



**Newport-Mesa**  
Unified School District

# NEWPORT-MESA UNIFIED SCHOOL DISTRICT

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

FEBRUARY 22, 2021



**SUBMITTED BY:**

**CALIFORNIA CONSTRUCTION MANAGEMENT, INC.**

John McGrew, Principal-In-Charge  
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# SECTION 3.1 - BUSINESS PROFILE





# BUSINESS PROFILE

## CALIFORNIA CONSTRUCTION MANAGEMENT

### BRIEF HISTORY

California Construction Management, Inc. (CCM) is a professional construction and capital program management firm, serving the California educational sector exclusively. Since its founding in 2004, the firm has earned a stellar record of performance on projects as small as \$500K and programs as large as \$650 Million by using a proven, flexible approach to meeting the unique needs of every client. Our record for cost control, on-time delivery and accountability is unsurpassed. Moreover, our record of success in maintaining long, mutually supportive relationships bears testimony to the trust and confidence CCM develops with our clients.

### OWNERSHIP STRUCTURE

CCM's owners include John McGrew, President of CCM, who has a combined project experience of multi-Billion dollars in quality K-14 facilities. Our leadership team offers 30+ years of qualifiable experience on all types of projects utilizing various delivery methods. To ensure the highest level of performance, each project has the executive oversight of a senior executive who ensures that the goals of our client are achieved in the most efficient and cost-effective manner.

### COMPETENT & EXPERIENCED

Managing complex, public school construction projects requires personnel with a firm foundation working within the construction industry. John McGrew is a licensed general contractor and an expert in educational planning, design and construction, having centered his career on providing communities across the state with high quality educational facilities.

Our Project Executive, Sr. Project Managers, Superintendents, and Project Controls staff are all seasoned K-12 construction professionals who will add tremendous value to the successful construction of your projects. Their experience in various delivery methods, especially Multi-Prime delivery, will ensure that any task assigned to us will result in a highly successful project that is built on a collaborative relationship between our team members, the District, other consultants and contractors, as well as the faculty and students.

Our top commitment is to serve the students and residents of the District by helping to ensure that your tax and bond dollars are spent as effectively as possible: planning, designing, building and equipping a facility that will help students be prepared to meet the challenges of our increasingly complex world. Additionally, we will measure ourselves on how we live our core values; pushing the envelope on local participation in the projects themselves—local vendors, suppliers, contractors, and consultants to the program— and in doing so, bringing the value of that work back into the community as an economic engine.



#### COMPANY NAME:

California Construction Management Inc.

#### CA BUSINESS LICENSE:

California Corporation #C2575615  
Federal Tax ID: 20-0826779

#### CSLB CONTRACTORS LICENSE NO.

B-840209

#### OFFICE LOCATION:

473 E. Carnegie Drive, Suite 260  
San Bernardino, CA 92408

#### NO. OF EMPLOYEES:

35 Professionals

#### YEARS IN BUSINESS

15 Years

#### TELEPHONE/FAXES:

Office: (909) 944-3366  
Fax: (909) 944-3335

#### WEBSITE:

[www.califcm.com](http://www.califcm.com)

#### MAIN CONTACT:

John McGrew  
Principal-In-Charge  
P: (909) 801-9291  
E: [jmcgrew@califcm.com](mailto:jmcgrew@califcm.com)

#### TAX ID & CA BUSINESS LICENSE

California #C2575615  
Federal Tax Id: 20-0826779

#### TYPE OF ORGANIZATION:

Corporation





# BACKGROUND OF ASSIGNED PERSONNEL

NAME	PROPOSED ROLE	EXPERIENCE WITH VARIOUS DELIVERY METHODS				PRIMARY CONTACT
		LLB	DBB	DB	CMMP	
John McGrew	Principal in Charge	✓	✓	✓	✓	✓
Thomas Fakner, CCM	Project Executive	✓	✓	✓	✓	
Nick McGrew, PMP	Senior Project Manager	✓	✓	✓	✓	
Rafael Parra	Senior Project Manager	✓	✓	✓	✓	
Thomas Valdez	Project Manager	✓	✓	✓	✓	
Marvin Reyes	Sr. Construction Manager	✓	✓	✓	✓	
Albert Ortega	Sr. Construction Manager	✓	✓	✓	✓	
Steve Easterling	Field Superintendent	✓	✓	✓	✓	
Gary Gardner	Field Superintendent & Constructability Review/ Value Engineering Lead	✓	✓	✓	✓	
Andy Anderson, AIA	Design Manager & DSA Coordinator	✓	✓	✓	✓	
Michael Vega	Project Controls Manager (Scheduling & Estimating)	✓	✓	✓	✓	
Antoinette Crider	Communications/Outreach Manager	✓	✓	✓	✓	

**John McGrew**, Executive VP for CCM, is a fourth generation general contractor with a lifetime of experience in contracting and construction management. In his role as **Principal-in-Charge**, he will assure that the roles and responsibility expectations are exceeded and will assign resources to the District's projects as required.

**Thomas Fakner** will serve as **Project Executive**. Mr. Fakner will serve as liaison to the team and all key project and community stakeholders. He will assure that the roles and responsibility expectations are not only met, but exceeded. Mr. Fakner has 30 years of program and construction management experience. With nearly three decades of service dedicated to public facilities construction, he has provided leadership and key management guidance to a wide variety and range of construction programs and projects. Mr. Fakner has extensive experience in the Multi-Prime, Lease-Leaseback, and Design-Build delivery methods in addition to the traditional Design-Bid-Build.

**Nick McGrew** will serve as **Sr. Project Manager**. He will be working closely with

the architects and prime trade contractors to ensure adherence to design standards, manage project scope, budget and schedule. Mr. McGrew has extensive experience managing large, complex lease-leaseback and multi-prime school construction projects with over 25 prime contractors and has the necessary skills and experience to deliver a successful project.

**Rafael Parra** brings nearly 30 years of relevant K-12 renovation and modernization experience, having served as Director of Design and Construction for San Francisco USD, Program Manager for Oakland USD, and Program Director for Eastside Union High School District. He will serve as the **Sr. Project Manager** overseeing all aspects of our projects, assisting the team in design and project development, developing and monitoring the schedule, establishing and monitoring budgets, construction supervision and DSA coordination.

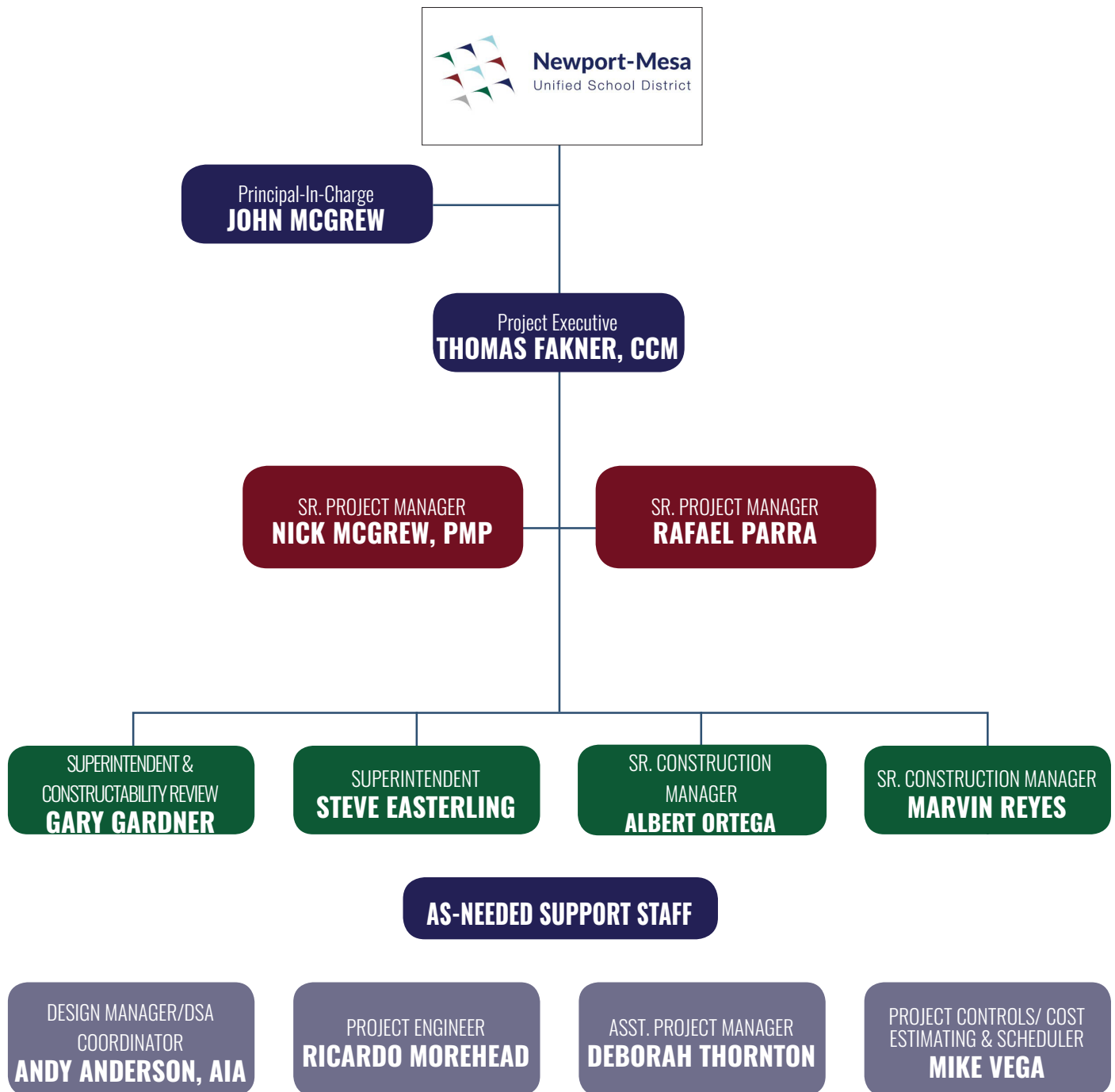
**Marvin Reyes** will be our **Sr. Construction Manager**. Mr. Reyes has nearly 20 years of direct K-12 construction management experience, having served as Sr. CM/PM at such K-12 districts as Los Angeles USD

and San Diego USD. Mr. Reyes will provide field observation and work directly with contractors and the design team to serve as the District's field representative on our projects.

**Steve Easterling, Field Superintendent**, holds a B.S. in Civil Engineering and has successfully managed the field operations on over \$310M of modernization and new construction projects in the educational sector. As Superintendent, Construction Manager, and Project Manager Steve has demonstrated expertise with scheduling, change order management, coordination of trade contractors and construction activities, field management and safety monitoring.

Lastly, a project team isn't complete without a project **Cost Estimator** and **Scheduler**. We have **Michael Vega**, who is an expert at providing project controls for K-12 construction. Michael will provide reporting via Earned Value Analysis. Additionally, Mr. Vega will oversee all project scheduling and activities with the project team and help ensure a timely delivery of projects, milestones, and deadlines.

## California Construction Management, Inc. Organizational Chart



## PRINCIPAL-IN-CHARGE

*JOHN McGREW*

20+

YEARS OF K-14 EXPERIENCE

100%

AVAILABLE WITHIN THE NEXT 12 MONTHS

200+

TOTAL K-14 PROJECTS

\$2.5B+

COMBINED CONSTRUCTION PROJECT EXPERIENCE

*Relevant Experience, K-14 School Renovation Programs*

John is a fourth-generation General Contractor with a lifetime of experience in construction. He is currently a Principal with CCM and has been an integral part of the company since its inception. He has served as Program/Project Executive for over \$2.5 billion in major construction programs for six different K-14 school districts in California, and has provided comprehensive construction and project management services for nine different school districts.

John has spent the last 20 years as an Executive and Principal- In-Charge in the public education sector. His breadth of experience brings in-depth experience to clients that complement a district's mission of student success by providing new construction, renovation, addition and modernization projects to successful completion.

## RELEVANT EXPERIENCE

- MEASURE E, FREMONT USD, FREMONT, CA
- MEASURE BB, SANTA MONICA USD, SANTA MONICA, CA
- MEASURE A, PLACENTIA YORBA LINDA USD, YORBA LINDA, CA
- VARIOUS NEW AND MODERNIZATION, SAN BERNARDINO CITY USD, SAN BERNARDINO, CA
- VARIOUS NEW AND MODERNIZATION, OXNARD UNION HIGH SCHOOL DISTRICT, OXNARD, CA
- VARIOUS NEW AND MODERNIZATION, BRIGGS ELEMENTARY SCHOOL DISTRICT, SANTA PAULA, CA
- MEASURE P, PALO VERDE COMMUNITY COLLEGE DISTRICT, BLYTHE, CA
- RESCUE CHINO CAMPUS PROJECT, CHAFFEY COMMUNITY COLLEGE DISTRICT, CHINO, CA
- MEASURE JJ, VICTOR VALLEY COMMUNITY COLLEGE DISTRICT, VICTORVILLE, CA
- MEASURE P, SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

*Key Personnel Highlights*

## EDUCATION

BSCE, Civil Engineering, *Parson College, Fairfield, IA*

## CERTIFICATIONS

Licensed General Contractor, California. B827423 Previously Licensed in Texas, Nevada, and Florida

## KEY QUALIFICATIONS

Executive Oversight of Program / Project, Construction Management, Design through Construction

Executive and Agency Liaison. (DSA, OPSC, CDE, State, County & City)

Expert in Program/Project Funding, Budgeting & Financial Monitoring

Highly Skilled in Strategy for Project Delivery, Contracts & Market Conditions



## PROJECT EXECUTIVE

*Thomas J. Fakner, CCM*

30+

YEARS OF K-14  
EXPERIENCE

100%

AVAILABLE WITHIN THE  
NEXT 12 MONTHS

30+

TOTAL K-14 PROJECTS

\$1B+

COMBINED CONSTRUCTION  
PROJECT EXPERIENCE*Relevant Experience, K-14 Public School Construction*

Mr. Thomas J Fakner, CCM, Certified Construction Manager, has extensive program and project construction management experience. He has assisted Clients in the development of healthcare, public works, Federal, and educational institution projects. His Leadership qualities structure synergized Teams that effectively delivered program objectives and goals successfully. Thomas has been involved in many award-winning projects, such as Kennedy Center in Washington, DC; Inova Hospital in Alexandria, Virginia; the Baltimore Washington International Airport; Monterey County Government Center, and Mercy Medical Center Acute Care Healthcare Campus in Merced and the Bay Area Headquarters Authority in San Francisco, California.

## RELEVANT EXPERIENCE:

**County of Santa Cruz – Deputy Director General Service Department (September 2019 to Present)**

Primary responsibility is for the Division of Facilities Maintenance & Project Operations and Division of Custodial Services with a combined Staffing of 55.

**Vanir Construction Management – Director of Construction Operations (March 2017 to September 2019)**

Responsible for client management; business development; project development and management. Primary project types were Healthcare; Community College; and K12.

