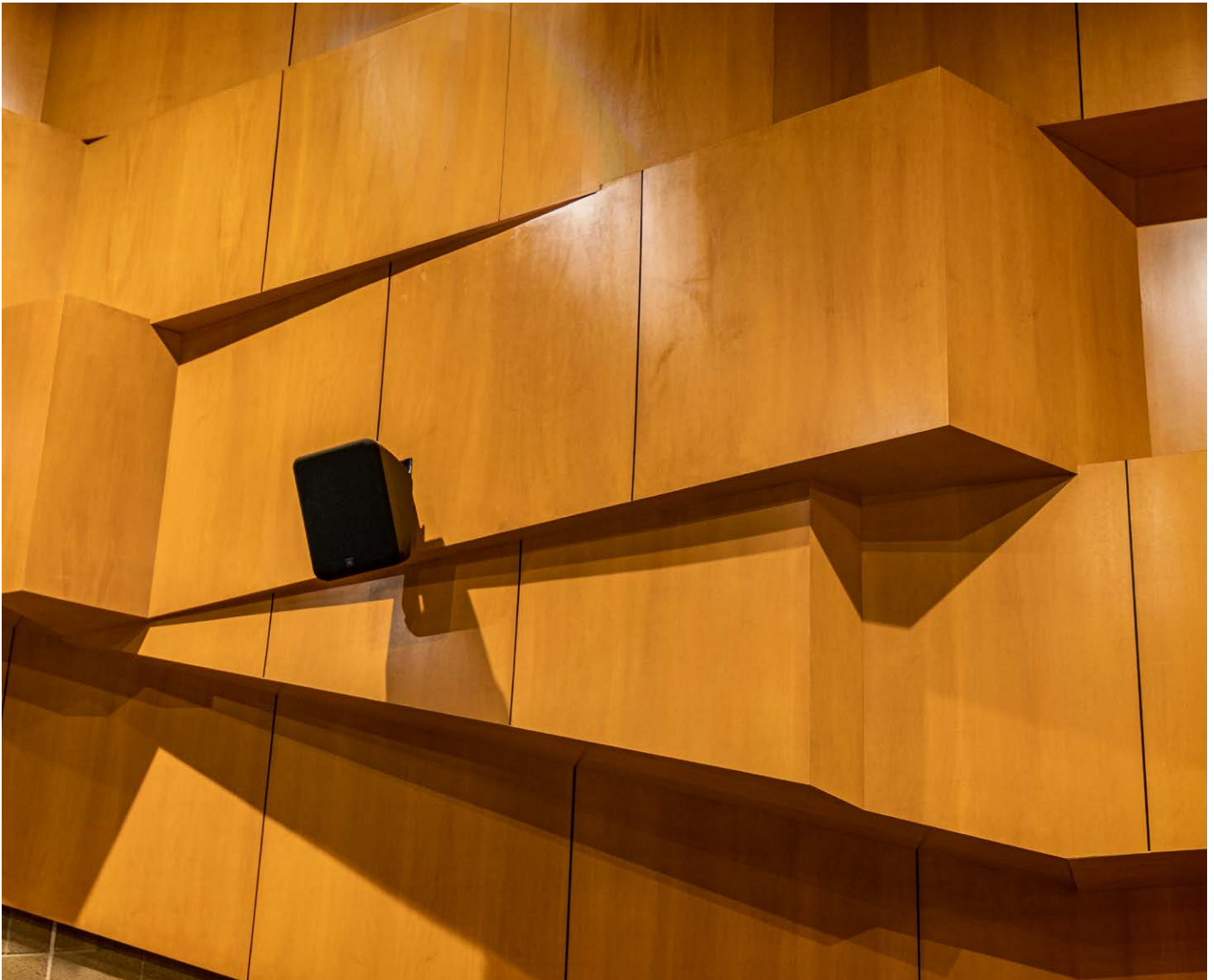
printing and photography. Our largest impact is typically purchasing construction material from local hardware and material suppliers, such as Home Depot and Lowes.

To increase local participation we will ask our prospective trade contractors to commit as many of their local resident workers to this project as possible. In doing so, we believe we can generate many local work jobs, whether or not their parent company resides in Moreno Valley.

We will conduct a community outreach workshop, properly advertised, to provide a forum for local community members to learn about the process by which they can be hired

and/or for their company to submit a bid for the work. Neff has committed to provide ongoing mentorship and training within the program.

To finalize the process, we are invited to attend Citizen's Oversight Committee meetings to update stakeholders on the status of the project and explain any potential noise and traffic disruptions and alternatives. This final level of participation completes the circle from the District's issuance of the bonds, to local job creation/support during construction, to local oversight and confirmation of appropriate bond dollar spending. Neff understands and values this critical process and we are committed to assisting the Newport Mesa Unified School District in these efforts.





I. PRICING AND CONTINGENCY

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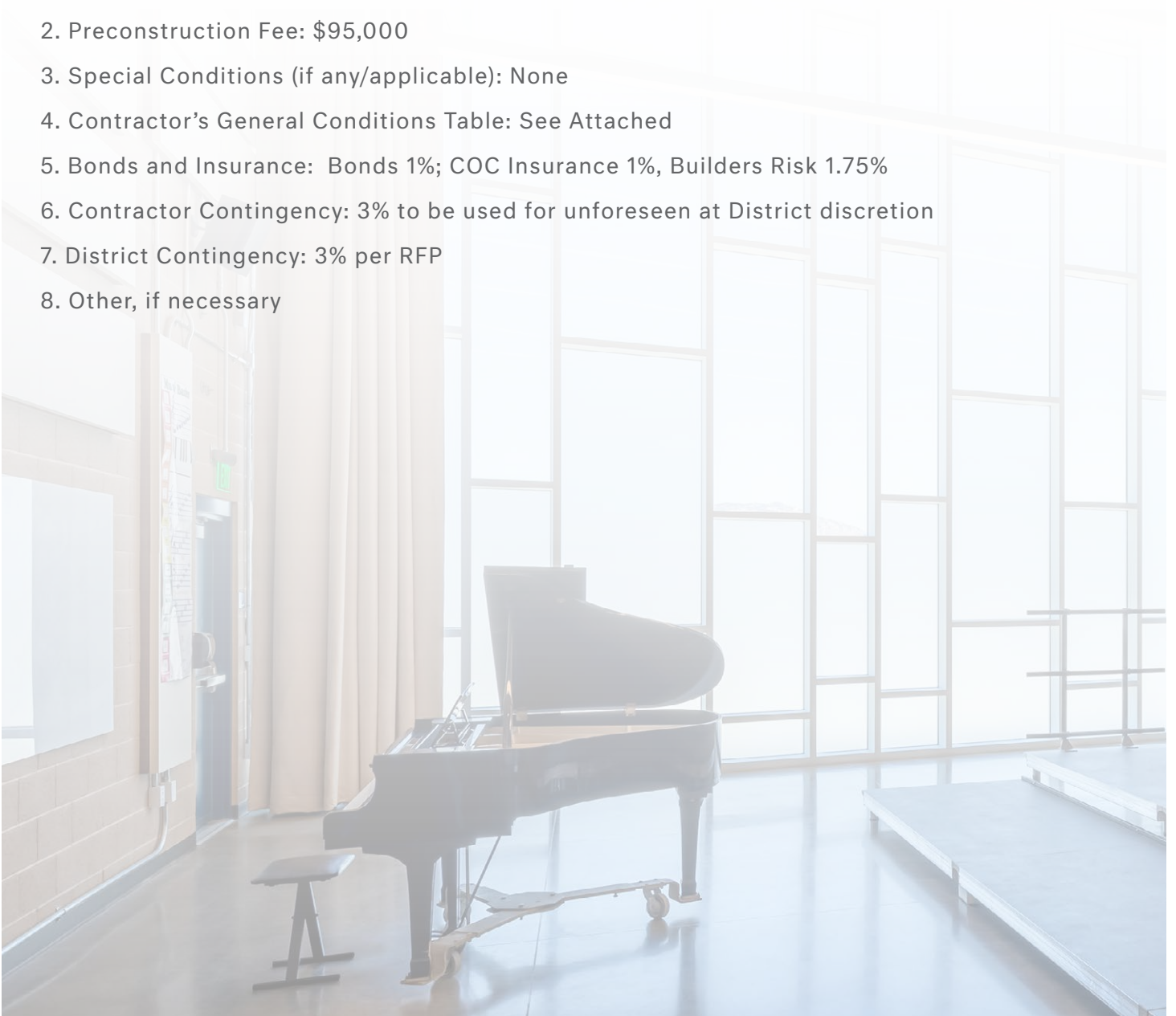


PRICING & CONTINGENCY

Neff establishes our fees and costs (general conditions) based on our understanding of the project as outlined in your REQUEST FOR PROPOSALS – LEASE-LEASEBACK SERVICES FOR ESTANCIA HIGH SCHOOL THEATER PROJECT.