**Swinerton Assigned Projects – Sr. Project Manager (2015 to 2017)**

- East Side Union High School District San Jose, CA – (Value \$12M) Responsible for the District Wide HVAC Replacement Program and Switchgear Replacement Program to include the programming, planning, design, Bid, and construction phases. Specific responsibilities include program schedule development, update, and oversight; leading the programming of mechanical upgrades and the mechanical and electrical design teams; tracking DSA submissions; developing procurement packages for other support services; development of construction Bid Packages, managing Bond Measure program budgets, balancing relationships, communicating within the Districts Governance structure, coordinating with other site specific project teams.
- Historical Renovation and Seismic Retrofit – (Value \$7M); Life safety fire sprinkler system installation; accessibility upgrades; interior office improvements include new flooring, wall finishes, and casework; Exterior improvements include new roof parapets, roof replacement, exterior cleaning; Seismic retrofit includes 86 cored holes

*Key Personnel Highlights*

## EDUCATION:

MA, Public Administration and Urban Studies, University of Akron

BS, Civil Engineering, Youngstown State University

## CERTIFICATIONS:

- Certified Construction Manager (CCM), Construction Management Association of America (CMAA)
- Certified Disaster Inspector, Federal Emergency Management Agency
- Certified Healthcare Constructor, American Society for Healthcare Engineering

## LICENSES:

State of Idaho Public Works Project Construction Manager

## PROFESSIONAL AFFILIATIONS:

- Construction Management Association of America (CMAA)
- American Society for Healthcare Engineers (ASHE)
- California Society for Healthcare Engineering (CSHE)
- American Health Association
- LEAN Construction Institute
- Columbia Regional Hospital Engineers Association (CRHEA)

## TEACHING CREDENTIALS:

- Associate Professor UC Davis; Construction Management Dept
- CMAA “Standards of Practice” National Presenter “Quality and Program Management

## PROJECT EXECUTIVE

*THOMAS J. FAKNER, CCM*

through exterior walls from parapet to foundation.

- San Mateo Community College Campus District Skyline College Programming – (Value \$2.7M) Lead three (3) Architectural Teams to space plan, develop conceptual documents, create a demolition strategy, and generate a preliminary cost estimate for a (N) Environmental Sciences Building and Energy Management and Sustainable Technology Building and a Replacement Social Science and Creative Arts Building.

**Senior Project Manager – Grossmont District Hospital; La Mesa, CA. (Parsons Corporation)**

(Total Project Value \$464,000,000) Provide leadership and oversight of several projects that include a Central Energy Plant with Co-Generation; Renovations to the existing Acute Care Inpatient 8 Story East Tower; Site Infrastructure Improvements; and a New 3 Story Heart & Vascular Center with a connection Surgery Suite (Level One) and a program staff of over 25. Prime responsibility includes signature authority equivalent to the District CEO; Development and maintenance of relationships; Decisive assessments and solutions to surfacing issues relative to planning, design, entitlements, and construction; Restructuring of a Memorandum of Understanding between the District (Owner) and Operational Entity (End User); Financial Management of Bond draws; Change Management oversight; and contracts development and management.

**Senior Project Manager - Catholic Healthcare West, Mercy Medical Center Tower, Central Utility Plant, Medical Office Building, and Outpatient Ambulatory Surgery Center, Merced, CA. (Harris & Associates)**

(Total Project Cost \$267,000,000) Delivered under an “integrated” delivery model incorporating many design-build components as the project design was incrementally packaged and permitted for construction. Served as senior project manager for this program- a 185-bed eight-story hospital tower, central utility plant, and four-story, 66,000 SF medical office building that contained an outpatient ambulatory surgery center. This was an Architect lead integrated design-build delivery team. Each program phase involved varied consultants collaboratively engaging with the General Contractor and prime sub-contractors to develop, based upon performance criteria, the construction documents. Primary responsibilities included establishing and maintaining project controls, facilitating a programming effort, oversight of the design phase and preconstruction services management, contracts negotiation and management, oversight of cost management processes and staff, oversight of construction management processes and staff, risk management, closeout, and public relations and oversight of the program

**Project Manager - Eureka City School District, Modernization Program, Eureka, Ca. (Parsons Corporation)**

(Total Program \$68,000,000) within the school district. Responsibilities included developing bond capital program budget for 8 campuses; program space planning; performed build-ability and constructability reviews, back-checking design documents, bid phase activities, establish program construction management plan that contained critical execution component protocol, policy, and procedures.

**Project Manager - Monterey Peninsula Unified School District, Modernization Program, Monterey, Ca. (Parsons Corporation)**

(Total Program \$58,000,000) Responsibilities for 24 campuses included assisting with program management activities, performing construction document build-ability and constructability reviews, back-checking design documents, bid phase activities, preconstruction and construction phase activities, document control, quality assurance, cost control, and safety observations. Represented the district when interacting with team members during daily activities.

**Project Manager - University of Virginia, Renovations, Charlottesville, VA. (Kobane Construction Inc.)**

(Total Project Value \$25,000,000) Renovate a two-story administration structure.

## SR. PROJECT MANAGER

*NICK McGREW, PMP*

20+

YEARS OF K-14  
EXPERIENCE

100%

AVAILABLE WITHIN THE  
NEXT 12 MONTHS

30+

TOTAL K-14 PROJECTS

\$1B+

COMBINED CONSTRUCTION  
PROJECT EXPERIENCE*Relevant Experience, K-14 Public School Construction*

Mr. Nick McGrew is a seasoned construction professional with a proven record of successfully managing complex educational facility projects. Growing up in the construction industry, he has the unique perspective of both a contractor and owner. He is a well-respected team player who works closely with executives, staff, agencies, and contractors to meet all project deliverables. He exhibits excellent communication and presentation skills and has a talent for bringing people and creative ideas together. Mr. McGrew thrives in a challenging and complex environment and understands the nuances that come with working with various stakeholders. As a Senior Project Manager, Nick has the opportunity to utilize his training, experience and excellent analytical ability to lead his teams. He plans and implements districts capital projects by directing the associated programming and construction activities. He is exceptional at overseeing policy administration, scheduling and cost management. He coordinates the development of construction projects, methods and procedures and monitors them throughout the project lifecycle.

## RELEVANT EXPERIENCE:

**Oceanside Unified School District—Deputy Program Manager, \$195M Proposition H School Facility Improvement Program**

Provides oversight on all projects under Prop H. This includes managing a staff of CM's and assisting the Program Manager with the planning, budgeting and scheduling of the balance of Prop H funds, enabling the district to complete the repairs and modernization effort established under the Proposition G bond construction program to provide high quality facilities for all Oceanside students.

**Fremont Unified School District, \$78M Horner Middle School, New Campus - Senior Project Manager**

Sr. Project Manager in charge. Leads all firm teams in assigned projects and heads the efforts for this project. Complicated and aggressive schedule on this project has required an abundance of dedication. This is Increment two of the project. Project includes demolition of existing campus, general construction of four (4) new buildings; a two story administration/classroom building, multipurpose/kitchen building, library/classroom and locker room/fitness building. It also includes all associated sitework comprised of utilities, parking lots and roadways. The recreational facilities include athletic play fields and associated demolition works.

*Key Personnel Highlights*

## EDUCATION:

Bachelor of Arts, Business Administration, Operations & Management, *Montana State University*

## CERTIFICATIONS:

- Certified Project Management Professional (PMP)
- CSI Certified
- CDT OSHA 10 Certification
- EPA HVAC Certified

## KEY QUALIFICATIONS:

Accomplished Project Leader.  
(From Concept through Design, Construction, Close-out, Commissioning, DSA Certification)

Seasoned Professional who excels in Communication Relationship Building (Owner's Representatives, Contractors, Agencies)

Excellent Skills in Bringing Projects in on Time and Within Budget

Leader in Project Rescue



## SR. PROJECT MANAGER

*Nick McGrew, PMP, cont.*

**Fremont Unified School District, \$9.4M Irvington High School, New Math & Science Building, Patterson Middle School - Senior Project Manager**

Sr. Project Manager in Charge. Worked closely with contractors, program manager, inspectors and district staff. Responsibilities included oversight of all company staff assigned to projects within district, in addition to running projects as lead. Provided leadership, controlled contractors and ensured projects were meeting district objectives

**Santa Ana Unified School District, Emergency Repair Program (ERP)- Sr. Project Manager**

Oversaw construction management with a Multi Prime Delivery method, of the District ERP projects.

**Chaffey Community College District, Instructional, Community Center & Health Science Buildings - Sr. Project Manager**

Provided oversight of the projects and acted as the liaison to the college staff for construction management services for a project take over from a previous Construction Manager. This project was a Multiple Prime Delivery Method for the Main Instructional Building and Health/Science Building.

**Palo Verde Community College District, Fine and Performing Arts Complex - Project Manager**

Provided Oversight for the Fine and Performing Arts Complex. The total construction value of this project was \$22M with construction of four fine arts buildings and one performing arts theater in the middle of an operating and occupied campus.

## SR. PROJECT MANAGER

*RAFAEL PARRA*

25+

YEARS OF K-14  
EXPERIENCE

100%

AVAILABLE WITHIN THE  
NEXT 12 MONTHS

150+

TOTAL K-14 PROJECTS

\$3B+

COMBINED CONSTRUCTION  
PROJECT EXPERIENCE

## RELEVANT EXPERIENCE:

**Program Director***East Side Union High School District, San Jose, CA*

Responsible for the overall management and completion of work under Bond Measures 'E', 'G' and 'I' collectively totaling \$800 million. Projects have included the construction of new schools and the rehabilitation and renovation of existing facilities, including 12 comprehensive high schools, servicing over 25,000 students.

**Bond Program Manager***Oakland Unified School District, Oakland, CA*

Oversaw the \$500 million, Measure 'B' Bond Program/Capital Projects for the Oakland Unified School District, which included the construction of new schools; and the repair and renovation of approximately 86 elementary, junior and high school facilities within the District.

**Program Director***West Contra Costa Unified School District, Richmond, CA*

Managed the \$1.2 billion construction program for the West Contra Costa Unified School District, which included the construction of new schools, as well as the rehabilitation and renovation of existing facilities. Mr. Parra also served as Project Director for all projects District-wide on over \$800M in construction over 10 years.

**Executive Director, Facilities Management & Development***San Francisco Unified School District, San Francisco, CA*

During his 20 plus year tenure here, oversaw hundreds of millions of dollars in construction program for SFUSD, which included construction of new school buildings and the rehabilitation of existing facilities.

**Director of Design and Construction***San Francisco Unified School District, San Francisco, CA*

Oversaw all planning, design and construction of seven new school facilities, and electrical and technical upgrades at 122 school sites, science lab upgrades at 24 school sites, and seismic upgrades at six school sites, as well as a large number of general capital improvement projects (i.e. roofing, flooring, window systems, etc.).

*Key Personnel Highlights***EDUCATION:**

Certificate in Project Management  
Bureau of Engineering, San Francisco,  
1988

Masters in Architecture, University of  
California, Berkeley, 1983

Program in City and Regional Planning  
University of California, Berkeley, 1980

## PROJECT MANAGER

*THOMAS S. VALDEZ, CMIT*

15+

YEARS OF K-14  
EXPERIENCE

100%

AVAILABLE WITHIN THE  
NEXT 12 MONTHS

20+

TOTAL K-14 PROJECTS

\$500M+

COMBINED CONSTRUCTION  
PROJECT EXPERIENCE*Relevant Experience, K-14 Public School Construction*

As a professional construction project manager, I have extensive experience leading highly profiled construction projects spanning retail, commercial, office, and education sectors. My expertise encompasses entire lifecycle project management from project programming to design, procurement, construction, commissioning, and closing phases. I value placing special emphasis on building collaborative relationships with stakeholders and design teams. I provide sound financial stewardship on the owner's behalf to ensure maximum value is obtained.

## RELEVANT EXPERIENCE:

**Chabot-Las Positas Community College District Bond Program – Project Manager, 10/2018-10/2019**

- Provided project and construction management professional services on several assignments to modernize the Chabot Campus in Hayward, CA. as a part of the \$950 million Measure A Bond Program. The overriding goal of this program was for the construction, repair, and modernization efforts to expand the existing college campuses to meet the changing needs of students and the community.
- *\$13.1 million New Baseball Field and Improvements*  
*October 2018-October 2019: Design-Build contract awarded June 2019.*  
Construction from May 2020 – January 2021. Managed the development of criteria documents and a best-value procurement of a design-build entity. Coordinated bridging architect and college stakeholders to meet, discuss, and record requirements and goals of the project. Managed design-build contract award by developing bidding documents, Board agenda items, and issuing contract documents for execution including the Notice to Proceed. Supervised design-builder's design development including reviewing design documents for conformance to performance criteria. Coordinated value engineering and reviewed design builder construction estimates. Negotiated the GMP contract value, schedule, and recommended award. The project entailed the demolition of the existing dilapidated baseball field, and the construction of a new score booth, spectator bleachers, artificial turf field, backstop and netting, dugouts, batting cages, bullpens, team room, restrooms, entry plaza and walkways, site lighting and improvements to storm drain, sewer, electrical, data, and security infrastructure.
- Client contact: Michael Garr, Project Planner Facility/Bond Programs: 510-723-7637

*Key Personnel Highlights*

## EDUCATION:

Bachelor of Science, Civil  
Engineering; University of  
California, Davis (2010)

## CERTIFICATIONS:

- Construction Manager in Training
- Engineer in Training
- OSHA 30-Hour Construction Health and Safety

## COMPUTER SKILLS:

- Microsoft Office Suite, MS Project, Primavera 6, AutoCAD, Fieldwire



## PROJECT MANAGER

*THOMAS S. VALDEZ, CONT.***Fremont Unified School District Renovations Bond Program - Assistant Project Manager, 1/2016-10/2018**

- Oversaw project engineering services during several assignments to renovate schools in Fremont, CA, for the Fremont Unified School District (FUSD). The bond program authorized \$650 million (expandable to \$1.6 billion) to improve all 42 schools and campuses in the district between 2015 and 2025. Improvements include IT infrastructure; mechanical, electrical, and plumbing (MEP); fire protection upgrades; and building expansions to accommodate additional students.
- Implemented \$43 million of construction work at Irvington High School, Patterson High School, and Walters Junior High School. Reviewed contractor RFI and submittals for conformance to owner's project specifications and reviewed A/E responses and recommended solutions where appropriate. Assessed contractor's proposed change orders, coordinated review with CM estimator, and tracked construction contingency usage. Reviewed contractor's schedule updates and time-impact analysis with CM scheduler. Prepared submittal, RFI, daily and monthly progress reports to document and update the owner-client of construction progress. Monitored closeout and prepared final closeout package for submittal to owner. Closeout package included commissioning reports, CHPs reporting, as-built and CAD file development, warranties, O&M manuals, and attic stock collection. The project involved the construction of one (1) new science classroom building for an additional twelve (12) teaching stations consisting of eight (8) regular classrooms and four (4) laboratory classrooms including new restrooms, janitorial closet, IDF cabinet, and site infrastructure.
- Client Contact: Kevin Arthur, Maintenance and Operations Director – (510) 657-0761

**Temple Israel of Hollywood Modernization - Engineering Specialist, 2/2014-5/2015**

Provided project coordination and project engineering services for a \$9.2 million effort to build a new chapel and improve existing spaces within Temple Israel in Hollywood, CA. This multi-phased design-build project included a new 22,000-sf chapel structure, reconfigured lobby, library, courtyards, office spaces, expanded classrooms, and play-yard areas. s.

**New York Film Academy Burbank Campus Renovations – Engineering Specialist  
November 2013 – July 2014**

Provided project engineering services for renovation of a four-story commercial building in Burbank, CA into a university with classrooms, offices, study spaces, a media library, and a theater for a satellite campus of the New York Film Academy. The construction team received the Commercial Real Estate Award from The San Fernando Valley Business Journal.

**Santa Clara VTA BART Silicon Valley Extension - Field Engineering Specialist  
October 2012 – June 2013**

Managed all environmental compliance monitoring and tracking for the construction of a 10.2-mile light rail transit alignment impacting Upper Penitencia Creek near the Bay Area Rapid Transit District (BART) Berryessa Station in San Jose, CA.