Approximately 30% of the time Neff is on-boarded early in the project during the design phase which allows us to provide a variety of constructability and cost savings ideas to the District and design professionals. In the case of the theater, the plans are stamped by DSA so the options are somewhat restricted. Neff will continue to provide constructability/buildability comments and value engineering suggestions prior to bidding the project. We perform these services in collaboration with your design professionals and the District. The completion of these assessments and issuance of subsequent addendum are completed as part of our preconstruction effort.

1. LLB Entity Fee: 3.85%
2. Preconstruction Fee: \$95,000
3. Special Conditions (if any/applicable): None
4. Contractor's General Conditions Table: See Attached
5. Bonds and Insurance: Bonds 1%; COC Insurance 1%, Builders Risk 1.75%
6. Contractor Contingency: 3% to be used for unforeseen at District discretion
7. District Contingency: 3% per RFP
8. Other, if necessary





J. CONTRACTOR'S GENERAL CONDITIONS TABLE

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Supervision/Staff		
Operations Manager/Safety Officer	\$	15,000.00
Project Executive	\$	95,260.00
Project Manager	\$	360,256.00
Project Superintendent	\$	346,400.00
Project Engineer	\$	245,944.00
Project Foreman	\$	325,616.00
Scheduling Engineer	\$	- 0 -
Estimator	\$	- 0 -
Constructibility Reviewer	\$	- 0 -
Quality Control Manager	\$	46,331.00
MEP Coordinator	\$	- 0 -
Field Engineer	\$	- 0 -
Draftsman/Detailer	\$	- 0 -
BIM Manager/Coordinator	\$	- 0 -
Record Drawings	\$	- 0 -
Accountant	\$	75,000.00
Labor Compliance Manager	\$	- 0 -
Time Keeper/Checker	\$	- 0 -
Secretarial/Clerk Typist	\$	- 0 -
Independent Surveyor	\$	- 0 -
Safety & E.E.O Officer	\$	- 0 -

Field Offices for GC, Inspector, and Owner		
Office Trailer/Rental, Set-Up, Tear-Down, Relocation - 12'x60' for contractor	\$	23,000.00
Office Trailer/Rental, Set-Up, Tear-Down, Relocation - 24'x60' for district construction manager and IOR	\$	53,000.00
Office Furniture/Equip/Computers	\$	5,500.00
Telephone/Data Installation	\$	2,500.00
Telephone/Data Monthly Charges	\$	11,000.00
Elect. Power Intallation	\$	20,000.00
Elect. Power Distribution Wiring	\$	5,000.00
Water Service - Installation + Patchback	\$	15,000.00
Heating & Cooling Costs	\$	35,000.00
Light Bulbs & Misc. Supplies	\$	- 0 -
Recycling/Trash Dumpster Removal/Hauling	\$	30,000.00
Maintenance Services (Janitorial, Holding Tank, Etc.)	\$	15,000.00
Drinking Water/Cooler/Cups	\$	4,500.00
Documents/Records/Misc.	\$	8,000.00
Xerox Copies/Misc. Printing	\$	5,000.00
Electronic Drawing Transfer	\$	- 0 -
Prtinting - Drawings & Specifications	\$	8,000.00
As-Built Drawing Reproduction	\$	8,000.00
Postage/UPS/FedEx	\$	- 0 -
Project Photographs and Video	\$	5,000.00
Closeout Documentation - Manuals, Warranties, DSA Documents	\$	- 0 -



Jobsite Operations		
Storage Trailer & Tool Shed Rental (Storage Bin)	\$	4,000.00
Safety/First Aid Supplies/Safety Signage	\$	12,000.00
Fire Fighting Equipment (Fire Extinguishers Included)	\$	- 0 -
Security Guards	\$	65,000.00
Temporary Parking	\$	20,000.00
Watchman Service	\$	50,000.00
Vehicles/Fuel/Maintenance	\$	80,000.00
Security Cameras (Insurance Requirement)	\$	45,000.00
Site/General Clean-Up	\$	10,000.00
Additional Services - OxBlue PTZ 2MP	\$	21,000.00
Additional Services - OxBlue Sapphire Time Lapse	\$	17,500.00
Other		
Subcontractor Bond or Subcontractor Default Insurance	\$	495,000.00
Bidding Costs	\$	15,000.00
Facility Operator/Training	\$	- 0 -
Safety Inspections	\$	10,000.00

* Subcontractor Bonds are unknown at this time. Included is an estimated amount.
Sub bond amounts to be revised based on actuals post-bid



K. OTHER INFORMATION

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MORENO VALLEY HS PERFORMING ARTS CENTER
Moreno Valley Unified School District



CM

Contact
 John Nichols
 Facilities Director
 951.571.7690
 jnichols@mvusd.net

Claims / Litigation:
 None

Client Relationship:
 32 years with multi-
 ple current projects

Construction Value
 \$24.3 million

Fees Received
 \$900K

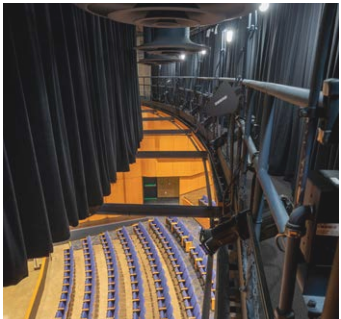
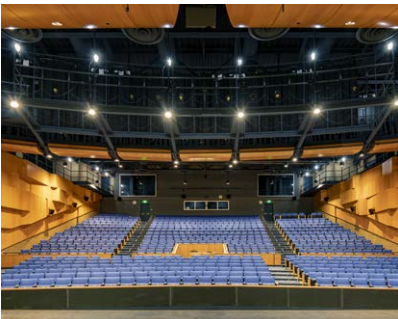
Award / Completion
 Mar 2018 -- Jan 2022

Firm Role
 CM Multi-Prime

DESCRIPTION

The new state-of-the-art Moreno Valley High School Performing Arts Center is a 26,000 square foot facility featuring a 624 seat house, band room, drama/green room, scene shop, lobby/art gallery and related support spaces.

The facility includes a drop-off area to the north offering easy student and visitor access. An exterior ticket window adjoins the front lobby with a grand glass curtain wall entry featuring ornamental light fixtures suspended from the vaulted ceilings.



Contact
 Hector Gonzalez
 Director of Facilities
 951.657.5638

Claims / Litigation:
 None

Client Relationship:
 12 years
 No current projects

Construction Value
 \$152.3 million
 (full campus)

Fees Received
 \$5.9 million

Award / Completion
 7 / 2018 -- 5 / 2022

Firm Role
 CM Multi-Prime

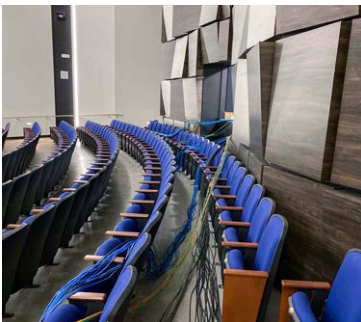
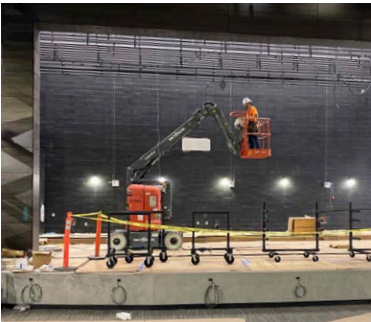
LIBERTY HIGH SCHOOL - THEATER
Perris Union High School District



CM

DESCRIPTION

The 28,000-SF Theater Building at Liberty High School includes a 397 seat theater, cat walk, rigging, lighting and sound system for theater, music and dance productions. Theater includes support spaces, Black Box performance area, scene shop, Band, Choir and Dance rehearsal and classrooms spaces. The theater also includes a lobby and ticket window for selling of tickets and other arts/school memorabilia





L. APPENDICES

*More Than Construction
We Deliver Solutions*





ED MIERAU

PRESIDENT

Years with the Firm | 33
Years in the Industry | 33

EDUCATION

Bachelor of Arts, Philosophy
U.C. Riverside

Master of Arts, Claremont
Graduate School

PROFESSIONAL AFFILIATIONS

Contractor B License #790576

President
Association of California
Construction Managers

Coalition for Adequate School
Housing (C.A.S.H.) past Board
Member, Treasurer,

Past Core Faculty, C.A.S.H.
School Facilities Leadership
Academy

Member of the following
committees:

C.D.E. Advisory

OPSC Grant Adequacy

C.A.S.H. DSA Streamlining

C.A.S.H. Legislative



PROFESSIONAL QUALIFICATIONS

With over three decades of K-12 school construction experience, Ed Mierau has helped build the foundation of California's K-14 public school construction industry. Ed is dedicated to making sure the students of California have access to quality, safe and healthy environments that foster learning and success. He does this with his service as President of the Association of California Construction Managers and his past leadership roles in the Coalition for Adequate School Housing.

As an exemplary leader in public school construction, Ed educates school districts about alternative delivery methods and detailed processes of CM Multiple Prime and Lease-Leaseback services. He also monitors and influences policies, regulations, and legislation that impacts our school district clients. His role is out front, frequently providing testimony to the legislature, state regulators and building officials. Ed believes that school districts, contractors, and state agencies can solve common issues with open, factual, and frank dialogue.

His detailed understanding of the Public Contract Code is unparalleled by many in the construction industry, thus serving as a valuable resource to clients, contractor and peers. Ed's ability to decipher and apply the idiosyncrasies of construction contracts and the laws that govern them has made him a prominent speaker at educational seminars and construction conferences. He is sought out for guidance, consultations, and expert witness testimony.

Since 1988, Ed has demonstrated his expertise in the roles of Estimator, Project Manager, Controller and President. Ed demands the highest quality of construction and most importantly ethical standards of practice from all employees, prime contractors and vendors. His honesty and integrity has been instrumental in establishing many of the long-term client, contractor, and vendor relationships Neff continues to enjoy.



NICK MIERAU

PROJECT EXECUTIVE

Years with the Firm | 13
Years in the Industry | 13

ROLES & RESPONSIBILITIES

- Responsible for overall management of lease leaseback contracts
- Provide leadership and support to the Project teams
- Ensure projects are delivered within budget and schedule
- Establish/monitor short & long-range project goals, budgets, schedules, progress, and strategies

EDUCATION

B.S. Business
Concentration on Economics
CSU, San Bernardino

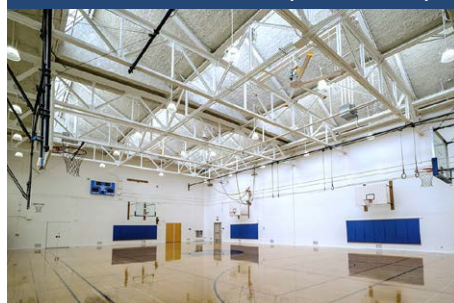
PROFESSIONAL AFFILIATIONS

Member, Coalition for Adequate School Housing, C.A.S.H. (2011-Present)

Officer, Association of California Construction Managers (ACCM)

Mentor, C.A.S.H. Leadership Academy

Jefferson Leadership Academy



PROFESSIONAL QUALIFICATIONS

As Project Executive, Nick Mierau provides oversight of the financial outcome and success of the project. He works closely with representatives from the District, design professionals and trade contractors to meet the specified project goals. He also supports the project team in all aspects of preconstruction and construction. Nick manages the team's collaborative service delivery and adheres to the established budget, schedule, sustainability, and the highest quality standards.

Nick Mierau brings over 13 years of public school construction experience with the majority of his projects being successfully delivered using Lease-Leaseback. Compared to other delivery methods, with LLB Neff has much more control in the quality of what is built and with meeting the schedule.

Nick has both the knowledge and skill of the trade contractors to make the tough calls. If trade contractors begin to fall behind, he can supplement the forces and/or descope work in the event a contractor cannot keep pace with the original schedule and/or the recovery schedule. Nick has earned the respect of owners, architects, engineers, contractors and field personnel alike.

RECENT PROJECTS

Wilson High School - Modernization

Long Beach Unified School District

Jefferson Leadership Academy - Modernization -

Long Beach Unified School District

Mann Elementary School - Modernization

Long Beach Unified School District

Taawila Elementary School - New Construction

Menifee Union School District

Thorman/Sycamore Magnet Academy - Modernization

Tustin Unified School District

Harrington Elementary School - Modernization

Oxnard Unified School District



DAVID SMITH

PROJECT DEVELOPMENT

Years with the Firm | 40
Years in the Industry | 40

ROLES & RESPONSIBILITIES

- Collaboration with District & A/E Team
- Q² Quality Assurance
- Site, CEQA, DTSC Reviews
- Constructability
- Scheduling
- Estimating
- Value Engineering
- Logistics
- Scoping Documents
- Outreach to Bidders
- Bidding Process & Post Bid Interviews

PROFESSIONAL AFFILIATIONS

Member of Carpenters Union
38 years, Local 909

LICENSING

California State Contractor's
License #894302



PROFESSIONAL QUALIFICATIONS

David serves as Project Developer for Neff. His responsibilities include project master planning, budget analysis and estimating, value engineering, constructability review, scope development and assignment. In addition to his exceptional aptitude for the details of construction, David understands the minutia of applicable policies and procedures of the Division of the State Architect (DSA), the Office of Public School Construction (OPSC) and the Department of Toxic Substances Control (DTSC). He is adept at guiding projects through the maze of regulations. David's expert knowledge in these areas assists clients with navigating some of the more arcane and costly requirements.

David joined Neff in 1982, starting as a framing carpenter and providing concrete layout/furring for our general contracting work. He quickly progressed through the ranks to Foreman, Superintendent and ultimately Framing Field Superintendent. David's path to executive management began with estimating; he became a full-time in-house Estimator and Plan Reviewer by 1992. During the 90's as Neff transitioned to Construction Management, Design-Build and Lease-Leaseback delivery methods, David became Neff's full time Project Developer.

RECENT PROJECTS

Jurupa Middle School Modernization & Addition

Jurupa Unified School District

Philistine Rondo School of Discovery - NEW

Corona-Norco USD

Rubidoux High School Modernization

Jurupa Unified School District

Ina Arbuckle Elementary Modernization & Addition

Jurupa Unified School District

eSTEM Academy @ Roosevelt High School - Addition

Corona-Norco USD

Ronald Reagan Elementary School - NEW

Corona-Norco USD



JEFF NICHOLSON

SENIOR PROJECT MANAGER

Years with the Firm | 4
Years in the Industry | 40

ROLES & RESPONSIBILITIES

- Contract Management
- Compliance with District Standards
- Detailed Scheduling
- Communication with District Representative
- Q2 Quality Assurance
- Project Controls
- BIM Execution
- Budget/Cost Controls
- Change Management
- Scoping, Bidding & Post Bid Management

EDUCATION

BS, Construction Management,
CSU Long Beach

CERTIFICATIONS

OSHA 10-Hour Certified
First Aid/CPR Certified

CA Licensed Contractor - B

Liberty High School



PROFESSIONAL QUALIFICATIONS

Jeff brings over forty years of experience in the construction industry, initially with direct craft experience progressing to supervisory roles and management positions.

Jeff is a natural leader, detail-oriented and highly skilled in assessing requirements, determining priorities, analyzing a course of action and making adjustments for optimal efficiency and project quality.