**Auckland Council Auckland Transport and Otara Papatōetoe Local Board Otara Bus Interchange - Junior Quantity Surveyor**

Provided project engineering services for a NZ\$2.1 million effort to redevelop the Otara Bus Interchange in Otara Township, a suburb of Auckland, NZ. The project entailed the installation of a 25,000-sf concrete plaza; street furniture; a structural steel and glass-paneled pedestrian shelter; new drainage, water, and sewer systems; reconfiguration of traffic lanes; installation of 8-inch structural asphalt through the bus terminal; and street lighting.

## SR. CONSTRUCTION MANAGER

*Albert Ortega*

15+

YEARS OF K-14  
EXPERIENCE

100%

AVAILABLE WITHIN THE  
NEXT 12 MONTHS

20+

TOTAL K-14 PROJECTS

\$500M+

COMBINED CONSTRUCTION  
PROJECT EXPERIENCE*Relevant Experience, K-14 Public School Construction*

Mr. Albert Ortega has proven to be one of CCM's indispensable Project Managers. Given a challenge, task, or deadline, Mr. Ortega will always rise to the occasion and deliver unparalleled professional results. Working alongside the client, Mr. Ortega's top priority is to help ensure the end user is satisfied upon completion and turnover of projects. Since joining CCM, Mr. Ortega has gained experience and knowledge in both field leadership and managing all aspects of the project with knowledge in managing Lease-Leaseback, Multi-Prime, and single General Contractor Delivery Systems. Mr. Ortega's projects are all in the K-14 sector, and include both modernization and new construction.

## RELEVANT EXPERIENCE:

**Sr. Construction Manager, 2016-2021 - San Mateo Community College District, \$99 Million Cañada College B1N Kinesiology and Wellness**

The Project includes the demolition of an existing athletics building and construction of a new 85,000 SF Kinesiology and Wellness building. The new building is a two story structure with rooftop activities and houses both academic and enterprise facilities, including classrooms, an area for fitness equipment, gymnasium, lock and shower facilities, offices and auxiliary facilities. An instructional and competition pool are constructed to the east, complete with spectator areas and auxiliary buildings for associated support facilities and equipment.

**Sr. Construction Manager, 2017-2020 - San Mateo Community College District, \$92 Million CAN 823 - Canada College Science and Technology Building**

The project consists of the construction of a new Science and Technology building of approximately 50,000 SF. The new building houses standard classrooms, laboratory classrooms, and offices. The existing exterior space enclosed by Buildings 16, 17, 18, and 22 will be improved to be a functional and attractive plaza. The new building provides a modern instructional facility for lab sciences and technology. Along with the adjacent plaza, the building will draw students to the north end of the central circulation corridor. Building 23 is being designed with energy conservation measures and components, to receive LEED Platinum Certification, and is envisioned to be a magnet to draw students, staff and visitors, to the north end of the campus.

**Senior Construction Manager - \$79M Walters Middle School Renovations, Fremont Unified School District**

As part of a joint venture, CCM provided construction management services for additions

*Key Personnel Highlights*

## EDUCATION:

Coursework  
Pasadena College, Pasadena, CA  
UCLA Extension Education Foundation  
BSCM

## CERTIFICATIONS:

- Contract Manager
- OSHA 30 Hour
- SCAQMD Certification

## PROFESSIONAL AFFILIATIONS:

- Community College Facility Coalition (CCFC)
- Coalition of Adequate School Housing (CASH)

## SR. CONSTRUCTION MANAGER

*ALBERT ORTEGA, CONT.*

and renovations to Walters Middle

School. The project included modernization of 10 existing classroom buildings as well as the construction of three new classroom buildings in preparation for campus conversion from a junior high school to a middle school and the subsequent addition of a 6th grade student population. This was a Project rescue. CCM replaced another CM firm midway through project. Contractor defaulted and went bankrupt. CCM worked with the District and surety to deliver remaining portions of work within budget. CCM has a reputation for project rescue and replacing other CM firms that are not looking out for the District's best interest.

**Senior Construction Manager – John M. Horner Middles School New Campus, Fremont Unified School District**

This is Increment two of the project. Project includes demolition of existing campus, general construction of four (4) new buildings; a two story administration/classroom building, multipurpose/kitchen building, library/classroom and locker room/fitness building. It also includes all associated sitework comprised of utilities, parking lots and roadways. The recreational facilities include athletic play fields and associated demolition works.

**Senior Construction Manager - \$68M Yorba Linda High School (Phase 1) – Placentia-Yorba Linda Unified School District**

This project was a phased multiple prime delivery method with 30 prime contracts, some contractors being unable to successfully work within a complex project. Albert worked with the design team on a daily basis to resolve design issues and coordinated those results with each prime contractor.

**Senior Construction Manager - \$3.5M Yorba Linda High School (Phase 3) – Placentia-Yorba Linda Unified School District**

The project was phased due to staff and students occupying existing buildings, and school events/public events scheduled in the Forum for usage up until the summer recess began. Albert modernized the first building and successfully relocated staff/students into the new space during spring break to allow subsequent phases to begin. The remainder of the phases will complete for Fall 2011 classes. Albert is the lead manager on this project.



## SR. CONSTRUCTION MANAGER

**MARVIN REYES**

20+

YEARS OF K-14 EXPERIENCE

100%

AVAILABILITY WITHIN THE NEXT  
12 MONTHS

100+

TOTAL K-14 PROJECTS

\$500M+

COMBINED CONSTRUCTION PROJECT  
EXPERIENCE*Relevant Experience, K-12 School Modernization Programs*

Mr. Reyes is an experienced Project Manager with a demonstrated history of working in the public works, design and construction industry with extensive knowledge and experience in K-14 bond construction, including project programming, design/CD development, Construction Administration, alternative delivery methods (JOC, Design-Build), Consultant coordination, coordination with local building departments, state agencies (DSA, OPSC, CDE, DTSC), estimating, scheduling, close-out, commissioning (LEED/CHPS) and turn-over. A skilled communicator who is diplomatic, tactful, and has proven success leading project teams to deliver high-quality projects for all clients.

## RELEVANT EXPERIENCE:

UNIVERSITY OF CALIFORNIA, SAN DIEGO; OSLER PARKING STRUCTURE AND VISITOR'S CENTER, \$48M

Facilitated design team and all consultants; Collaborated with owner and builder for design solutions; Implemented design standards and specs from owner; Developed and reviewed: architectural/civil/electrical/mechanical/landscape plans for City submittal; Performed walk-in final plans for City approval and retained permit set; Acted as design team lead for construction; Handled day to day issues during construction (RFI's, Submittals, CB's, etc.); Reviewed Civil plans, Drainage studies, and SWPPP Plans prior to installation.

SAN DIEGO UNIFIED SCHOOL DISTRICT, VARIOUS MODERNIZATION AND RENOVATION PROJECTS

Managed design and construction of multiple projects for San Diego Unified School District; Completed MEP modernizations to 200 classrooms in the District; Managed all aspects of construction including planning, design, construction administration, construction observation, budgets, schedules, document control and close-out processes; Served as liaison between district staff, site administrators, consultants, inspectors, and contractors.

LOS ANGELES UNIFIED SCHOOL DISTRICT, VARIOUS MODERNIZATION AND RENOVATION PROJECTS

Closed out over 200 open projects with DSA and completed millions of dollars in unfinished work; Managed and supervised all phases of a project, starting from conception to close out; Oversaw all items of the Design phase, the Architect, the Consultants, the General Contractor, the Subcontractors and in-house forces; Coordination of various departments, ranging from educational to custodial, including funding and procurement.

*Key Personnel Highlights*

## EDUCATION:

B.S., Urban Planning – California State Polytechnic University, Pomona, CA, 1994

Undergraduate Courses, Architecture – Southwestern College, Chula Vista, CA, 1990

## LICENSES/CERTIFICATIONS:

OSHA 30 Certification  
Certified Inspector of Erosion & Sediment Control

## SOFTWARE:

MS Office Suite, MS Project, MicroStation, AutoCAD, BIM, Prolog, Procore, BlueBeam; Member: AIA, APA, CMAA

## FIELD SUPERINTENDENT

*STEVE EASTERLING*

25+

YEARS OF K-14 EXPERIENCE

100%

AVAILABLE WITHIN THE NEXT 12 MONTHS

30+

TOTAL K-14 PROJECTS

\$310M+

COMBINED CONSTRUCTION PROJECT EXPERIENCE

*Relevant Experience, K-14 School Renovation Programs*

Mr. Easterling holds a B.S. in Civil Engineering and has successfully managed the field operations on over \$310M of modernization and new construction projects in the educational sector. As Superintendent, Construction Manager, and Project Manager Steve has demonstrated expertise with scheduling, change order management, coordination of trade contractors and construction activities, field management and safety monitoring.

## RELEVANT EXPERIENCE:

SR. CM/SUPERINTENDENT - \$40M NEW MAIN INSTRUCTIONAL, COMMUNITY CENTER & HEALTH SCIENCE BUILDINGS

- *Client: Chaffey Community College District*
- *Role: Sr. CM/Superintendent*
- *Delivery Method(s): CM/Multi-Prime*

SR. CM/SUPERINTENDENT - \$53.6M LINCOLN MIDDLE SCHOOL ADMIN. BLDG. & LIBRARY

- *Client: Santa Monica-Malibu Unified School District*
- *Role: Sr. Project Manager*
- *Completion: 2015*
- *Delivery Method: CM/Multi-Prime*

SUPERINTENDENT - \$100M+ NEW FINE AND PERFORMING ARTS CENTER, NEW TECHNOLOGY BUILDING, & NEW SCIENCE LAB AND CLASSROOM BUILDING

- *Client: Palo Verde Community College District*
- *Role: Sr. CM/Superintendent*
- *Completion: 2013*
- *Delivery Method: CM/Multi-Prime*

SR. CM/SUPERINTENDENT - PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT, MULTIPLE PROJECTS TOTALING \$90M+

- Provided construction management oversight on this phased multiple-prime delivery method project, including seven buildings totaling 242,000 sf, with a \$90 million construction budget. Phase 1 construction consisted of new administration kitchen/cafeteria building, gymnasium/band/art building and classroom science building. The Phase 2 campus project consisted of modernizing the existing classrooms and theatre buildings, and installation of four additional shade structures with a complete fire sprinkler system. Phase 3 consisted of the construction of a new football stadium.

*Key Personnel Highlights*

## YEARS OF EXPERIENCE:

30+

## EDUCATION:

Civil Engineering/ Project Management  
Morehead State University- Morehead, KY  
Palo Verde College (General Sciences)  
10-hour OSHA/Competent Person Training

## PROFESSIONAL ASSOCIATIONS:

Association of California Construction Managers (ACCM), Association of Chief Business Officials (ACBO), California Association of School Business Officials (CASBO), California School Boards Association (CSBA), Coalition for Adequate School Housing (CASH), Community College, Facility Coalition (CCFC), Construction Management Association of America (CMAA)

## SOFTWARE:

Prolog, Primavera Contract Manager 12, Primavera Info Maker, Sure track, Microsoft Project, Excel, Word

## FIELD SUPERINTENDENT AND CONSTRUCTABILITY REVIEW LEAD

**GARY GARDNER**

25+

YEARS OF K-14 EXPERIENCE

100%

AVAILABLE WITHIN THE NEXT 12 MONTHS

30+

TOTAL K-14 PROJECTS

\$200M+

COMBINED CONSTRUCTION PROJECT EXPERIENCE

*Relevant Experience, K-14 School Renovation Programs*

Gary is a seasoned construction professional with more than 30 years of relevant construction experience. Having started his career in the trades, Gary moved up the through the ranks managing projects and supporting estimating activities. He later managed large projects as a Field Superintendent, supporting the client and project teams with pre-construction activities (estimating, constructability review and scheduling) and developed contract scopes/packages for several Multiple-Prime Projects.

He has more than 20 years working in the K-14 industry performing constructability reviews, detailed project scheduling and flawless trade bid packaging. In his most recent assignment Gary was responsible for coordinating Prime Contractor schedule activities, IOR Inspections, Constructability assessment of the contract documents, RFI's, daily reports, project Coordination Meetings, and managed Owner-Architect relations.

**RELEVANT EXPERIENCE:**

**\$25M - MOUNTAIN VIEW ALTERNATIVE HIGH SCHOOL & CAWSTON-OCHOA ELEMENTARY SCHOOL, SAN JACINTO USD**

- *Field Superintendent* - Pre-Construction & Developing Bid-Packages for CM Projects - Particular attention was given to create and maintain efficiency on the high school site while segregating the elementary school from construction activities and minimizing disruption.

**\$60M INDIAN SPRINGS HIGH SCHOOL MODERNIZATION AND RELATED SPORTS FIELD BUILDING, SAN BERNARDINO CITY USD,**

- *Field Superintendent* - During construction, the rough carpentry prime contractor went out of business and the project was without a framing contractor for 2.5 months. By a careful re-sequencing of the project with input from the other prime contractors, Gary was able to keep the project on track, on schedule and on budget.

**\$27M SOUTH REGION ELEMENTARY SCHOOL NEW BUILDINGS AND SOCCER FIELD, LAUSD #6 - LOS ANGELES**

- *Field Superintendent/Constructability Review* - This project is a CHPs Certified project. In performing ongoing constructability review for the project, attention was made to support the goal of CHPS certification.

*Key Personnel Highlights***YEARS OF EXPERIENCE:**

30+

**SOFTWARE/PROGRAMS:**

MS Office, Prolog, Primavera P6, DocStar

**REFERENCES:**

San Bernardino City USD  
John Peukert  
Assistant Superintendent  
Facilities/Operations Division  
(909) 388-2324

San Bernardino City USD  
Tim Deland, Facilities Officer  
(909) 388-6100

Mark Vondran  
Senior Estimator  
C.W. Driver Builders  
Ontario, CA  
909.945.1919

Peter Kovacs  
Director of Quality Control  
C.W. Driver Builders  
Irvine Ca.  
949.261.5000

Denise Mendelssohn  
Lead Architect/Project Manager  
LPA Architects  
Irvine, Ca  
(949)261-1001

Kelly Legere  
DSA Inspector, #2456  
(949) 395-2910

## DESIGN MANAGER/ DSA COORDINATOR (AS NEEDED)

*GLADSTONE 'ANDY' ANDERSON*

30+

YEARS OF K-14 EXPERIENCE

100%

AVAILABLE WITHIN THE NEXT 12  
MONTHS

30+

TOTAL K-14 PROJECTS

\$2B+

COMBINED CONSTRUCTION PROJECT  
EXPERIENCE*Relevant Experience, K-14 School Renovation Programs*

Andy Anderson has more than 30 years of architectural and construction management experience in master planning, programming, design, documentation, and construction management of urban educational K-14 facilities with new construction, renovation and modernization projects.

He was the Design Director for the state's first space saver school, a new \$30M dollar intermediate school located in Santa Ana Unified School District. The project was granted an *American Institute of Architects Merit Award*. He is an intuitive architect and construction manager, and skilled team leader who enjoys pleasing both users and clients.

**RELEVANT EXPERIENCE:****SANTA ANA UNIFIED SCHOOL DISTRICT**

- New Loren Griset High School Academy
- New Mendez Intermediate School

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

- New Jaime Escalante Elementary School,
- New Aspire Firestone Academy (Charter) & New Mariposa -Nabi Primary Center
- 95th St. EEC Shade Shelter Projects, ADA Upgrades,
- Dolores Street EEC Shade Shelter, ADA Upgrades

**VALLEJO CITY UNIFIED SCHOOL DISTRICT**

- Solana Middle School Renovation
- Springstown Middle School Modernization
- Franklin Middle School Modernization,

**SAN FRANCISCO UNIFIED SCHOOL DISTRICT**

- New George Moscone Elementary School, Las Americas Child Care Center

*Key Personnel Highlights***EDUCATION:**

Bachelor of Architecture, *University of Southern California*

**REGISTRATIONS:**

Architect, California  
License No. 22015

**DESIGN AWARDS:**

Award of Merit, Mendez Intermediate School, Santa Ana Unified School District

George Moscone Elementary School & Las Americas Child Care Center, San Francisco Unified School District

American Institute of Architects, Orange County Chapter

**AFFILIATIONS:**

American Institute of Architects  
Member, Coalition for Adequate School Housing (C.A.S.H.)