Jeff's construction project experience is wide ranging and includes, new school construction, school modernization, classroom additions, tilt-up construction, multi-storied steel structure buildings and commercial tenant improvements.

Jeff has a strong work ethic and is known for being fair minded. Jeff's strengths include budget/cost controls, ensuring use of contingencies is necessary and costs/hours are well documented.

Jeff is straight forward in his communications with contractors, owners, architects, and stakeholders. His demeanor is always professional and Jeff is easy to approach with both ideas and issues.

Jeff easily communicates and coordinates with individuals that have varying levels of construction knowledge. He enjoys working towards a common goal of completing projects safely, on schedule, and within budget.

RECENT PROJECTS

Liberty High School - New Construction

Perris Union High School District

Jurupa Valley Innovation Center - Modernization

Jurupa Unified School District



CURTIS FLETCHER

SUPERINTENDENT

Years with the Firm | 14
Years in the Industry | 39

- Communication with Site Administration and Facilities / District Rep
- Logistics
- Quality Control Q2
- Standards Compliance
- Scheduling - Look ahead
- Budget/Cost Controls
- Change Management
- Field Coordination
- Manpower Reports
- A/E Field Work & IOR Coordination

As a Superintendent, Curtis Fletcher supervises the sub-contractors, interfaces with inspector or record, coordinates construction activities, schedules site survey work, enforces the project schedule, ensures quality workmanship, participates in the contractor billing and payment process. Curtis is instrumental in orchestrating all construction field activities for a successful completion, as well as being the conduit to the Project Manager. Curtis is a journeyman Carpenter, Graduate of the Union Apprenticeship program.

Liberty High School - New
Perris Union High School District

Garden Grove High School - Modernization
Temecula Valley Unified School District

Ina Arbuckle Elementary School - Modernization
Jurupa Unified School District



MICAH CASSIANNI

PROJECT ENGINEER

Years with the Firm | 1
Years in the Industry | 6

- Change Order Management
- Contractor Compliance
- RFI & Submittal Review & Tracking
- Pay Application Processing
- Close Out Management
- Organized / Meeting Deadlines

EDUCATION

B.S., Industrial and Systems Engineering
California Baptist University

Micah is a positive, results-oriented individual and provides project support to the Superintendent, Project Manager and the entire team. Micah also works closely with trade contractors to support them and facilitate timely receipt of documents. He closely tracks and documents the flow of work and is not bashful about reminding his Superintendent or Architect about the need for responses to contractors' questions/documents. With experience in both CM and LLB delivery methods, Micah is able to efficiently meet the demands of the entire team.

RECENT PROJECTS

3rd Street Retail Rehab, Multi-Story Parking Structure - NEW
ESRI, Redlands, CA



PERRIS UNION HIGH SCHOOL DISTRICT

155 E. Fourth Street, Perris, CA 92570
951-943-6369

 puhsd.org

 [@puhsd](https://twitter.com/puhsd)

  [PerrisUnionHSD](https://www.facebook.com/PerrisUnionHSD)

Superintendent: Grant Bennett

Candace Reines
Deputy Superintendent
Business Services

Charles Newman, Ed.D.
Assistant Superintendent
Educational Services

Kirk Skorpanich
Assistant Superintendent
Human Resources

Joseph Williams
Executive Director
Technology

December 9, 2020

To Whom It May Concern:

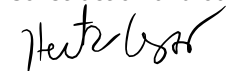
Our District has had the privilege of working with Neff Construction for the past 11 years as they have provided Construction Management Services to our District on a wide range of unique and important capital facility projects. Neff Construction is currently constructing our new \$160 million Liberty High School Project, in addition to the many completed projects that have been successfully completed.

During our time working with Neff Construction we have had the opportunity to work with Neff's leadership as well as their excellent team of extremely qualified project development and project management team. Neff's individual and collective skills have been of tremendous benefit to us during all phases of our projects. The projects that have been assigned to Neff Construction have been unique, challenging and anything but "typical"; each of these has required creative and innovative solutions - all within fairly stringent budgets which Neff has managed efficiently and professionally. We have admired and appreciated the expert perspective that they have brought to us on each project and they have worked extremely well with our constituents during project development and construction.

Our District's Facilities Improvement Program functions with the expectation that all of our consultants must be "team players" and consistently work within a collaborative and partnering environment. Neff Construction epitomizes what we are seeking from our business partners. Neff's expertise has consistently saved Perris Union High School District (PUHSD) important resources, not only in time but also in budget. Neff has recognized that every capital facility project is likely to involve unexpected challenges; they never shy away from any issue and are always there to help develop cost effective and schedule sensitive solutions with, and for us.

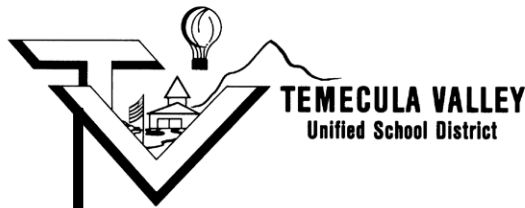
I especially appreciate the attitude and respect that Neff shows to our maintenance, facilities and technology staff members. They are always eager to involve them in the planning, design and construction process. I would say that Neff staff takes the worry out of project development and construction from our Facilities Staff.

It is with pleasure that I strongly recommend Neff Construction for your consideration as an outstanding Construction Management Firm that specializes in the development of high quality educational projects. Please, don't hesitate to contact me if I can provide any additional information regarding Neff Construction and our experiences with their firm.



Hector Gonzalez
Director of Facilities
Perris Union High School District
Email: Hector.Gonzalez@puhsd.org
Office: 951-943-6369 Ext. 80274

Board of Trustees: Dr. Jose Luis Araux - Dr. Randall Freeman - David G. Nelissen - Anthony T. Stafford, Sr. - Elizabeth Vallejo



SUPERINTENDENT

Dr. Jodi McClay

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Sandra Hinkson

Dr. Kristi Rutz-Robbins

December 8, 2020

SUBJECT: Letter of Recommendation for Neff Construction

To Whom It May Concern:

I have worked with Neff Construction for nearly twenty years, both at Riverside Unified School District, and most recently at Temecula Valley Unified School District. Neff Construction has worked on a variety of projects for my districts during that time, including new campuses, athletic facilities and several modernization projects.

One of Neff's many strengths is their clear understanding of the preconstruction phase of the project. They go the extra mile in researching as-builts, tracing existing underground utilities and working closely with facilities and maintenance staff as well as design professionals to ensure the best possible documents are produced to meet the district's goals for the project. Neff has demonstrated an understanding of current market conditions and has a history of providing accurate estimates and logical construction schedules.

Neff Construction has a team of experienced construction professionals. They have always provided qualified construction administration project managers, and superintendents for my projects. At the conclusion of a recent extensive elementary school modernization and reconstruction project, the Temecula Valley School Board recognized Neff's project superintendent for the excellent job he did on an important and challenging project.

I also appreciate Neff's dedication to staying abreast of developments in school district facilities requirements and proactively providing solutions to potential issues. In short, I would recommend Neff Construction on any type of K-12 school project you may be contemplating.

Please feel free to contact me if you have any questions regarding Neff Construction and the level of service they provide.

Sincerely,



Janet Dixon
Director of Facilities Development

31350 Rancho Vista Road / Temecula, CA 92592 / (951) 676-2661



GARDEN GROVE UNIFIED SCHOOL DISTRICT

10331 Stanford Avenue • Garden Grove, California 92840-6353
Phone: (714) 663-6000 • Fax: (714) 663-6100

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SUPERINTENDENT

Gabriela Mafi, Ed.D.

May 1, 2022

To Whom It May Concern:

I'm writing to extend my highest recommendation for Neff Construction, a dedicated and extremely capable construction company whom I've had the pleasure to work with on more than several school facilities projects over the years.

As Director of Facilities at Garden Grove Unified School District, I have personally directed the work of more than two dozen construction companies of varying sizes and capabilities over the years in the construction of new school buildings and modernization of existing facilities. I rank Neff among the very top in terms of ability, field knowledge, resources, reliability, and professionalism.

Neff has stepped up at critical times to meet extremely tight construction schedules without sacrificing quality or workmanship. Their preconstruction activities, particularly on the Seismic Replacement projects at La Quinta H.S. and Pacifica H.S. were detailed as they identified potential problems well in advance. What I appreciate most about Neff is that they provided "best value" solutions to our issues.

Based on my successful experience with the committed team of professionals at Neff, I highly recommend them for any of your school facilities projects. Their performance and exceptional service have earned my respect and sincere thanks.

Please feel free to call me at 714-663-6362 if you would like additional information about Neff Construction and their past performance on specific projects.

Sincerely,



Jerry Hills
Director of Facilities
Garden Grove Unified School District



DEPARTMENT NAME

25634 Alessandro Blvd.
Moreno Valley, CA 92553
951-571-7500
www.mvusd.net

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Chief Business Official

*The mission of Moreno Valley
Unified School District is to
ensure all students graduate
high school prepared to
successfully enter into higher
education and/or pursue a
viable career path.*

11 December 2020

Re: Letter of Reference for Neff Construction

To whom it may concern,

Having worked with Neff Construction for many decades, building new schools, additions, and modernization projects under design-bid-build, CM multi-prime, and lease-leaseback delivery, I can recommend their services without hesitation. Their pre-construction approach is outstanding, working collaboratively with all of the leading architects in the industry to maximize value and provide accurate estimates. Their constructability comments are insightful and have proven to minimize change orders. From the minute you engage any of their teams, the focus is consistently on schedule, budget, quality control, and safety.

The credibility and accuracy of their managerial and accounting systems is second to none, assuring all members of the project team stay motivated and on task. I have been especially impressed by how they have managed their internal teams and construction sites through the COVID-19 pandemic, following all of the CDC and County Health Department guidelines with strict procedures. Their field staff are seasoned professionals who have the authority and control to run every aspect of a project. Their senior management is very hands-on, accessible, and with you every step of the way. Everyone on their team are nice people who make the process fun and enjoyable!

Again, I would highly recommend Neff Construction for any of your capital program and project needs. Please feel free to call me to discuss more specific details at any time.

Sincerely,

John S. Nichols, RA
Facilities Planner
(909)418-4376.



Office of the Business Services Administrator
2425 Webster Ave., Long Beach, CA 90810
(562) 997-7570

July 15, 2022

To Whom it May Concern:

Neff Construction Inc. has been working in the Long Beach Unified School District – Modernization program since 2016. During that time, I have found Neff Construction to provide highly skilled construction services that are reliable, conscientious, customer focused. Neff Construction has shown a willingness to go above and beyond to satisfy the needs of the project and owner.

Since 2016, the Long Beach Unified School District has used Neff Construction for Lease Lease-Back Services, General Contracting Services, and Construction Management Services. Neff has consistently delivered exceptional customer service with the highest level of workmanship, attention to detail and quality along with a focus on professionalism. Neff has shown an ability to perform with very tight schedules and under the highest of visibility.

I have found it a pleasure to work with Neff Construction and would recommend them for future projects within our organization.

Sincerely,



Alan Reising – Business Services Administrator
 Long Beach Unified School District
 2425 Webster Ave.
 Long Beach, CA 90810
 562-997-7570
areising@lbschools.net

*LIST OF PROJECT SUBCONTRACTORS AND CONSULTANTS***LA QUINTA HIGH SCHOOL SEISMIC REPLACEMENT - GGUSD Q**

Title	Vendor
Demolition & Abatement	Lee & Stires, Inc.
Earthwork	Lee & Stires, Inc.
Landscaping	Pierre Landscape, Inc.
Building Concrete	Inland Building Construction Cos., Inc.
Site Concrete	Neff Construction, Inc.
Asphalt Paving	Ben's Asphalt, Inc.
Fencing	Alcorn Fence Company
Structural Steel	KCB Towers, Inc.
Rough Carpentry	Tomahawk Builders, Inc.
Gypsum & Plaster	Caston, Inc.
Casework	David M. Bertino Manufacturing, Inc.
Roofing	Letner Roofing Company
Sheet Metal	United Contractors
Glass & Glazing	E & R Glass Contractors, Inc.
Ceramic Tile	Charles McCandless Tile Contractor
Acoustical	CG Acoustics, Inc.
Flooring	Continental Flooring, Inc.
Painting	J.L. Cobb Painting & Construction
Specialties	Inland Building Construction Cos., Inc.
HVAC	ACH Mechanical Contractors, Inc.
Plumbing	Pro-Craft Construction, Inc.
Electrical	Daniel's Electrical Construction Co.
Fire Sprinklers	Daart Engineering Company, Inc.
Doors & Hardware	Montgomery Hardware Company
Kitchen Equipment	TriMark Orange County
Final Cleaning	Rendy's Cleaning Service
Surveying	Eadson & Associates, Inc.
Surveying	J&B Engineers, Surveyors
Street Sweeping	Bill's Sweeping Services, LLC
SWPPP	CLM Professional Services

*LIST OF PROJECT SUBCONTRACTORS AND CONSULTANTS***PACIFICA HIGH SCHOOL SEISMIC REPLACEMENT - GGUSD**

Title	Vendor
Demolition & Abatement	J.L. Cobb Painting & Construction
Earthwork	McKenna General Engineering, Inc.
Earthwork	Crew, Inc.
Landscaping	Pierre Landscape, Inc.
Concrete	Inland Building Construction Cos., Inc.
Site Concrete	Neff Construction, Inc.
Asphalt	Ben's Asphalt, Inc.
Fencing	Crown Fence Company
Structural Steel	KCB Towers, Inc.
Rough Carpentry	Tomahawk Builders, Inc.
Gypsum & Plaster	Caston, Inc.
Casework	David M. Bertino Manufacturing, Inc.
Roofing	Letner Roofing Company
Sheet Metal	United Contractors
Glass & Glazing	E & R Glass Contractors, Inc.
Ceramic Tile	Charles McCandless Tile Contractor
Acoustical	Preferred Ceilings, Inc.
Flooring	Continental Flooring, Inc.
Painting	J.L. Cobb Painting & Construction
Specialties	Inland Building Construction Cos., Inc.
HVAC	ACH Mechanical Contractors, Inc.
Plumbing	Pro-Craft Construction, Inc.
Electrical	RDM Electric Company, Inc.
Fire Sprinklers	Daart Engineering Company, Inc.
Doors & Hardware	Montgomery Hardware Company
Kitchen Equipment	TriMark Orange County
Final Cleaning	Rendy's Cleaning Service
Surveying	Eadson & Associates, Inc.
Surveying	J&B Engineers, Surveyors
SWPPP	CLM Professional Services

*LIST OF PROJECT SUBCONTRACTORS AND CONSULTANTS***E-STEM ACADEMY @ ROOSEVELT HIGH SCHOOL - CNUSD**

Title	Vendor
Landscaping	Pierre Landscape, Inc.
Concrete	Inland Building Construction Cos., Inc.
Fencing	Alcorn Fence Company
Masonry	Winegardner Masonry, Inc.
Structural Steel	Columbia Steel, Inc.
Gypsum & Plaster	Caston, Inc.
Casework	Stolo Cabinets, Inc.
Roofing	Letner Roofing Company
Sheet Metal	Letner Roofing Company
Metal Wall Panels	Letner Roofing Company
Glass & Glazing	Perfection Glass, Inc.
Ceramic Tile	Premier Tile & Marble
Acoustical	Elljay Acoustics, Inc.
Flooring	Continental Flooring, Inc.
Painting	Simmons & Wood, Inc.
Specialties	Inland Building Construction Cos., Inc.
Specialty Systems	RVH Constructors, Inc.
HVAC	Couts Heating & Cooling, Inc.
Plumbing	Empyrean Plumbing, Inc.
Electrical	Rancho Pacific Electric, Inc.
Fire Sprinklers	J.G. Tate Fire Protection Systems, Inc.
Doors & Hardware	Inland Building Construction Cos., Inc.
Kitchen Equipment	Kamran and Company, Inc.
Site Plumbing Utilities	Kerns, Inc.
On/Offsite Parking/Street Impr	Lee & Stires, Inc.
Offsite Traffic Signal	Bravo Concrete Construction Services, Inc.
Container Relocation	R. Jensen Company
Fire Suppression System	EMF Fire Solution
Guardrail High Performance Coa	Streamline Painting, Inc.
Repair Irrigation Mainline	Kerns, Inc.
Temporary Power	Power Plus
Railing	Craneveyor Corp.
Striping	Advantage Asphalt, Inc.
Surveying (Inc. 3)	J&B Engineers, Surveyors
Surveying	IMEG Corp.