## PROJECT CONTROLS MANAGER/ SR. SCHEDULER

*MICHAEL VEGA*

25+

YEARS OF K-14 EXPERIENCE

100%

AVAILABLE WITHIN THE NEXT 12 MONTHS

100+

TOTAL K-14 PROJECTS

\$700M+

COMBINED K-12 CONSTRUCTION PROJECT EXPERIENCE

*Relevant Experience, K-14 School Renovation Programs*

A proven construction management professional with extensive expertise providing project controls services for public facilities construction projects. Knowledgeable, experienced, highly organized, diplomatic, tactful, and solutions-oriented professional. Over 17 years performing construction management with a specialization in project controls. Served as Project Controls Manager at Los Angeles Unified School District for over 12 years (2005-2017). In addition, Mr. Vega has successfully performed project controls services at other districts as well, including Montebello Unified and more recently, Long Beach Unified School District. Well-versed in all aspects of project controls, including but not limited to Earned Value Analysis, Risk Assessment, and Reporting.

*Relevant Experience*

PROJECT CONTROLS /CLAIMS ANALYST CONSULTANT, Long Beach Unified School District

- Performed project controls for a \$29 million modernization project
- Reviewed the Baseline schedule and provided monthly updates to the District program management team utilizing Earned Value Analysis
- Provided budget monitoring and reporting
- Provided delay claims review for multi-million dollar claims
- Worked closely with facilities and program/project management teams

PROJECT CONTROLS MANAGER, Los Angeles Unified School District

- Oversaw project controls teams for over 20 different schools
- Worked closely with facilities and program/construction management teams
- Responsible for preparing the executive summaries and story boards to advise the internal counsel of the risks associated with active delay claims.
- Personally prepared the briefing papers for 70 delay claims from 2007 to 2017 (10 in excess of \$10 million claims)
- Responsible for the preparation of all Fair Cost Estimates (FCE) for Change Orders within South Region (5 direct reports)
- Responsible for review of Contractor monthly schedule updates, which include; the monthly updates, Time Extension Requests (TER) and fragnets (2 direct reports).
- Responsible for personally preparing the monthly Earned Value Analysis (EVA) Charts for Senior Management Review

*Key Personnel Highlights***OTHER RELEVANT EXPERIENCE**

- More than 25 years experience in a Program/ Project Management role working for public works agencies.
- More than 25 Years of recent relevant work experience on large capital public K-12 projects
- More than 25 years of construction contract review, negotiations, and management.
- Extensive experience implementing Capital Improvement Programs.

**OTHER SKILLS**

- Lean Construction Institute (LCI), Primavera P6, MS Project, Win Estimator, Deltek, CostPoint, MS Office Suite

## 3.2 - EXPERIENCE





## APPROACH TO MEETING NEEDS OF THE DISTRICT

As your Construction Manager, our role is first and foremost to be your representative and advocate in planning and building your facilities. Our proposed team members have managed educational facilities projects all across the state using virtually all accepted delivery methods.

California Construction Management (CCM) are California leaders in program, project, and construction management having successfully provided these services for school districts across the state. We have an extensive, robust history of providing high quality, sustainable educational facilities that provide 21st century learning environments to the students and communities of the Districts we serve.

On every project we participate in, we always hold the best interests of the District and its students as our top

priority and we pride ourselves on using our knowledge and expertise to act as the District's top advocate in delivering a successful project that exceeds the expectations of all project stakeholders.

Our team is committed to deliver the District's project on-budget and on-schedule. Moreover, our team will ensure that it is constructed to the project specifications and all quality goals are met and exceeded.

We also recognize the unique public outreach needs of certain projects and have the skills necessary to ensure that we maintain the highest level of communication with the local community throughout the life of the project. We have managed numerous projects that required extensive outreach and public participation, and we will work diligently to promote the vision of your projects and maintain the highest level of the public's trust in the District.

In our experience, we have learned that effective Program and Construction

Management addresses the human elements of a large, public capital improvement program just as aggressively as the construction elements. We understand that throughout the life-cycle of large programs, multiple interests need to be coordinated. Different projects under the umbrella of the program will have different life-cycle durations and completion time frames.

No one person or team can take full credit for the success of a project. At CCM, we strongly believe that any step to improve the cohesiveness and collaboration among project stakeholders can create an environment of motivation and self-satisfaction. Our approach to successful delivery is based on three principals of integrated project delivery:

- It's all about the people and providing outstanding staff;
- Understanding stakeholder needs and managing expectations;
- Thorough understanding of site conditions and contract documents





## EXPERIENCE WORKING WITH SCHOOL DISTRICTS

California Construction Management (CCM) are California leaders in program, project, and construction management having successfully provided these services for school districts across the state. We have an extensive, robust history of providing high quality, sustainable educational facilities that provide 21st century learning environments to the students and communities of the Districts we serve.

On every program and project we participate in, we always hold the best interests of the District and its students as our top priority, and we pride ourselves on using our knowledge and expertise to act as the District's top advocate in delivering a successful program that exceeds the expectations of all project stakeholders.

Our team's approach to construction management integrates the full spectrum of the PM/CM process into a single service delivery system that we have

meticulously crafted over the years. Our firms' experience and approach to managing capital improvement bond programs is tried and true, built on decades of lessons learned and industry best practices - all focused on delivering projects on time and on budget.

## PERSONNEL EXPERIENCE

Our proposed team members have managed billions of dollars in educational facilities construction projects across the state using virtually all legally accepted delivery methods, including but not limited to Design-Bid-Build, Design-Build, CM-Multi Prime, and Lease-Leaseback.

We have assembled a project team that we could not be more proud of and that we are certain possess the skills and expertise needed to exceed your expectations in the successful delivery of your projects.

Our proposed team has decades of combined experience in the planning, design, and construction of public K-12 facilities, having managed over \$10B in public school construction projects. Our

team consists of seasoned program and construction management professionals who have centered their careers on providing communities across the state with high quality educational facilities.

Our proposed team members all have extensive experience in construction management for public school projects of all sizes involving demolition, site-work, modernizations and new construction. Their collective experience will ensure a successful program delivery that is built on a collaborative relationship between our team members, the District, other consultants and contractors.

Most importantly, our project team will work diligently to ensure that everyone remains focused and committed to delivering your projects on time and as cost-efficiently as possible. We are more than ready to act as the District's top advocate in delivering a successful program that will enhance the surrounding community and provide a 21st century facility for the students of the Newport-Mesa Unified School District.





# PROJECT EXPERIENCE

## EXPERIENCE WITH MULTI-PRIME DELIVERY

Our firm and proposed team members have managed billions of dollars in educational facilities construction projects across the state using virtually all legally accepted delivery methods, including but not limited to Design-Bid-Build, Design-Build, Lease-Leaseback, and extensive CM/Multi-Prime. CCM's Principal-In-Charge, John McGrew and Sr. Project Manager Nick McGrew are third and fourth-generation licensed contractors with extensive expertise in the Multi-Prime and Lease-Leaseback structure. Our proposed Project Executive, Rafael Parra has served as Program Manager, Program Director and Sr. Project Executive for several school bond projects and programs, including extensive Design-Build and Multi-Prime projects for Oakland Unified School District, South Bay Union School District, and Eastside Union High School District.

Overall, CCM has led the delivery of hundreds of millions of dollars in successful multi-prime projects for such Districts as Santa Monica-Malibu USD (SMMUSD), Placentia-Yorba Linda USD (PYLUSD), Palo Verde Community

College District (PVCCD), San Bernardino City Unified School District (SBCUSD), and Oxnard Union High School District (OUHSD). Some relevant multi-prime projects that we delivered successfully for our clients are the \$15M Lincoln Middle School Administration Building and Library (SMMUSD), \$91M Yorba Linda High School Project (PYLUSD), and the \$46M Indian Springs High School Modernization (SBCUSD) to name a few.

## THE VALUE OF OUR EXPERIENCE

Our construction management team is comprised of career K-14 construction professionals and includes architects, engineers, and contractors. We understand the drivers and triggers of each discipline and can motivate the team's professionals to exceed the District's expectations. Throughout our years of construction management, we have learned the value of involving designers early in the planning process.

Our employees have experience in and can advise the District on all alternate delivery methods, including Design-Build, Lease-Leaseback, and CM

Multi-Prime. We also understand the increased complexity of today's facilities. With LEED & CHPS requirements, the knowledge base of the design team must be deeper. There are more specialty consultants involved which requires more oversight and control of the process.

This is where our team excels. We have team members that have developed processes for design review, understand reconciliation strategies, and can maintain a collegiate atmosphere while ensuring the design review comments are incorporated into the contract documents. We will control the process and ensure that the facilities are built as designed, function as intended, and meet their life-cycle expectations.

## MODERNIZATIONS VS. NEW CONSTRUCTION

We understand that with modernization, projects have to contend with occupied buildings; health and life safety of students and staff, environmental hazards, such as lead and asbestos; time periods where work can and cannot be performed; and challenges in incorporating CHPS and LEED goals into an existing facility.



Furthermore, modernization projects are typically smaller in size, which often creates many more design and construction packages to be executed in the same period of time, as compared to a single new construction project.

Compared with new construction, modernization projects require far more detailed scheduling, due to the multiple interfaces created by working within an occupied space. Modernization projects must be sequenced to reduce the disturbance to students, faculty, and staff.

Economies of scale are another key differentiator between new construction and modernization. New construction projects are typically much larger in size, making them more attractive to potential construction contractors, versus smaller modernization projects. Our team will plan for the most cost-effective bidding and procurement of deferred maintenance and modernization by packaging similar work, potentially at multiple sites.

This results in larger, overall scope and provides for more bidder interest and economies of scale in the pricing. Additions and modernization projects will be designed and packaged to spark bidder interest and obtain the maximum value for the District.

We realize that fund leveraging opportunities are also different between modernization and new construction in that state matching funds for modernization are calculated based on various factors related to student attendance and construction. In our experience, we have seen that if a school has more funding eligibility for modernization than for new

construction, this factor could impact the decision to build a new facility as opposed to modernizing an existing facility.

Funding opportunities, such as these, must be identified and pursued aggressively. As educational facilities experts, our team members have an in-depth understanding of the intricacies of planning and funding modernization projects and will work diligently to identify and recommend the best options for the District.

## EXPERIENCE WITH STATE AGENCIES

### DIVISION OF STATE ARCHITECT

Our firm has extensive experience interfacing with DSA and all of its key personnel in the Oakland, Sacramento, and Los Angeles regional offices. We have grown with key administrators and directors in these offices, working with many of the department heads for Access Compliance, Fire, Life Safety, Structural, as well as Field Directors and the Directors of the local DSA offices for over 25 years. Keeping projects moving requires anticipation of reviews, working with DSA to conduct concurrent reviews, expediting and follow-up at all levels of government, and incorporating the necessary review time into the initial project milestone schedules.

We have a thorough understanding of the processes and procedures required by DSA with regard to plan review, code interpretation, permitting, testing and inspection, construction phase changes, project closeout and agency certification.

Our team takes a hands on approach to managing architects and design consultants to ensure timely and accurate transmittals of required DSA Design and Construction Documents.

Many of our team members were a part of the beta phase of DSA's new project submittal and approval process. The experience of our team allows us to be at the forefront for project delivery methodology and allow the design teams under our management to reduce DSA Bin Time, decrease Construction Change Directives, and minimize DSA review comments.

Our team will ensure that DSA will not be an issue in the timely, on-budget delivery of your project. Our team will inform DSA of the scale, quantity and project timelines so that they can allocate appropriate staffing resources and advise us of the best approaches for timely review and approval of your projects.

From initial project submittal to DSA box opening, our clients experience a transparent, efficient, documented "real time" assessment and management of the DSA submittal, review, and approval process. Our proven approach will result in:

- Decreased DSA Bin Time
- Reduced DSA comments
- Reduced bid RFI's
- Reduced DSA Construction Change Directives
- Increased on-schedule and on-budget delivery of our clients' projects

Once a project achieves DSA approval, our efforts do not stop there. DSA continues to play a vital part throughout

## Description of Projects

the construction and close out phase of each project. Because of this, we continue to collaborate with the DSA field engineer to ensure that changes to the approved design documents are adequately documented and submitted to DSA for review and approval. Our team will make certain that changes get dealt with when they happen, so that they don't end up causing delays to the closeout of the project.

The most challenging aspect of managing our projects has not been the construction phase oversight or agency pre-construction approvals, but the on-time completion of punch lists, timely receipt of DSA approved change orders, contractor close-out, and final DSA certification. We have been able to overcome these challenges through persistence and follow-up and because we are familiar with each of the required forms and documents needed to be gathered from project inception through final record of payment.

## THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION (OPSC)

Our team is also thoroughly familiar with the Office of Public School Construction (OPSC), having assisted Districts and architects in completing and submitting the required State Allocation Board (SAB) 50-01 through 50-06 applications for securing funding under the School Facilities Planning Division (SFPD) Program and Leroy Green School Facilities Act for review by OPSC staff.

Our team includes individuals who have extensive experience working through the Office of Public School Construction (OPSC)/State Allocation Board (SAB) application process and obtaining agency approvals to maximize funding allocation and prevent costly delays or loss of potential matching funds. Our team has an excellent understanding of their various funding opportunities, which include grants for certain types of projects, such as New Construction, Modernization, High Performance Incentive, Seismic Mitigation, Local

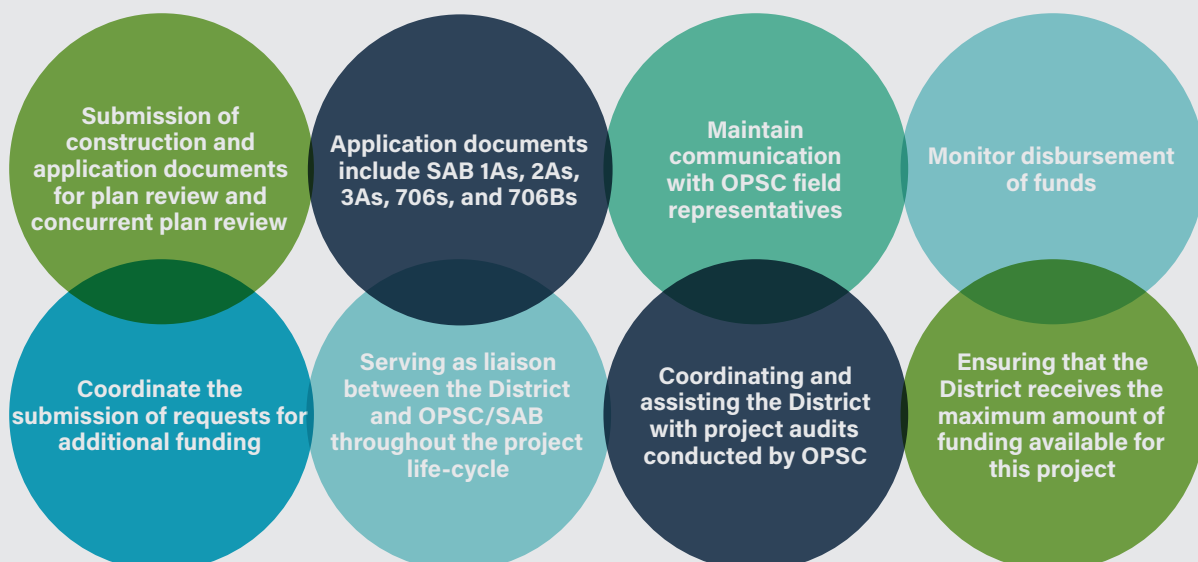
Rebates, and other Incentives and Grants.

Our CCM team is thoroughly familiar with OPSC, having assisted Districts and architects in completing and submitting the required State Allocation Board (SAB) 50-01 through 50-06 applications for securing funding under the School Facilities Planning Division (SFPD) Program and Leroy Green School Facilities Act for review by OPSC staff.

## CALIFORNIA DEPARTMENT OF EDUCATION

We take great pride in assisting the District with CDE requirements, which are charged with ensuring that California has well-planned K-12 schools in safe, clean, 21st century learning environments. We are well versed with the criteria that CDE has for site acquisition and have helped numerous Districts seeking state funding that had to comply with the Education Code and Title 5 requirements.

## TYPICAL OPSC-RELATED TASKS INCLUDE





# CANADA COLLEGE \$99M NEW B1N KINESIOLOGY AND WELLNESS BUILDING & \$92M CAN B23 SCIENCE AND TECHNOLOGY BUILDING

*San Mateo Community College District*



## SCOPE OF PROJECT, DESCRIPTION OF SERVICES PROVIDED

As part of a joint venture, CCM is currently providing construction management services concurrently on both the Canada College Kinesiology and Wellness Building and CAN 823 - Canada College Science and Technology Building.

Canada College Kinesiology and Wellness Building. This new 82,825 sf three-story kinesiology, wellness, and aquatics center on the Canada College Campus. The building is being built on the site of the existing Gymnasium build. The project was broken down up into two increments: Increment 1 - consists of mass excavation/ pad preparation, site utilities, retaining wall construction on the North side, landscaping and walkways. In addition, there will be roadway realignment, existing parking lot modifications and expansion. Increment 2 - consists of building construction, hardscape and landscape, including two swimming pools, an activate

roof and a vehicular drop-off loop.

### **CAN 823 - Canada College Science and Technology Building**

The project consists of the construction of a new Science and Technology building of approximately 50,000 SF. The new building houses standard classrooms, laboratory classrooms, and offices. The existing exterior space enclosed by Buildings 16, 17, 18, and 22 will be improved to be a functional and attractive plaza. The new building provides a modern instructional facility for lab sciences and technology. Along with the adjacent plaza, the building will draw students to the north end of the central circulation corridor of the campus. Building 23 is being designed with energy conservation measures and components, to receive LEED Platinum Certification,

**Dollar Value:** \$180M+

### **Client Contact:**

*Sajid Sulaiman,  
District Construction Sr. Project Manager  
San Mateo County Community College  
District  
3401 CSM Dr, San Mateo CA 94402  
Ph: 650.378.3572 E: sulaimans@smccd.edu*

### **Firm Person In Charge:**

*John McGrew, Principal-in-Charge  
Nick McGrew, Project Executive  
Albert Ortega, Sr. CM*

### **Delivery Method:**

*Lease-Leaseack  
Multi-Prime*

### **Completion:** 2021

### **CCM's Role:**

*Project and Construction Manager*





## MEASURE BB (\$298M) AND MEASURE ES (\$385M) SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

### PROJECT DESCRIPTION AND COMMENTS:

In 2006, Santa Monica-Malibu voters passed Measure BB, a \$298M bond, to increase funding for its schools. This bond money has been utilized to upgrade technology throughout the district, increase safety and security through fire alarm upgrades and gate access improvements, and to modernize and build new facilities at multiple campuses.

CCM has performed program, project, and construction management services on Measure BB for over a decade. We have successfully managed and delivered modernization, new construction, and

technology upgrades on 11 campuses district-wide. We also provided full construction management services with both Entitlement Lease-Leaseback Purchasing Method and Multi-Prime Delivery Method.

In 2012 Santa Monica-Malibu voters passed Measures ES, a \$385M bond, which continued the District's goal of improving all of its schools. CCM is continuing its solid relationship with the District and is providing Program, Project, and Construction Management services for Measure ES as well.

**District Name and Contact:**

*Santa Monica-Malibu USD  
1651 16th St., Santa Monica, CA 90404  
Steve Massetti  
1651 16th St., Santa Monica, CA 90404  
Ph: (310) 450-8338 x79389*

**Project Architect:**

*Binder Architects  
Rebecca Binder, (310) 301-0260*

**Completion:** *On-going***Project Cost:** *Over \$650M***Firm Person In Charge:**

*John McGrew, Project Executive  
Nick McGrew, Sr. Construction Manager  
Kay Khadem, Sr. Project Manager  
Steve Easterling, Sr. CM/Superintendent*

**Delivery Method:**

*Lease-Leaseback + Multi-Prime*

**CCM's Role:**

*Program, Project and Construction Manager*



## EDISON LANGUAGE ACADEMY SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

### PROJECT DESCRIPTION AND COMMENTS:

California Construction Management, Inc. provided Construction Management Services and oversight per the District's contract with the Lease-leaseback contractor; directly managed on a multi-prime basis certain added scope requested by the District.

With our management skill set CCM provided program and CM services to the district and to a general contractor to demo of existing buildings/parking lot and construct a new state-of-the-art educational school (7) buildings,

exterior hardscape, construct new storm drain system/underground utilities, IT/Fire Alarm upgrades, and install new city streets and sidewalks with ADA ramps, handrails and code compliant gates. Also as a multi-prime method overseen new mechanical and electrical installations.

This project achieved final DSA certification and close-out, and did not have any unresolved claims after completion.

#### **District Name and Contact:**

*Steve Massetti  
Santa Monica Malibu Unified School District,  
Program Manager Consultant  
(310) 450-8338, ext. 79389  
smassetti@smmusd.org*

#### **Completion:** 2016

#### **Final Construction Cost:** \$53.6M

#### **Firm Person In Charge:**

*Nick McGrew, Sr. Project Manager; Jim Stroing,  
Construction Manager; Mark Nelson, Construction  
Manager; Axel Hartquist, Scheduler; John McGrew*

#### **Delivery Method:**

*Lease-Leaseback*

#### **CCM's Role:**

*Program, Project and Construction Manager*





## NEW SCIENCE AND TECHNOLOGY BUILDING, SANTA MONICA H.S. SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

### PROJECT DESCRIPTION AND COMMENTS:

Construction of a new science and technology building with extensive site improvements at the existing Santa Monica High School campus. Required ADA upgrades around campus. FF&E planning and installations.

Provided Construction Management Services and oversight per the District's contract with the Lease-leaseback contractor; directly managed on a multi-prime basis certain added scope requested by the District. With our management skill set CCM provided program and CM services to the district and to the general contractor

The project included the demo of an

existing building and parking lot, the construction of a new science and technology building, exterior hardscape, construct new storm drain system/underground utilities, IT/Fire Alarm upgrades, repair exterior tennis court fencing and install new city streets and sidewalks with ADA ramps, handrails and code compliant gates. Construction of a new utility building for the future softball field and new electrical switchgear for the entire campus.

This project achieved final DSA certification and close-out, and did not have any unresolved claims after completion.

#### **District Name and Contact:**

Steve Massetti  
Santa Monica Malibu Unified School District,  
601 Pico Blvd, Santa Monica, CA 90405 Bond  
Program Manager Consultant  
(310-450-8338, ext. 79389  
smassetti@smmusd.org

#### **Project Architect:**

Binder Architects  
Rebecca Binder, (310) 301-0260

#### **Completion:** 2016

#### **Project Cost:** \$70.7 Million

#### **CCM Staff:**

John McGrew, Project Executive  
Nick McGrew, Sr. Construction Manager  
Kay Khadem, Sr. Project Manager  
Steve Easterling, Sr. CM/Superintendent

#### **Delivery Method:**

Lease-Leaseback

#### **CCM's Role:**

Program, Project and Construction Manager



## LIBRARY MODERNIZATION AND NEW ADMINISTRATION BUILDING LINCOLN MIDDLE SCHOOL, SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

### PROJECT DESCRIPTION AND COMMENTS:

CCM managed the Multi-Prime delivery of the Lincoln Middle School project, which was split into three phases. The first phase was the installation of two relocatable classrooms, a temporary library, and a new 6" fire main line to service the upcoming library and classroom building. The second phase included renovating the former library and three classrooms into four new classrooms, two science labs, and a shared prep room. The final phase included removing Classroom Building C and replacing it with a new building

that will house a library, chorus room, six classrooms, two science labs with a shared prep room, and two sets of restrooms. Outdoor improvements include an outdoor classroom with tiered seating and a new library entrance on 14th Street. The Lincoln Middle School construction project incorporates green technology and meets Collaborative for High Performance Schools (CHPS) criteria through natural lighting, natural ventilation, maximized energy efficiency, storm water treatment, and reduced water use.

#### **District Name and Contact:**

Steve Massetti  
Santa Monica Malibu Unified School District,  
Program Manager Consultant  
(310) 450-8338, ext. 79389  
smassetti@smmusd.org

#### **Project Architect:** DLR Group

Brett Hobbs, AIA, LEED AP  
(424) 280-2242

#### **Completion:** 2015

**Original Budget Amount:** \$16M

**Final Construction Cost:** \$15.2M

#### **Firm Person In Charge:**

John McGrew, Principal-In-Charge  
Steve Easterling, Sr. CM/Superintendent

#### **Delivery Method:**

CM/Multi-Prime

#### **CCM's Role:**

Project and Construction Manager





## NEW PERFORMING ARTS CENTER, RANCHO CAMPANA HIGH SCHOOL OXNARD UNION HIGH SCHOOL DISTRICT

### PROJECT DESCRIPTION:

A new 21st century learning facility, utilizing the “Linked Learning” format and cutting edge technology to provide a more interactive approach to the learning experience.

The new \$61M high school included the design, land entitlement and construction management of a new performing arts complex, administration, classrooms, cafeteria/ kitchen, exercise room, locker rooms and M&O. Site improvements included outdoor learning spaces, native planting areas, bio-swales, new parking lots, roadway and civil improvements.

CCM was deeply involved in development of the project phasing plan. Work was phased to achieve initial school occupancy within

18-month initial construction window. This was successfully accomplished when the school opened its doors for classes in the Fall of 2015. The second phase of work (including the PAC and specialized classrooms) was completed 8 months later.

All aspects of construction and all approvals required for occupancy (including City of Camarillo offsite permits, DSA and the permit card process) had to be bifurcated to approve a subset of the work while construction continued. Virtually all of the campus infrastructure had to be partially commissioned. CCM worked closely with the contractor and the district to scope and complete this challenging construction sequence.

### District Name and Contact:

*Steve Dickinson, Former Asst. Superintendent for Admin. Services,  
Oxnard Union High School District  
4235 Mar Vista Drive, Camarillo, CA  
(320) 232-3248*

### Project Architect:

*HMC Architects  
Pasqual Gutierrez  
(213) 543-8300*

### Completion: 2016

### Project Cost: \$61M

### CCM Staff:

*Rod Leard, Deputy Program Manager;  
Nick McGrew, Sr. Project Manager; Ricardo  
Morehead, Project Engineer/Coordinator  
John McGrew, President of CCM*

### Delivery Method:

*Lease-Leaseback*

### CCM's Role:

*Program, Project and Construction Manager*





## NEW ADOLFO CAMARILLO H.S. & HUENEME H.S. AQUATIC CENTERS OXNARD UNION HIGH SCHOOL DISTRICT

### PROJECT DESCRIPTION:

Construction of two new aquatic facilities including an 8556-sf pool, concrete decks, bathhouse/storage/mechanical rooms, walks & ramps, and other site improvements.

Both the ACHS and HHS aquatics centers were built under budget and delivered on time. The District was very grateful for all the community and staff input to help design the Center with the support of Blackbird Architects and the CCM firm under the leadership of John McGrew, who helped coordinate all the parties to ensure that the quality was not compromised. The District turned to S.C. Anderson as the primary contractor because their previous

successful experience in building an aquatic centers and they did not let us down.

*"We appreciated the weekly up-dates to keep all stakeholders informed of the progress. We also appreciated the important and timely notifications/alerts of construction that would impact the school. A safe construction environment was provided and maintained throughout the project. We were very pleased that the construction did not disrupt the academic environment of the school."*

- Glen E. Lipman, Principal, ACHS

### District Name and Contact:

Steve Dickinson, Former Asst. Superintendent for Admin. Services,  
Oxnard Union High School District  
4235 Mar Vista Drive, Camarillo, CA  
(320) 232-3248

### Project Architect:

Blackbird Architects  
Kenneth Radtkey  
(805) 957-1315

**Completion:** Late 2014

**Final Construction Cost:** \$7.9M

### CCM Staff:

Rod Leard, Deputy Program Manager;  
Nick McGrew, Sr. Project Manager; Ricardo Morehead, Project Engineer/Coordinator  
John McGrew, President of CCM

### Delivery Method:

Lease-Leaseback

### CCM's Role:

Program, Project and Construction Manager



## CAMPUS MODERNIZATION INDIAN SPRINGS HIGH SCHOOL, SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

### PROJECT DESCRIPTION AND COMMENTS:

CCM provided Construction Management Services and oversight per the District's contract for a Multi-Prime delivery method. With our management skill set CCM on our clients behalf oversaw 20+ prime contractors to construct and modernize the total of 12 high school buildings, construct new storm drain system/underground utilities, new track and field, baseball and softball fields, tennis and basketball courts and new city streets, street lights, traffic lights and sidewalks. One specific issue/challenge was

working with the City Planning Department for offsite underground utilities (Southern California Edison). The lesson learned was to confirm with the City Planner or planning department prior to start of the project that the offsite plans are 100% approved and ready for construction. CCM resolved this issue by taking the lead working with the SCE planner and with non-stop communication and scheduling to complete on time with no delays to the opening of the school.

#### **District Name and Contact:**

*Tim Deland, San Bernardino City Unified School District, District Facilities Officer. P: 909-388-6100.*

*E: [timothy.deland@sbcusd.k12.ca.us](mailto:timothy.deland@sbcusd.k12.ca.us)*

#### **Project Architect:**

*HMC Architects*

*Scott Griffin (now with SGH Architecture) (909) 375-3030*

#### **Completion:** 2014

**Original Construction Budget:** \$51M

**Final Construction Cost:** \$49.5M

#### **Firm Person In Charge:**

*John McGrew, Project Executive*

*Gary Gardener, Sr. CM/Constructability Review Lead*

#### **Delivery Method:**

*CM/Multi-Prime*

#### **CCM's Role:**

*Project and Construction Manager*





## YORBA LINDA HIGH SCHOOL NEW BUILDING AND MODERNIZATION PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICTS

### PROJECT DESCRIPTION AND COMMENTS:

CCM provided Construction Management oversight for Phase 1 Construction of a three-phased project consisting of new administration kitchen/cafeteria building, gymnasium/band/art building, and classroom science building. Phase 2 included campus modernization of existing classrooms and theater buildings. Phase 3 included the new football stadium.

CCM provided Construction Management Services and oversight per the Districts contract for a Multi-Prime delivery method. With

our management skill set CCM on our clients behalf oversaw 21+ prime contractors to construct and modernize the total of 3 high school buildings, modernization of Classroom buildings, auditorium, place modular buildings for temporary housing, construct new storm drain system/ underground utilities, new track and field, baseball and softball fields, new football stadium, new aquatic center, exterior tennis and basketball courts with elevator and new city streets and sidewalks. The football stadium and aquatic center were constructed as a Lease-leaseback delivery method.