*LIST OF PROJECT SUBCONTRACTORS AND CONSULTANTS***GARDEN GROVE HIGH SCHOOL MODERNIZATION - GGUSD**

Title	Vendor
Surveying	J&B Engineers, Surveyors
Earthwork & Demo	McKenna General Engineering, Inc.
Soil Cement Treatment	Pavement Recycling Systems, Inc.
Concrete	Neff Construction, Inc.
Asphalt Paving	Ben's Asphalt, Inc.
Fencing	Wolverine Fence Company, Inc.
Masonry	Masonry Concepts, Inc.
Structural Steel	Columbia Steel, Inc.
Rough Carpentry	Neff Construction, Inc.
Gypsum & Plaster	Caston, Inc.
Casework	K & Z Cabinet Company, Inc.
Roofing & Sheet Metal	Bell Roof Company
Glass & Glazing	E & R Glass Contractors, Inc.
Ceramic Tile	Charles McCandless Tile Contractor
Painting	Streamline Painting, Inc.
Specialties	Inland Building Construction Cos., Inc.
Flagpole	Southern California Flagpole, Inc.
HVAC	ACH Mechanical Contractors, Inc.
Plumbing	Pro-Craft Construction, Inc.
Electrical	R.I.S. Electrical Contractors, Inc.
Doors & Hardware	Montgomery Hardware Company
Stadium Track & Field	Byrom-Davey, Inc.
Stadium Grandstands	Southern Bleacher Company, Inc.
Landscape	Marina Landscape, Inc.
Tennis Court Surfacing	Taylor Tennis Courts, Inc.

*LIST OF PROJECT SUBCONTRACTORS AND CONSULTANTS***PHILISTINE RONDO SCHOOL OF DISCOVERY - CNUSD**

Title Vendor	
	SWPPP CLM PROFESSIONAL SERVICES
00a -Stone Columns	HAYWARD BAKER, INC.
Surveying	J & B ENGINEERS, SURVEYORS
Street Sweeping	KELLAR SWEEPING, INC.
23 - Site Plumbing Utilities	KERNS, INC. A CALIFORNIA CORPORATION
01 - Earthwork & Demo	LEE & STIRES, INC.
33 - Site Electrical	RANCHO PACIFIC ELECTRIC, INC.
00 - Abatement	T3 CONTRACTORS, INC.
031.1 - Retaining Wall	W.D. GOTT CONSTRUCTION CO.
3b - Fencing	ALCORN FENCE COMPANY
7 - Gypsum & Plaster	CASTON, INC.
05 - Structural Steel	COLUMBIA STEEL, INC.
12- Ceramic Tile	CONTINENTAL MARBLE AND TILE COMPANY
17-HVAC	DESERT AIR CONDITIONING, INC.
14- Flooring	DONALD M. HOOVER, CO.
11 - Glass & Glazing	E & R GLASS CONTRACTORS, INC.
21 - Doors & Hardware	EJ ENTERPRISES
19 - Electrical	F.E.C. ELECTRIC, INC.
18 - Plumbing	JPI DEVELOPMENT GROUP, INC.
20 - Fire & Sprinklers	JPI DEVELOPMENT GROUP, INC.
04-Masonry	KRETSCHMAR & SMITH, INC.
09- Roofing	LETNER ROOFING CO.
02 - Landscaping	MARINA LANDSCAPE, INC.
06 - Rough Carpentry	NEFF CONSTRUCTION, INC.
16 - Specialties	RVH CONSTRUCTORS, INC.
13 - Acoustical	SOUTHCOAST ACOUSTICAL INTERIORS, INC
08 - Casework	STOLO CABINETS, INC
15 - Painting	STREAMLINE PAINTING, INC.
10 - Sheet Metal	UNITED CONTRACTORS
03 - Concrete	W.D. GOTT CONSTRUCTION CO.
	SWPPP CLM PROFESSIONAL SERVICES
Surveying	J & B SURVEYORS



HIGH SCHOOL PERFORMING ARTS C

NEFF
CONSTRUCTION INC.
EST. 1974

Neff Construction, Inc.
1701 S. Bon View Avenue
Ontario, CA 91761
909.947.3768
www.neffcon.com

Update your information with D-U-N-S® Manager

Report as of: 08-15-2022

NEFF CONSTRUCTION, INC.

ACTIVE SINGLE LOCATION

Address: 1701 S Bon View Unit 104, Ontario, CA, 91761, UNITED STATES

Alerts:

Risk Assessment

D&B GUIDANCE

Overall Business Risk



Dun & Bradstreet Thinks...

- Overall assessment of this company: **STABILITY CONCERNS**
- Based on the perceived sustainability of this company: **MODERATELY-HIGHER-THAN-AVERAGE-RISK-OF-DISCONTINUED-OPERATIONS-OR-BUSINESS-INACTIVITY**
- Based on the payment behavior of this company: **LOW-POTENTIAL-FOR-SEVERELY-DELINQUENT-PAYMENTS**

Maximum Credit Recommendation

US\$ 180,000

The recommended limit is based on a low probability of severe delinquency.

77

Low Risk (100)

Based on a D&B PAYDEX® Score of 77

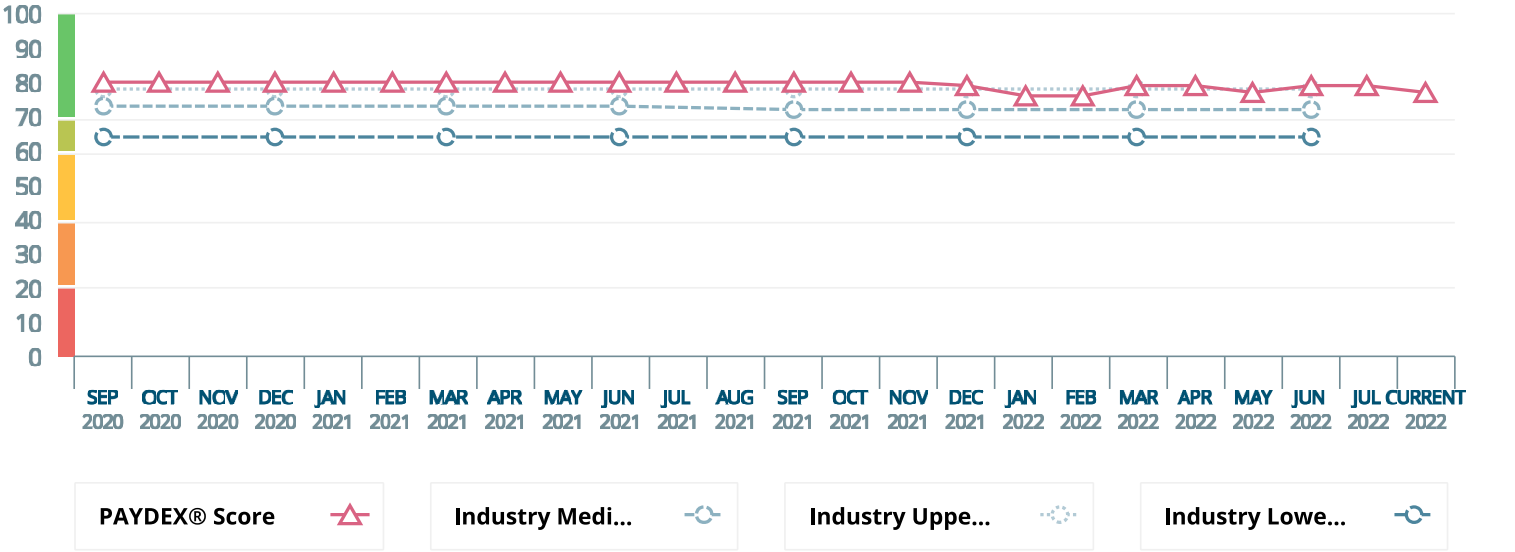
Risk of Slow Pay

Low

Payment Behavior

5 Days Beyond Terms

Business and Industry Trends



Understand My Score

Payment History

Total Last 24 Months: 23

View All

Date of Experience	Payment Status	Selling Terms	High Credit (US\$)	Now Owes (US\$)	Past Due (US\$)	Months Since Last Sale
07/22	Pays Prompt to Slow 60+	-	20,000	500	0	1
07/22	Pays Promptly	-	100	50	0	1
07/22	Pays Promptly	-	100	0	0	Between 4 and 5 Months
07/22	Pays Promptly	-	100	100	0	1
07/22	Pays Promptly	-	100	100	0	1