#### **District Name and Contact:**

*Rick Guaderrama,  
Director of Facilities and Planning  
Yorba Linda Unified School Districts  
(714) 985-8437  
rguaderamma@pylusd.org*

#### **Project Architect:**

*WLC Architecture  
James DiCamillo  
(909) 987-0909*

#### **Completion:** 2013

**Orig. Construction Budget:** \$90M (Phase I)

**Final Construction Cost:** \$90M

**Firm Person In Charge:** John McGrew

#### **Delivery Method:**

*Multi-Prime/Lease-LeaseBack*

**CCM's Role:** Construction Manager





## SECTION 3.3 - PROJECT & COST MANAGEMENT





## OUR PHILOSOPHY

Our Construction Management teams build long-term partnerships with our clients, working collaboratively to achieve their facilities goals. Our excellent references from past and current clients confirm our firm's reputation for providing top quality construction management services, and we truly hope that we can be a vital part of carrying out the vision of the District.

Our professionals know how to seamlessly integrate with District staff and we see the highest value in integrating into a cohesive team, not only with contractors, the design team, and inspectors, but also the District's managers, M&O/facilities personnel, site administrators and faculty. It is only with this philosophy and shared perspective that we can hope to achieve the maximum benefits for Newport-Mesa Unified School District.

*In order to cultivate a culture of teamwork and collaboration that is needed to deliver highly successful projects, our team will work diligently toward achieving the following goals:*

- Establish a collaborative partnership with all project stakeholders
- Prove that we have a professional and personal stake in the success of your projects
- Successfully manage your projects to deliver them on time and on budget, while exceeding the expectations of all project stakeholders
- Hold ourselves to the highest standards of integrity, transparency, and collaboration.
- Promote an integrated project team environment with shared goals of delivering successful, high quality projects while maintaining safety and access for local residents, students, and faculty.



# MANAGEMENT OF WORKLOAD

## RESPONSIVENESS AND MANAGEMENT OF WORKLOAD

Our team implements processes and procedures to uphold the objectives of the District maintain effective project control, and minimize risk. Our staff will be an extension of your existing team and your advocate in planning and building your projects. Our leadership and staff have successfully managed K-14 facilities projects all across the state and country in many various capacities. We work diligently to ensure taxpayers' dollars are managed and utilized in the most efficient way possible.

We see the highest value in integrating into a cohesive team with all project stakeholders and our team will work with

the District staff to develop relationships that integrate construction management industry standards with your existing procedures. We are flexible, adaptive, and put the administrative requirements of our clients first. Our team will be committed to providing the District with staff that makes client relations management its number one goal.

Our team is accustomed to working in diverse environments, where our client's needs change over time or under differing circumstances. Our approach features "on-demand" services, which allow us to seamlessly integrate with District staff and be prepared to ramp up or draw down on resources to support your program – without encumbering unnecessary overhead associated with

long term assignments of personnel. This also allows us to custom tailor our team to suit the District's needs for construction management.

We also emphasize constant communication among all project stakeholders to monitor changing or revised needs. In addition to the weekly construction meetings, often times there will also be sets of smaller, more focused meetings with facilities and other stakeholders to address specific project decisions or issues. Our team will utilize an open-ended, flexible approach to managing your projects that will allow us to adapt to any changes or issues that may arise in a way that ensures the utmost success for the project.



# PROJECT PLAN AND METHODOLOGY

## PROJECT APPROACH

At CCM, we approach all our projects with a very thorough understanding of the contract documents, design intent, and District goals. We clearly state what is to be expected from each team member, strongly enforce adherence to the plans and schedule, and uphold the timely and within budget project completion as top priority.

Our team implements processes and procedures to uphold the objectives of the District, maintain effective project control, and minimize risk. We are on site full-time, managing the work of the various inspectors, trade contractors and consultants. We continuously monitor the contractor(s) to assure that they correctly deliver the full scope described in the construction documents. While we vigorously enforce the contract documents, our purpose is to encourage the contractor to perform. If the contractor needs assistance, we will communicate that to the District and all team members, and work together to develop creative, cost saving solutions to keep the project on track. Most

importantly, we value the contractor as a fellow team member and will look to leverage their expertise toward elevating the success of the project.

All of these proactive measures that our team will undertake will ensure that any and all risks to the District and the overall success of the program and projects are identified, addressed, and mitigated accordingly.

## QUALITY ASSURANCE & QUALITY CONTROL

Our Quality Assurance/Quality Control (QA/QC) Program focuses on providing you with service that is responsive, thorough, cost effective, and always in the best interests of the District. We understand the importance of exceeding our client's expectations and the benefits of providing quality services for each project. Our QA/QC approach to project management is founded on the basis of three principles - cost, time, and quality.

During construction, our staff has the necessary experience to monitor quality, working alongside DSA and specialty inspectors. While we never impose on

the Contractor's means and methods, we do recognize the importance of quality work, and will ensure that it happens. We encourage vigorous enforcement of the contract documents with our staff, and expect our project managers to monitor daily construction activities and work in place to ensure that the expectations of the contract documents are being fulfilled by the contractor.

Facilitating effective communication between the contractor and the design team during the submittal review process is a critical component to ensuring these expectations are being followed through during construction.

QA/QC for ensuring a smooth and timely receipt of final DSA certification is best achieved with a diligently maintained tracking tool. Our team will develop and maintain the status log in order to provide real time information on where any of the required forms or document approvals are in the stream at any given moment. This would include all Form 6 document routing, status of all deviation corrections, and submissions.



"I have been working in school district administration for over 20 years and have led countless construction projects. After working with several different construction delivery methods and construction management firms, I am confident to recommend California Construction Management (CCM), as they have provided the most seamless, comprehensive and true team services that I have ever experienced."

— Steve Dickinson, Assistant Superintendent for Administrative Services, Oxnard Union High School District





BESIDES A CONSISTENT AND PROFESSIONAL COMMITMENT FROM THEIR [CCM'S] CORPORATE OFFICE..., THE ON-SITE PERSONNEL ASSIGNED TO OUR PROJECTS HAVE BEEN EXEMPLARY IN PERFORMANCE AND MANAGEMENT

Mike Bailey  
Director of Facilities and Planning  
Placentia-Yorba Linda USD

## PRE-CONSTRUCTION SERVICES

Our key team members will fully familiarize themselves with all contract documents, including plans, specifications, etc. to ensure a full and complete working knowledge of the scope of work and requirements for each project under this contract.

## CONSTRUCTION PLANNING

To ensure a smooth transition from pre-construction to construction start-up, our team will develop detailed site logistics plans, project phasing, staging plans, security requirements, a detailed safety plan, communications plan, and a quality program. Construction planning will help to determine the most efficient utilization and protection of the project site.

This includes environmental impact planning, SWPPP compliance, CEQA mitigation, construction access and deliveries, utility continuity, construction staging areas, parking, communication with neighbors, pedestrian access and safety, traffic control, recycling/waste

## Section 3.3 - Project and Cost Management

minimization programs, and noise/dust control.

### CONSTRUCTABILITY REVIEW

We identify potential problems early and resolve them with cost and time efficient solutions through extensive constructability reviews that help identify potential issues, which when identified and resolved, minimize, and often mitigate, potential changes to construction. Constructability reviews are an essential component of the preconstruction process for identifying errors, omissions and ambiguities in the construction documents prior to the issuance of final bid documents.

The clearer and more comprehensive the bid documents, the more competitive the contractor bids, and fewer and/or less costly the change orders. Our constructability review team is well-versed in the process, as well as in the utilization of software such as AutoDesk's BIM software, BluBeam, etc. which we utilize very effectively.

*Our team will implement three main processes to ensure that the plans are prepared per the District's specifications while meeting DSA and other state agency requirements:*

1. Our in-house project team will conduct a comprehensive review of the drawings and specs, cross-checking them with best practices, district standards, sustainability goals and known budgetary and schedule constraints. Our in-house project team also relies on our extensive DSA experience to

monitor potential regulatory hurdles regarding accessibility, structural, fire, life, and safety issues that may become problematic in the approval process.

2. We will request and encourage that the facilities and IT departments review and comment on the design documents at each design deliverable stage. This is essential, as a safe guard, to ensure that the preferred systems and materials are being designed and specified into the project.
3. We typically request that the project Inspector of Record (IOR) also provide preliminary review of the specifications and drawings.

Our constructability review process has proven extremely successful in saving our project budgets while preserving the desired user programs, thereby significantly reducing RFIs and change orders.

Key for all project reviews is evaluating the documents at the appropriate time and at the most appropriate level of completion. Architects and engineers think differently than builders when it comes to designing the construction documents. Early and frequent participation by these other professional disciplines can yield a more comprehensive set of documents.

One of the additional components of the constructability review process is to implement a rigorous back check process to ensure all comments are appropriately addressed by the designers and communicated back to the design

committee. It is our intention to utilize a combination of processes such as, comment tracker logs, annotated drawings and specifications that can allow for easier team back checks, creating a more effective process accountability tool.

Constructability review is also critical to the process of breaking the overall project scope into manageable trade packages for multi-prime delivery. Our constructability review will reveal clear lines of demarcation between packages, such that details are not lost in gaps between two or more prime packages that are linked physically or sequentially. Scope definition will be clarified and specifications more rigorous as a result of the constructability review process

## VALUE ENGINEERING

CCM has proven experience using the value engineering process as a method to solve problems, increase quality and maximize functionality of the project within the budget constraints and eliminating unnecessary costs. A cost model that defines the costs associated with the functions of the project is reviewed by the team, and project elements such as materials, equipment and systems are studied to ensure that they provide the most “value” to the project. Value is not only defined in first-time cost, but also by aesthetics, durability, and operation and maintenance cost.

***We firmly believe that value engineering is not about the removal of scope, but making the scope more efficient.*** Our team provides value engineering of design documents during the early design stages, to evaluate the

materials and equipment proposed by the design team in conjunction with District standards, budget and constructability issues. A high priority will be placed on Value Engineering to maximize the value the District receives and to keep projects on track.

CCM utilizes value engineering as a conscious and explicit set of disciplined procedures designed to seek out optimum value for both initial and long-term investment. We view this process as a creative, organized effort, which we use to analyze the requirements of a project for the purpose of achieving the essential functions at the lowest total costs (capital, staffing, energy, maintenance) over the life of the project. Value can therefore be increased by either improving the function or reducing the cost.

## BID & AWARD PHASE SERVICES

Our team will take the lead with the following procurement-related tasks. Our goal is to always attract qualified and competitive bidders who are fully aware of the project performance requirements and are sufficiently skilled and equipped to successfully deliver the project. Specific elements include:

**Bidder Interest Campaign** – Our team is involved in over \$10 Billion in construction management work in the State. We have firsthand knowledge of the contractor and subcontractor communities as well as the various building trade associations. This allows us to successfully identify qualified contractors to whom we can direct telephone and written campaigns

to stimulate bidder interest in the District’s various projects.

**Bidder Prequalification** – A prequalification process can be in the District’s best interest because it can reduce potentially costly nonperformance by low-bidding, change-oriented contractors. We bring valuable experience in public work protocols which better prepares us to develop and implement prequalification procedures that can be integrated with existing District purchasing procedures.

**Front-end and General Condition development** – Clear communication of the project requirements is the key to effective front-end and General Conditions development. Successful implementation necessitates firm provisions that protect the owner from loopholes in the contract. Our experience in working with multi-billion dollar California Bond Programs, we have an in depth database of

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I SPECIFICALLY REQUESTED TONY ESPINOSA'S PERSONAL ATTENTION TO OUR SUMMIT HIGH SCHOOL PROJECT AS HIS SKILL IN GUIDING RESOLUTION OF OUTSTANDING ISSUES AND CLAIMS WERE URGENTLY NEEDED...TONY WAS ABLE TO UTILIZE THE ABILITIES OF HIS CCM STAFF TO ASSIST US WHEN THE NEED AROSE.

Yvonne R. Medina, AIA  
Director, Facilities Planning  
Fontana Unified School District



well thought-out Div. 00 and Div. 01 General Conditions provisions to support successful project execution. We stand poised to make a number of recommendations in this area, particularly in the areas of quality, sustainability, safety and schedule management.

## DOCUMENT CONTROL

Our team will be champions for the District and take a leadership role to implement a document control and reporting system that meets the needs of the District, contractors, vendors, design consultants, program management staff, construction managers, IORs, staff, faculty, students, the board, and the community at-large. On your program, our approach is to accurately document the entire project and keep those records accessible for the life of the program.

We understand first hand that our clients are reliant on us to provide access to vital project information. Our controls team has worked with many data formats and has direct experience using project management systems that support both cost and document controls. These include at least a dozen industry-specific products such as Trimble's Prolog, Primavera's Contract Manager and Unifier, Procore, and Bentley's ProjectWise (EADOCS).

## COMMUNITY OUTREACH

Our role is not simply an extension of the District, but it is an amplification of services for the community or communities we serve. An effective Program/Construction Manager must design and implement a cohesive approach of stakeholder engagement through community outreach.

Community engagement, through a series of progress briefings and public meetings, enables our team and the District to identify and channel external resources in a productive manner, while developing coalitions of support around the projects within the Program. It is an inclusive process, emphasizing principles of collaboration and transparency.

In our experience, we must engage early and often. Early engagement will enable staff to identify potential issues of concern, and address them immediately before they affect the development of a project. In addition, frequent briefings to the community outreach groups will provide the platform to further disseminate the District's message as it relates to a specific neighborhood or constituency.

The ability to provide accurate and timely communications and reporting is the lifeblood of the bond program/capital

projects. Good communication with a broad spectrum of stakeholders in the bond program is critical to success.

Following are some of the tools that we have successfully used to convey critical program/project communications:

- Bond/Capital Projects Website
- District Meetings and Reports
- E-mail Blasts and E-Newsletters
- Stakeholder and Community Presentations
- Social Media

Whether we are helping lead initial conversations as part of the planning process or mandatory CEQA engagements, our team is adept at establishing the public trust and maintaining it through project completion.

Our representatives are unafraid of the tough conversations that are sometimes necessary to move communities forward while respecting the history, culture, and emotions that are often tied to the local landmarks that school buildings represent.

## SUBMITTAL MANAGEMENT

The submittal process requires a quality review by both the contractor and the architect/engineer reviewing



Fine and Performing Arts Center \$17M Multi-Prime Project Palo Verde Community College, Blythe, CA

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“I cannot say enough good things about California Construction Management. As a firm, they always go at least an extra mile, and often much more than an extra mile. CCM has continuously and aggressively represented our best interests...”

James Hottois,  
Superintendent/President, Palo Verde Community College District

the submittal packages. The submittal process is an essential component to ensuring equipment, materials, and other deliverables will be on-site when required to meet scheduled milestones. Once they are approved, our team will ensure the contractor follows the final approved submittals, including enforcing the submitted Construction Site Best Management Practices (BMPs) Manual, Stormwater Pollution Prevention Plan (SWPPP), Water Pollution Control Program (WPCP), and sustainability (LEED/ CHPS) requirements.

## REQUESTS FOR INFORMATION (RFI'S)

The smallest issues, left undetected and unresolved, can become serious problems. To ensure timely action on potential problems, our team will implement an RFI system to facilitate prompt responses. Our team will review all incoming RFI's and if the question can be answered in the field, we will take immediate action. If it is determined that input from the designer/engineer is needed, we will forward the RFI to the appropriate responder for their action. RFIs are logged and tracked to ensure none are inordinately delayed.

## CONSTRUCTION PHASING

To ensure a smooth transition from pre-construction to construction start-up, our team will develop detailed site logistics plans, project phasing, security requirements, a detailed safety plan and a quality program. Construction planning will help to determine the most efficient utilization and protection of the project site. Considerations include environmental impact planning, SWPPP compliance, CEQA mitigation measures, construction access and deliveries, utility

# STAKEHOLDER COLLABORATION

## COORDINATION W/ SCHOOL STAFF

Our team has worked on a multitude of construction projects on active educational sites throughout California. We realize that students will be relocated for this project, but depending on the needs of the District, our team members can provide the District with proven solutions to minimize the disruption of school activities during demolition and construction and ensure that all students, faculty, and administration are informed and given the utmost priority.

Our Team will prepare an occupancy plan that will include a schedule coordinating dates for relocation of existing furniture and equipment if needed, new furniture and equipment, temporary student housing, and District personnel. This schedule will be distributed to the moving contractors, the District's affected departments, and other appropriate parties to ensure that move-ins, relocations, etc. are as seamless and efficient as possible to maintain an uninterrupted learning environment for MUSD students.

## COORDINATION W/ DISTRICT CONSULTANTS

As an extension of District staff, the best interest of the District will always be our top priority and we will diligently work alongside the design team to provide input during all front-end planning. CCM reviews the educational mission and assists with decision-making by reviewing environmental site issues and requirements for CEQA compliance; projected budget; occupancy timeline; and also provides a risk analysis.

Our team will provide general oversight and coordination throughout the project life cycle. During the planning and pre-design stages our team will provide the District with detailed monthly status reports for the project. Our project manager will attend weekly project meetings as well as any other necessary meetings with design consultants, geo-technical consultants, CEQA consultants, IT consultants, as well as any other project team members/stakeholders as needed.

We will continue to maintain the project tracking software so that all data and pertinent information is readily available to District staff. We will continue to monitor and review invoices from design consultants, contractors, etc. We will provide weekly status reports and conduct weekly meetings, as well as maintain minutes of those meetings.

## COORDINATION W/ LOCAL AGENCIES

We understand the importance of taking a proactive role in assisting the District with site evaluation and/or acquisition, as well as performing all required environmental and other regulatory due diligence, including filing CEQA documents and coordinating with the state DOE.

We also have extensive experience working with local and county planning, public works and building & safety departments throughout the entitlement, plan check review, permitting, inspection and approval stages of the project.

continuity, construction staging areas, parking, communication with neighbors, and noise/dust control.

Having managed numerous school construction projects with all types of construction phasing needs from district-wide repair and modernization projects to new replacement campuses, our team will effectively advise the District on the best approach to ensure a successful project delivery.

## RISK MANAGEMENT

CCM approaches all our projects with a very thorough understanding of the contract documents, design intent, and District goals. We clearly state what is to be expected from each team member, strongly enforce adherence to the schedule, and uphold the timely and within budget project completion end result as top priority.

We set the ground rules early on by honestly informing the team about the actions to be taken if the project falls behind schedule or if the contractor doesn't perform, such as implementing liquidated damages, withholding of payments, District performed work, and back charging. This eliminates any contention that can build up over time.

During construction, we review submittals and mock ups to confirm that the materials specified are what is being installed. Our team implements processes and procedures to uphold the objectives of the District, maintain effective project control, and minimize risk. We are on site full-time, managing the work of the various inspectors, trade contractors and consultants.

We continuously monitor the contractor(s) to assure that they correctly deliver the full scope described in the

construction documents. Lastly, our team monitors testing and inspection reports, the DSA Box (project inspection cards, DSA Field Engineer reports, etc.) and commissioning reports.

As construction managers, we can only hold the contractor accountable to what is written in the contract documents. As part of our risk management plan, we will work with the District and their design consultants to develop a clear and concise set of documents that eliminates any inconsistencies which often cause delays and future claims.

While we vigorously enforce the contract documents, our purpose is to encourage the contractor to perform. If the contractor needs assistance, we will communicate that to the District and all team members and work together to develop creative, cost saving solutions to keep the project on track. Most importantly, we value the contractor as a fellow team member and will look to leverage their expertise toward elevating the success of the project.

Additionally, our PM/ CM's will physically evaluate the progress through site-walks and inspections, as well as evaluate daily reports and progress

## CLAIMS RESPONSE

Though we make all efforts to diligently strive to prevent claims, they unfortunately are an inevitable element of construction. All claims and/or disputes will be reviewed with the District. Our claims prevention and mitigation will begin immediately upon issuance of the Notice to Proceed and continue throughout the life of the project.

During construction, our team will log, monitor, and expeditiously negotiate all claims, changes to the contract, and extra

work. We will review all claims for merit, perform independent estimates, make recommendations to the District for consideration, and complete all required documentation to process all approved, denied, or negotiated changes. Weekly project reports to the District shall include the status of any change orders and or outstanding claims.

If our team receives a notice of claim from the Contractor, there will be immediate notification to the District and our team members will work toward a timely resolution of the claim with the Contractor.

Our experienced team members will support the District in any post-completion dispute with the Contractor, rendering reasonable assistance and providing access to its records. We have invaluable experience responding to claims and advising both the District staff and their legal counsel on potential and actual contractor claims. We understand that in such legal matters time is of the essence, and we provide timely responses in support of the contractual milestones which govern arbitration and/or mediation.

Our staff has provided technical support and analysis that has been crucial in the successful mitigation of claims. We are experienced in assuring the contracted parties adhere to the prescribed arbitration/mediation processes; allowing the work to proceed while the parties "agree to disagree". Our construction expertise has been proven to be a key instrument in successful claims resolutions, thereby saving valuable tax dollars for the communities in which we serve.



## CONSTRUCTION SUPERVISION

Our team will observe the progress of the work and advise the contractors of any deviations, defects or deficiencies in the work including reasonable diligence to discover work that is not in compliance with the contract documents. Paramount to the quality of the installed work, including the identification of construction deficiencies, is the incorporation of a certified DSA Inspection Team. Our team will partner with the DSA and any Title 24 Inspection Teams and create a relationship with a common mission of quality assurance.

Throughout the construction phase, our CM's will lead regular meetings that will discuss quality and deviations, both potential and realized. Every member of the team will be charged with observation and pro-active communication to reduce or eliminate the conditions detrimentally affecting the quality of the project. Our approach, however, is to catch potential problems before they are installed. This is primarily done with regular candid conversations with the contractors and formal review of the project.

## PROJECT CLOSE-OUT SERVICES

Our team will deliver all manufacturer's warranties, guarantees, operations

and maintenance records and all other documentation called for by the construction documents to the District. We will manage the resolution of problems, issues, disputes and claims that may arise following the final completion promptly and with minimal disruption. Proper documentation and training will ensure the lifetime benefits are enjoyed for the project.

Our post-construction activities, as they relate to the contractor, typically involve verifying completeness of as-built drawings, negotiation of final change orders, diligent evaluation of final invoices, obtaining final acceptance by the Owner/City/DSA, filing notice of completion, and coordinating the release of retention. CCM will assist the District in closing out the construction contract and commencement of use of the completed work.

## SYSTEMS START- UP AND ACCEPTANCE PROCESS:

Our team will work with the general contractor to define the plan for completing activation, start-up, acceptance and turnover of mechanical, control, electrical, communication, data and other special systems and equipment. Tasks in this process include:

1. **MEP Verification:** examination of the work to determine conformance to the requirements
2. **Activation Walkdown:** verification that installation and environs of equipment/systems meet the requirements prior to placing any element into a dynamic state
3. **Start-up Walkdown:** verification that installation and environs of equipment/systems are complete per the contract documents
4. **Interim Turnover:** interim acceptance of an area, system or piece of equipment prior to final acceptance to allow owner occupancy and/or use prior to final completion. (Note that warranties begin on the date of Interim Turnover.)
5. **Final Acceptance:** all work is complete and all requirements of the contract documents have been completed, verification of documentation is complete (O&M manuals, as-builts, calibration manuals, test results, etc.) All of the above is documented through our Quality-in-Construction programs.



Yorba Linda High School Modernization Project

“

John McGrew...and others [CCM staff] have demonstrated an approach to project management that conveys an interest and concern as if they were the owner. Attentiveness to detail and field communications with contractors are also among their strengths.

Mike Bailey,  
Director of Facilities and Planning,  
Placentia-Yorba Linda Unified School District



# SCHEDULING AND ESTIMATING: BUDGET COMPLIANCE

## BUDGET MANAGEMENT/ COST ESTIMATING

With offices and extensive market experience throughout Southern California, our team is familiar with local cost trends, escalation, material prices, labor issues and construction backlogs. This information is not only important to factor into the more detailed estimates as the project develops, but also essential at the early stages. Initial budget development and reviews, as well as the early set-up of controls and project tracking systems are essential to a successful project.

Our estimating team will assist the District in validating cost, quantity data, and assumptions to refine the preliminary cost estimates. The team will provide independent estimates as requested

and reconcile the estimates with the Architect's estimate at each phase of the project, making recommendations as necessary to keep the project on budget and/or reduce costs.

### BUDGET DEVELOPMENT AND MONITORING

We will provide assistance to the District for the initial budget development and reviews as well as the set-up of controls and project tracking system, which should commence early so that they are ready for the project to be established. Our team will evaluate project budget requirements during the design phase to ensure that the design is producing a project that can be built within budget, taking advantage of the most cost-effective construction elements available while performing the required functions.

Accurate cost forecasting, coupled with budget and scope alignment is essential for project planning and phasing. Our

cost modeling ensures that the project's goals are maintained through all phases and our team evaluates budget requirements to ensure that the design is producing a project that can be built within budget.

We start by establishing a baseline cost estimate for the project, factoring in all reasonable costs for each project, such as hard construction cost, soft construction cost, escalation, constructability reviews, cost estimates, design services, DSA fees, reprographics, value engineering cost, inspection and testing, geotechnical reports, furniture-fixtures-equipment, and owner contingency.

Our team will also perform independent estimating for the project to ensure the budget is in line with the project's scope as it develops. Accurate cost forecasting, coupled with budget and scope alignment is essential for project planning and phasing. Our cost modeling ensures that the project's goals are maintained



through all phases. Our team will employ an effective Cost to Complete Forecasting of the budget, identifying potential issues early thus giving the team time to change methods if necessary.

Our staff is proactive in identifying potential costs that may arise, not just those that are known, to ensure the project will be completed within budget. In the event that there are significant variances between the budget and the estimated cost, our team members will develop a project strategy to mitigate any cost overruns and keep projects within budget.

Where there are unavoidable costs (such as environmental issues), or unforeseen changes in construction or site conditions that exceed the original budgets, our team, along with the District staff and contractor/trade contractors, will assess the cost issues and consider a plan of action that will be in the best interest of the District.

## PAYMENT CONTROLS

Our team will review all billing requests from all District consultants and contractors for completeness, proper rates, actual work performed vs. billed work, and will not process or recommend payment until the content is accurate and auditable. We will also tie the submittal of shop drawings and a material status log into the requisition process. This helps to keep all parties continuously aware of the status of these payment-related elements. We will also recommend payment in accordance with established contractual procedures and require a cost accounting record on authorized work performed under unit costs and actual costs for labor and materials to support such billings.

# SCHEDULE DEVELOPMENT AND MANAGEMENT

## EXPERIENCE WITH SCHEDULING & TRACKING SOFTWARE

Our team has experience with most major construction management scheduling and project tracking software, including Oracle/Primavera P6 CPM scheduling software, Unifier, Submittal Exchange and Contract Manager. We have also utilized Trimble's Prolog and ProjectSight, MS Access and Project, as well as Bentley's ProjectWise (Formerly EADOCs), and are ready and willing to use the District's software of choice.

These software programs provide so much value to any large construction project, by not only allowing us to develop a resource and cost-loaded master schedule which will guide the project, but also providing us with open, user-friendly, collaborative platforms on which we can track every aspect of the project in a highly transparent and accessible way.

## SCHEDULE DEVELOPMENT

The development and management of a cost-loaded project schedule is one of the fundamental tools for both planning and controlling a project. Our team believes in developing both a summary schedule, which informs and updates senior management, and a detailed construction schedule which serves as the day-to-day operational tool to keep the project on track. Our team will work with the design team and District staff to develop a master schedule for the project. This

comprehensive critical path method (CPM) schedule will incorporate all aspects of planning, design, funding, agency approvals, bidding, construction, fixtures, furniture and equipment procurements/delivery, and post-construction occupancy activities, in a manner that will minimize disruptions to the District's instructional programs and optimize project interdependencies.

The cost and manpower loaded schedules will ensure we have the tools to accurately manage the job's progress. The schedule will serve as the controlling document and the basic tool for measuring performance against plan. Our team will develop a Master Project Schedule, review the design consultant and contractor's schedules, and perform weekly schedule audits and CPM monthly update reviews to enable us to maintain control.

Scheduling and allocation of resources is critical in meeting project milestone dates, especially for educational facilities projects which have extremely aggressive schedules with critical milestones that cannot be compromised. Our team will develop a schedule which serves as a management reporting tool, as well as an implementation tool to produce a realistic and achievable timetable for executing the work.

During construction, time is inextricably linked to cost. We understand this key relationship and take an active role in schedule management on every project. Our staff works closely with school site administrators and District staff including Operations and Maintenance staff to understand the unique scheduling characteristics of each project.

## SCHEDULE MANAGEMENT

The development and management of a cost-loaded project schedule is one of the fundamental tools for both planning and controlling a project. Using the common earned value management/analysis system, the project will be accurately statused and the status rolled-up to the overall project level. This approach to performance evaluation is encompassed by the EVMS technique, which effectively compares both the schedule and cost status of a project to the budgeted plan, estimated cost to complete/at completion, etc.

During construction, our team will review construction progress with the prime

contractor(s) and/or trade contractors, observe completed work and properly stored materials, and evaluate the percentage complete of each construction activity as indicated in the construction schedule/schedule of values. This data will be input into a monthly update report, which will be distributed to the contractor(s), the District, the design consultant(s) and other appropriate parties. This report will reflect the contractor's contractual progress, and will be the basis for the monthly progress payment to the contractor.

Such trending allows us to determine whether the contractor is maintaining, losing, or gaining schedule. We will

actively evaluate the contractor's plan (forecast) for time, manpower, and cost against the contractor's actual progress. This will give us insight as to how well the contractor is accomplishing their plan. Any significant variances will be identified as potential issues, then logged and tracked in a registrar until the issue has been resolved.

Close coordination by our PM's and CM's may result in acceleration of related packages, and a recovery plan or corrective action plan is required whenever a contractor falls significantly behind schedule on an activity or an element of work.

## CASE STUDY SCHEDULE MANAGEMENT

### Rancho Campana HS, Oxnard UHSD

Our biggest challenge during construction of Rancho Campana High School was time. The Superintendent challenged the team to open the school for the 2016-17 school year. Once construction began the team had less than 18-months from ground breaking to the start of classes.

**SOLUTION:** CCM deployed a number of strategies aimed at completing construction on- time, including: construction phasing, encouraging the contractor to hire (and the district to fund) multiple superintendents, an allowance for acceleration (to be used with district approval) to strategically advance critical path activities, streamlined communications protocols amongst the team and timely payment processing. The school opened on-time, and the success was shared with all participants and stakeholders.

### Indian Springs HS Modernization, San Bernardino CSD

Weekly project team meetings along with daily routine inspections of work performed that day ensured project schedule development on this project. When extensive weather delays occurred, an updated monthly construction schedule and recovery schedule was issued for review and approval by the District scheduler. These delays and site specific wet-soil conditions severely impacted the civil and structural work of the project. Additional conflicts with existing civil work and new construction work also created delays.

**SOLUTION:** Project team re-sequenced and revised project scheduling to ensure continuation and progression of construction activities thereby mitigating civil and weather related delays.