KEYS

PAYDEX®	Payment Practices
100	Anticipate
90	Discount
80	Prompt
70	15 Days Beyond Terms
60	22 Days Beyond Terms

50		30 Days Beyond Terms
40		60 Days Beyond Terms
30		90 Days Beyond Terms
20		120 Days Beyond Terms
1-19		Over 120 Days Beyond Terms
UN		Unavailable

DELINQUENCY PREDICTOR SCORE

88

Low Risk (100)

High Risk (1)

Based on a D&B Delinquency Predictor Percentile of 88

Score
572 --

Class
2

Factors Affecting Your Score:

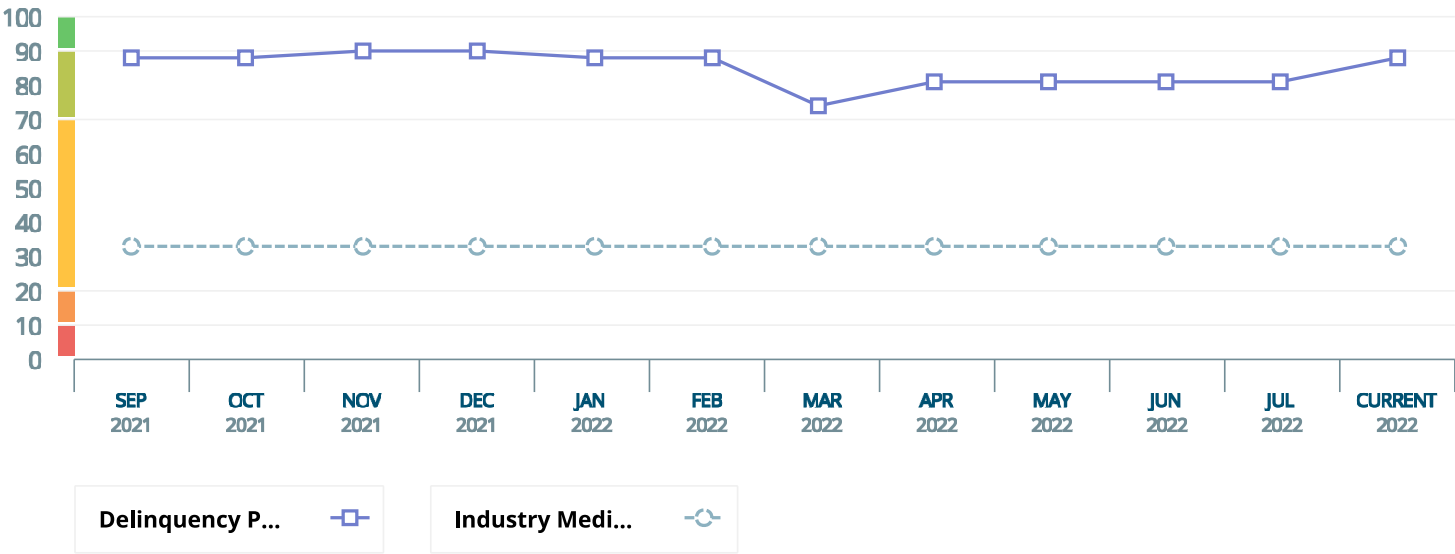
- Higher risk industry based on delinquency rates for this industry
- Evidence of open suits
- Proportion of slow payments in recent months

Level of risk
Low-Moderate

Probability of Delinquency
1.76%

Compared to Businesses in D&B Database
10.2%

Business and Industry Trends



FINANCIAL STRESS SCORE

88

Low Risk (100)

High Risk (1)

Based on a D&B Financial Stress Percentile of 88

Score
1548 ↓

Class
2

Factors Affecting Your Score:

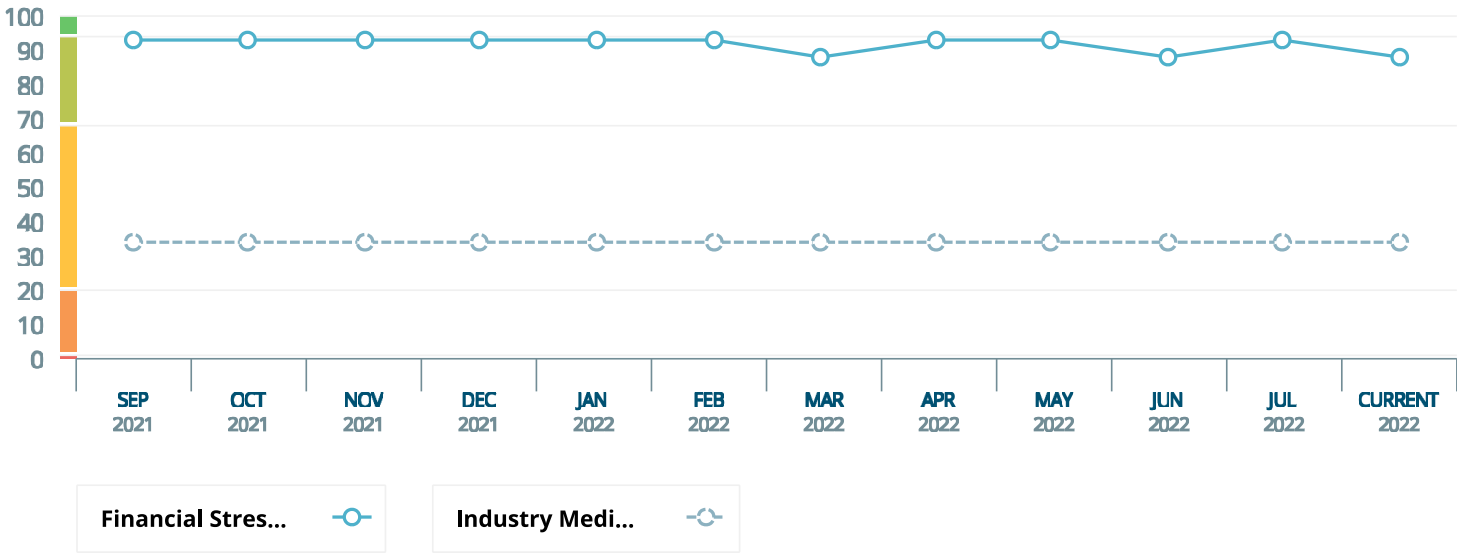
- Business does not own facilities
- Composite credit appraisal is rated fair
- Higher risk legal structure
- High proportion of past due balances to total amount owing