SECTIONS 3.4 - 3.6



Section 3.4 - Sub-Consultants

CCM typically performs the majority of our services with in-house personnel, though at times we may need to utilize sub-consultants depending on the project needs. At this early stage in the process, without any actual project-specific information, we have not procured any sub-consultants for this potential contract. Should the need arise, any sub-consultant that is to be used will of course only be done at the approval of the District.

Section 3.5 - References

OXNARD UNION  
HIGH SCHOOL DISTRICT

DISTRICT CONTACT:  
Steve Dickenson,  
Asst. Super for Admin Services  
305 South K Street, Oxnard CA,  
93030  
(818) 841-3111 Ex 1271

DESCRIPTION OF PROJECTS/SERVICES  
Program and construction management, including design, entitlement and oversight for district wide IT upgrades, construction of two new aquatics centers, a new high school and entitlement / land acquisition on a second new high school.

PLACENTIA-YORBA  
LINDA UNIFIED SCHOOL  
DISTRICT

DISTRICT CONTACT:  
Rick Guaderrama, Dir, of  
Facilities + Planning  
1301 East Orangethorpe Ave,  
Placentia, CA  
(714)-985-8437

DESCRIPTION OF PROJECTS/SERVICES:  
Construction Management of multiple campus projects began in 2003 and CCM still has a presence in the District. CCM has managed Agency, Multi-prime and Lease-lease back projects ranging from new construction to modernization.

SANTA MONICA –  
MALIBU UNIFIED  
SCHOOL DISTRICT

DISTRICT CONTACT:  
Steve Massetti, Bond Program  
Manager  
1651 16th St Santa Monica, CA  
90404  
(310) 450-8338 x79389

DESCRIPTION OF PROJECTS/SERVICES:  
Over a decade of program and construction management. New construction and modernization across multiple projects and several bonds. Projects ongoing on multiple campuses.

SAN BERNARDINO  
CITY UNIFIED SCHOOL  
DISTRICT

DISTRICT CONTACT:  
John Peukert, Assistant  
Superintendent  
777 North F Street,  
San Bernardino, C A92410  
(951) 323-5750

DESCRIPTION OF PROJECTS/SERVICES:  
Construction Management of 20+ prime contractors to construct and modernize 12 high school buildings, including; new storm drain system, underground utilities, new track and field, baseball and softball fields, tennis and basketball courts, new city streets, street lights, traffic lights and sidewalks.

## 3.6 - LEGAL ISSUES

**QUESTION 1:** IS THERE NOW PENDING ANY LEGAL ACTION AGAINST THE FIRM OR ANY EMPLOYEE OF THE FIRM ALLEGING VIOLATIONS OF THE LAW IN CONNECTION WITH AN OFFERING OF MUNICIPAL SECURITIES IN A CALIFORNIA TRANSACTION? IF SO, PLEASE DESCRIBE SUCH PENDING ACTION.

**ANSWER:** NO

**QUESTION 2:** HAVE THERE BEEN ANY SETTLEMENTS OR JUDGMENTS INVOLVING SUCH ACTIONS WITHIN THE LAST FIVE (5) YEARS? IF SO, DESCRIBE EACH SUCH SETTLEMENT OR JUDGMENT, INCLUDING THE NATURE OF THE ACTION AND THE AMOUNT OF RECOVERY.

**ANSWER:** NO

**QUESTION 3:** PLEASE LIST AND DESCRIBE ANY JUDGMENT, SETTLEMENT, OR ARBITRATION AWARD VALUED AT \$5,000 OR GREATER RELATING TO A CIVIL ACTION JUDGMENT, SETTLEMENT, ARBITRATION AWARD, OR ADMINISTRATIVE ACTION FOR ANY INDIVIDUAL LICENSEE, AS REQUIRED TO BE REPORTED TO THE STATE OF CALIFORNIA.

**ANSWER:** NONE; N/A.





## 3.7 - OTHER FORMS

**NEWPORT MESA UNIFIED SCHOOL DISTRICT  
CONSTRUCTION MANAGEMENT SERVICES  
RFQ EVALUATION**

**Evaluation of Firms:** All responses will be scored using this evaluation sheet. A minimum score of 80% is required to qualify for the 2nd round of evaluation which includes review by a panel. Up to 10 additional points may be awarded in the second round based on subjective determination of the Firm's ability to carry out the required work. NMUSD will select the top-rated firms to be awarded the contracts for these services.

**Instructions:** Fill-in a response for each question in Sections 1-4 below. Each correlates to a required element in the RFQ Response Format.

**Firm:** California Construction Management, Inc.

1. Location/Accessibility	Write in:	Max.
a. Firm's location - Write in city and county of headquarters or local office, whichever is closest to the District	San Bernardino, San Bernardino County	5
2. Past Performance	Write in:	Max. Pts.
a. Identify the Firm's number of years' experience in providing services for K-12	17 years	5
b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years	6	5
c. Industry experience - Circle the type of projects the Project Team has worked on within the last 3 years (circle all that apply)	<input checked="" type="radio"/> K-12 <input checked="" type="radio"/> Community College <input type="radio"/> Charter/Private School <input checked="" type="radio"/> Non-school District <input type="radio"/> Other Project Types	5
d. Identify the Firm's number of employees	32	5
3. Claims, Lawsuits, Arbitrations	Write in:	Max. Pts.
a. Identify the number allegations against the firm or any employee for any violations of law	None	5
b. Identify the number of settlements or judgments involving such actions within the last five (5) years	None	5
4. Record of Past Performance	Write in:	Max. Pts.
a. Identify the number of client references from a K-12 school district included in the Response (0-3)	3	5

*I hereby certify that the above information is true and correct to the best of my knowledge.  
By signing below, I further acknowledge that should any of the information I provide be found to be false,  
the Firm's Response shall be considered nonresponsive and ineligible for consideration.*

John McGrew

Printed Name



Signature

2/22/21

Date



## ATTACHMENT B

### CERTIFICATION – REQUEST FOR QUALIFICATIONS

I certify that I have read and received a complete set of documents regarding the attached **Request for Qualifications (RFQ) # 119-21 – CONSTRUCTION MANAGEMENT SERVICES** and the instructions for submitting an RFQ. I further certify that I must submit three (3) proposal copies, plus a complete copy on flash drive, of the firm's Proposal in response to this request and that I am authorized to commit the firm to the proposal submitted.



\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
President  
\_\_\_\_\_  
473 E Carnegie Dr, Ste. 210  
San Bernardino, CA 92408  
\_\_\_\_\_  
**Address**

\_\_\_\_\_  
(909) 801-9291  
\_\_\_\_\_  
**Telephone**

\_\_\_\_\_  
02/22/2021  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
John McGrew

\_\_\_\_\_  
**Typed or Printed Name**

\_\_\_\_\_  
California Construction Management, Inc.

\_\_\_\_\_  
**Company**

\_\_\_\_\_  
473 E Carnegie Dr, Ste. 210  
San Bernardino, CA 92408  
\_\_\_\_\_  
**Address**

\_\_\_\_\_  
(909) 944-3365  
\_\_\_\_\_  
**Fax**

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





## STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Address: N/A - Same as Above

\$99M Canada New B1N Kenesiology Building and Wellness Center,  
San Mateo Community College District, 2021 Completion

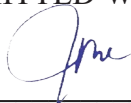
## ATTACHMENT D

### ANSWER THE FOLLOWING QUESTIONS

1. Is the company or its owners connected with other companies as a subsidiary, parent, affiliate, or holding company? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
3. Has the company (or any owner) ever defaulted on a contract forcing a surety to suffer a loss? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
4. In the past five (5) years, has the company had any project with disputed amounts more than \$50,000 or a project which was terminated by the owner, owner's representative or other contracting party and which required completion by another party? ☐ Yes ☒ No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, date and reason for termination/dispute.
5. Has the company, an affiliate company, or any owner ever declared bankruptcy or been in receivership? ☐ Yes ☒ No If yes, explain on a separate, signed sheet.
6. Has the company ever had an arbitration on contracts in the past five (5) years? ☐ Yes ☒ No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, a brief description and final resolution.
7. Does the company have any outstanding liens or stop notices for labor and/or materials filed against any contracts which have been done or are being done by the company? ☐ Yes ☒ No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, amount of dispute, and brief description of the situation.

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT ALL OF THE INFORMATION SUBMITTED WITH THIS PROPOSAL IS TRUE AND CORRECT.

**SIGNATURE:**



**NAME:**

John McGrew

**TITLE:**

President

## **PROJECT REFERENCE FORM**

Provide information for the past five (5) years for contracts that your firm has completed, or has in progress, which most closely represents the services requested in this RFQ. Provide the following information:

1. Project title and location
2. Name, address, and phone number of contact person
3. Nature of firm's responsibility
4. Type of contract (performance, direct cost, etc.)
5. Contract amounts
6. Start Date
7. Current status

For one of the above projects, provide a cost breakdown of the following project components: technical analysis, design and implementation, project management, monitoring, training, educational programs, maintenance (if any), and budgeting.

**PLEASE SEE SECTION 3.2 - EXPERIENCE FOR A LIST OF COMPLETED CONTRACTS AND CONTACT INFO.**

**ON THE FOLLOWING PAGE, WE HAVE PROVIDED AN IDEA OF OUR TYPICAL FEE STRUCTURES.**



# FEE SCHEDULE

Based on a preliminary understanding of the proposed scope, budget, schedule, etc., we are proposing both our hourly fee schedule, as well as a range of fees based on a percentage of construction costs. There are still unknown factors and preliminary assumptions that need to be clarified prior to entering a final agreement for any particular project. Once all budgeting, scheduling, scope, and staffing needs are clarified for a given project and agreed upon by all parties, our proposed rate and billing structure will be adjusted accordingly. All of our fees are negotiable and we will make all efforts to provide the most fair and reasonable rate to the District.

## FEE PROPOSAL

PROPOSED ROLE	HOURLY FEE
Principal-In-Charge	No Charge
Project Executive	\$198.00
Sr. Project Manager	\$165.00
Project Manager	\$150.00
Construction Manager	\$155.00
Construction Superintendent	\$155.00
Constructability Review/VE	\$165.00
Controls Manager	\$160.00
Project Engineer	\$110.00
IT Manager	\$160.00
Community Outreach	\$120.00
Design Manager	\$165.00

## NEW CONSTRUCTION

CONSTRUCTION COST	FEE RANGE
\$1M to \$25M	3% - 6%
\$25M and Greater	2% - 5%

## MODERNIZATION

CONSTRUCTION COST	FEE RANGE
\$0 to \$5M	6% - 8%
\$5M to \$10M	5% - 7%
\$10M to \$20M	4% - 6%
\$20M and Greater	3% - 5%

## GENERAL CONDITIONS FEE SCHEDULE

CONSTRUCTION COST	G.C. MARKUP PERCENTAGE
\$5M and Under	10 - 12%
\$10M to \$20M	6% - 8%
\$20M to \$60M	4% - 6%
\$65M and Greater	4%


**General Condition Expenses** are not included in the hourly rates provided above. These reimbursable expenses typically include:

- Expenses related to project office including rent, utilities, maintenance, furnishings, office equipment, data processing equipment/software, office supplies, electronic communications, telephone systems and related charges;
- Specialty consultants not included in staffing plans;
- Insurance in excess of current coverages;
- Transportation in connection with the project, authorized out of town travel and subsistence;
- Fees paid for securing approval of authorities having jurisdiction over the project;
- Costs of bid advertising;
- Cost / schedule control software and project management collaboration application software
- Reproduction of plans, specifications, construction, design, and close-out documents required by the Client or the Client's other consultants and any other specialty consultants, including all reproduction required by approval authorities having jurisdiction over the Program/Project.

**ATTACHMENT F**  
**NEWPORT MESA UNIFIED SCHOOL DISTRICT**  
**REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS FOR**  
**CONSTRUCTION MANAGEMENT SERVICES**

**STATEMENT OF NON-CONFLICT OF INTEREST**

The undersigned, on behalf of the consulting firm set forth below (the “Consultant”), does hereby certify and warrant that, if selected, the Consultant while performing the consulting services required by the Request for Qualification, shall do so as an independent contractor and not as an officer, agent or employee of the Newport Mesa Unified School District (“the District”). The undersigned further certifies and warrants that: (1) no officer or agent of the Consultant has been an employee, officer or agent of the District within the past two (2) years; (2) the Consultant has not been a source of income to pay any employee or officer of the District within the past twelve (12) months; (3) no officer, employee or agent of the District has exercised any executive, supervisory or other similar functions in connection with the Consultant Agreement or shall become directly or indirectly interested financially in the Consultant Agreement; and (4) the Consultant shall receive no compensation and shall repay the District for any compensation received by the Consultant under the Consultant Agreement should the Consultant aid, abet or knowingly participate in violation of this statement.

Signature	 _____
Printed Name	<u>John McGrew</u>
Title	<u>President</u>
Date	<u>02/22/2021</u>


**ATTACHMENT G**  
**FIRM PROPOSAL / OFFER FORM**

This Proposal/Offer Form must be duly executed and submitted with any proposal/offer to NMUSD.

The Offeror hereby agrees that its proposal/offer is subject to all RFQ # 114-21 provisions, terms and conditions, attachments, exhibits, amendments and other applicable materials which are attached or incorporated by reference. Offeror hereby agrees to promptly enter into an agreement in substantial accordance with such RFQ provisions, terms and conditions, and secure a performance bond within five (5) days of the Districts intent to award the contract.

The Offeror hereby agrees that its attached proposal/offer of which this is part, is a firm and irrevocable offer and valid for acceptance by NMUSD for the period sixty (60) days after closing. The Offeror hereby agrees that if its proposal/offer is accepted by SAUSD that it shall provide all of the services in accordance with the RFQ, as it may be amended.

Name of Person Duly Authorized to Execute this Proposal/Offer: John McGrew

Duly Authorized Signature: 

Title: President

Date of this Proposal/Offer: February 22, 2021

Offeror Name: California Construction Management, Inc.

Offeror Address: \_\_\_\_\_

473 E Carnegie Dr, Ste. 210  
San Bernardino, CA 92408

Offeror Telephone: (909) 944-3365

Offeror Email: jmcgrew@califcm.com



**ATTACHMENT H**

NEWPORT MESA UNIFIED  
SCHOOL DISTRICT  
2985 Bear St., Bldg. A  
Costa Mesa, California 92626  
(714) 424-5063

**Construction Management Services  
RFQ: # 119-21**

**NONCOLLUSION  
DECLARATION  
Public Contract Code § 7106**

TO BE EXECUTED BY SUBMITTER AND SUBMITTED WITH RFQ

The undersigned declares:

I am the \_\_\_\_\_ President \_\_\_\_\_ **[PRINT YOUR TITLE]**

of \_\_\_\_\_ California Construction Management, Inc. \_\_\_\_\_ **[PRINT FIRM NAME]**,

The party making the foregoing Contract.

The RFQ is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The RFQ is genuine and not collusive or sham. The submitter has not directly or indirectly induced or solicited any other submitter to put in a false or sham RFQ. The submitter has not directly or indirectly colluded, conspired, connived, or agreed with any submitter or anyone else to put in a sham RFQ, or to refrain from submitting. The submitter has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the RFQ price of the submitter or any other submitter, or to fix any overhead, profit, or cost element of the RFQ price, or of that of any other submitter. All statements contained in the RFQ are true. The submitter has not, directly or indirectly, submitted his or her RFQ price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, RFQ depository, or to any member or agent thereof, to effectuate a collusive or sham RFQ, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a submitter that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the submitter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on the following date:

Date: 02/22/2021

Proper Name of Submitter: California Construction Management, Inc.

City, State: San Bernardino, CA

Signature: 

Print Name: John McGrew

Title: President