Level of risk
Low-Moderate

Probability of Failure
0.07%

Average Probability of Failure for Businesses
in D&B Database
0.48%

Business and Industry Trends



7

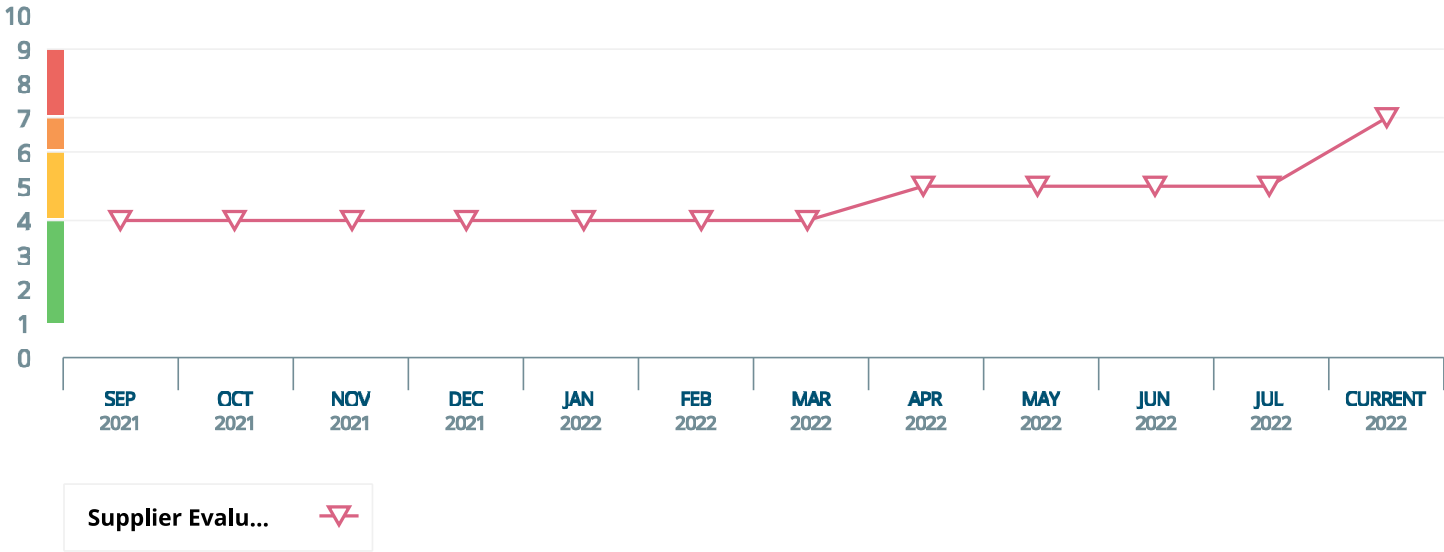
Low Risk (1)

High Risk (9)

Factors Affecting Your Score:

- Evidence of open suits
- Proportion of past due balances to total amount owing
- Business belongs to an industry with above average risk of ceasing operations or becoming inactive

Business and Industry Trends



D&B RATING

Current Rating as of 05-28-2013

Employee Size	Risk Indicator
1R:	3: Moderate Risk
10 employees and over	

Previous Rating

Employee Size	Risk Indicator
1R:10 employees and over	2: Low Risk

D&B VIABILITY RATING

Portfolio Comparison Score

7

Low Risk (1)

High Risk (9)

Level of risk

Moderate-High

Rating Confidence Level

Decision Support

Probability of becoming no longer viable

7%

Percentage of businesses ranked with this score

14%

Average probability of becoming no longer viable

5%

Viability Score

5

Low Risk(1)

High Risk (9)

Level of risk

Low

Probability of becoming no longer viable

7%

Percentage of businesses ranked with this score

14%

Average probability of becoming no longer viable

14%

Data Depth Indicator

C

Predictive (A)

Descriptive (G)

- Rich

Firmographics

- Extensive Commercial Trading Activity
- No Financial Attributes

Company Profile

G	Financial Data	Trade Payments	Company Size	Years in Business

	Not Available	Available	Large	Established
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Compared to ALL US Businesses within the D&B Database:

- Financial Data : Not Available
- Trade Payments : Available: 3+Trade
- Company Size : Large: Employees:50+ or Sales: \$500K+
- Years in Business : Established: 5+

Trade Payments

TRADE PAYMENTS SUMMARY		
<div>Overall Payment Behavior</div> <div>5</div> <div>Days Beyond Terms</div> <div>Highest Now Owing:</div> <div>US\$ 30,000</div>	<div>% of Trade Within Terms</div> <div>94%</div> <div>Total Trade Experiences:</div> <div>23</div> <div>Largest High Credit:</div> <div>US\$ 35,000</div> <div>Average High Credit:</div> <div>US\$ 7,534</div>	<div>Highest Past Due</div> <div>US\$ 0</div> <div>Total Unfavorable Comments :</div> <div>0</div> <div>Largest High Credit:</div> <div>US\$ 0</div> <div>Total Placed in Collections:</div> <div>0</div> <div>Largest High Credit:</div> <div>US\$ 0</div>

TRADE PAYMENTS BY CREDIT EXTENDED		
Range of Credit Extended (US\$)	Number of Payment Experiences	% Within Terms
OVER 100,000	0	0
50,000 - 100,000	0	0
15,000 - 49,999	5	91
5,000 - 14,999	3	100
1,000 - 4,999	3	58
UNDER 1,000	8	100

TRADE PAYMENTS BY INDUSTRY			
Industry Category	▲ Number of Payment Experiences	▼ Largest High Credit (US\$)	▼ % Within Terms (Expand to View) ▼
▼ 48 - Communications	6	5,000	
▼ 4812 - Radiotelephone commun	1	5,000	100
▼ 4813 - Telephone communictns	5	1,000	100
▼ 50 - Wholesale Trade - Durable Goods	3	20,000	
▼ 5031 - Whol lumber/millwork	1	20,000	50
▼ 5084 - Whol industrial equip	1	2,500	100
▼ 5085 - Whol industrial suppl	1	0	0
▼ 51 - Wholesale Trade - Nondurable Goods	2	750	
▼ 5112 - Whol office supplies	1	750	100
▼ 5113 - Whol service paper	1	100	100
▼ 52 - Building Materials Hardware Garden Supply and Mobile Home Dealers	1	7,500	
▼ 5211 - Ret building material	1	7,500	100
▼ 60 - Depository Institutions	4	25,000	
▼ 6021 - Natnl commercial bank	3	25,000	100
▼ 6022 - State commercial bank	1	2,500	0
▼ 61 - Nondepository Credit Institutions	1	15,000	
▼ 6153 - Short-trm busn credit	1	15,000	100
▼ 73 - Business Services	2	35,000	
▼ 7389 - Misc business service	2	35,000	100
▼ 99 - Nonclassifiable Establishments	1	7,500	
▼ 9999 - Nonclassified	1	7,500	100

TRADE LINES							Dispute Payments
Date of Experience	▼ Payment Status	▼ Selling Terms	▼	High Credit (US\$) ▼	Now Owes (US\$) ▼	Past Due (US\$) ▼	Months Since Last Sale ▼

Date of Experience	Payment Status	Selling Terms	High Credit (US\$)	Now Owes (US\$)	Past Due (US\$)	Months Since Last Sale
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07/22	Pays Promptly	-	100	0	0	Between 4 and 5 Months
07/22	Pays Promptly	-	100	100	0	1
07/22	Pays Promptly	-	100	100	0	1
07/22	Pays Promptly	-	250	100	0	1
07/22	Pays Promptly	-	250	0	0	1
07/22	Pays Promptly	-	500	500	0	1
07/22	Pays Promptly	N30	750	0	0	Between 4 and 5 Months
07/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
07/22	Pays Promptly	-	2,500	750	0	1
07/22	Pays Promptly	-	7,500	5,000	0	1
07/22	Pays Promptly	-	15,000	5,000	0	1
07/22	Pays Promptly	-	20,000	100	0	1
07/22	Pays Promptly	-	25,000	20,000	0	1
07/22	Pays Promptly	-	35,000	30,000	0	1
06/22	Pays Promptly	-	5,000	5,000	0	1
02/22	-	Cash account	250	-	-	1
02/22	-	Cash account	250	-	-	1
01/22	Pays Slow 30+	-	2,500	0	0	Between 6 and 12 Months
10/21	-	Cash account	100	-	-	1
12/20	Pays Promptly	N30	0	0	0	Between 6 and 12 Months
08/20	Pays Promptly	-	7,500	0	0	Between 6 and 12 Months

Legal Events

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

Judgments	Liens	Suits	UCC Filings
0	0	1	0
Latest Filing: -	Latest Filing: -	Latest Filing: 02-01-2017	Latest Filing: -

EVENTS	
Suit	Dispute Suit
Filing Date	02-01-2017
Filing Number	2017900656CJC
Status	Pending
Date Status Attained	02-01-2017
Received Date	02-24-2017
Amount	\$5,000.00
Plaintiffs	D & M PAINTING INC
Defendant	NEFF CONSTRUCTION INC
Court	ORANGE COUNTY SMALL CLAIMS COURT/SANTA ANA, SANTA ANA, CA

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