

2520 Venture Oaks Way
Sacramento, CA 95833
Phone: 716-682-9494
Fax: 716-682-0990
PBK.com



January 31, 2018

ATTN: Rose Ramos, Chief Business Officer

Mt Diablo Unified School District
Purchasing Department
2326 Bisso Lane
Concord, CA 94520

**RE: Request for Proposal #1790 for Development of a Facility Master Plan
Due Date: January 31, 2018 at 10:00am**

Dear Rose:

On behalf of the entire PBK team, we would like to thank the Mt Diablo Unified School District (MDUSD) for considering our firm's qualifications to provide facility assessments and master planning. Through this response, we hope to demonstrate what makes PBK uniquely qualified to assist in executing the scope of work and continue our team's commitment and contribution to MDUSD's needs and long-term objectives as you seek to embark on planning the future for your District. PBK has 36 years of experience dedicated to educational environment planning and design. Over the last three decades, PBK has had the privilege of completing school work and supporting facilities for more than 200 public school districts across the United States including California districts such as Twin Rivers USD, Santa Rosa CESD, St. Helena USD, Galt JUESD, San Luis Coastal USD, and Plumas USD, to name a few.

We offer the unique combination of resources — relevant experience, a proven track record, commitment, and key individuals — to serve MDUSD for the proposed Facility Master Plan. Our multi-disciplined team of seasoned experts bring extensive experience with analysis and documentation of existing facilities and capital assets having completed major multi-building assessments, investigating and tabulating conditions data, and corrective options with associated costs. Our assessment experience already brings a comprehensive flexible database system for benchmarking detailed information on existing facilities.

Again, we sincerely appreciate your time and consideration. We anxiously anticipate the opportunity to meet with your team to further discuss how we might assist with this exciting project. In the meantime, if you have any questions or require further information from PBK, please do not hesitate to call us any time at 916-682-9494.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Gary J. Gery'.

Gary J. Gery, AIA
Principal in Charge

This page left blank intentionally.



B. Submittal Letter.....	i-ii
C. Table of Contents	iii-iv
D. Description of Firm.....	1-2
E. Project Team	3-4
F. Background of Assigned Personnel	5-28
G. References	29-32
H. Schedule.....	33-36
I. Project Plan & Methodology	37-42
J. Experience With Funding & Options for Cost Estimating	43-44
K. Financial Stability	45-46
L. Insurance	47-48
M. Litigation History	49-50
N. Other Relevant Information	51-52
O. Fees	53-56
P. Contracts	57-58

This page left blank intentionally.

D. Description of Firm

This section should provide information to the District regarding the size, location, nature of work performed, years in business, and approach that will be used in meeting the needs of the District.

Since 1981, PBK has provided public school districts with a full line of integrated services related to architecture, engineering, interior design, planning, technology and facilities consulting for educational facilities. The firm consists of a network of eleven offices across California and Texas. Each regional office provides dedicated planning and design services for all building types for educational institutions.

As of January 2018, PBK employs over 360 planning and design professionals firmwide who embody a unique business culture that prioritizes client attention, responsiveness and Next Generation design solutions. Our Sacramento office which will lead this project has a staff of 20 architects, interior designers and building envelope specialists. The diverse talent of our teammates, combined with our firm's highly collaborative design process, enables PBK to provide qualified programmers, planners, architects, engineers, and designers, regardless of building type or geographic location.

LOCATION

2520 Venture Oaks Way
Suite 440
Sacramento, CA 95833

PBK IS COMMITTED TO CREATING PERFORMANCE INSPIRED PLANNING AND DESIGN SOLUTIONS THAT POSITIVELY IMPACT PEOPLE'S LIVES AND EMBRACE SUSTAINABLE DESIGN, INNOVATION AND BUILDING PERFORMANCE.





Approach

Facilities planning and programming is a core service of PBK. We have completed these services for more than 100 K-12 clients. We provide seamless delivery of planning services that lead to intelligent decisions and action. Our facility plans respond to an organization's long-term vision and build toward implementable facilities and workplace recommendations. As clients face new conditions, we provide experienced, analysis-based advice along with justification for decisions big and small, strategic or tactical. No other firm can provide the same degree of expertise and know how.

By optimizing the use of land and buildings, PBK has built a successful track record through solving organizations' complex facilities challenges. We understand the range of facilities issues driven by market/product responsiveness, asset management, highest and best use utilization and employee productivity. From early visioning, site or building assessments, and programming, through site master planning, occupancy planning, and post-occupancy evaluations, we work with clients to make value-based decisions that will achieve clear, quantifiable results, and ultimately realize their business strategies. Some recent California public school districts in which PBK has conducted facilities assessment and/or long-range facilities master planning services includes:

- El Segundo USD
- Fillmore USD
- Fullerton JUHSD
- Palm Springs USD
- Saddleback Valley USD
- Twin Rivers USD



Sadie Harris Woodard Elementary School

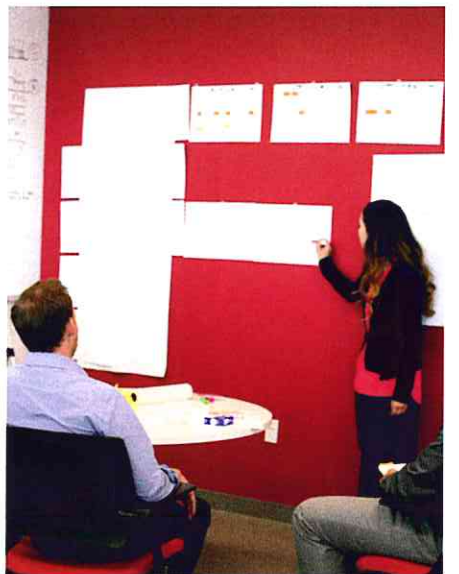
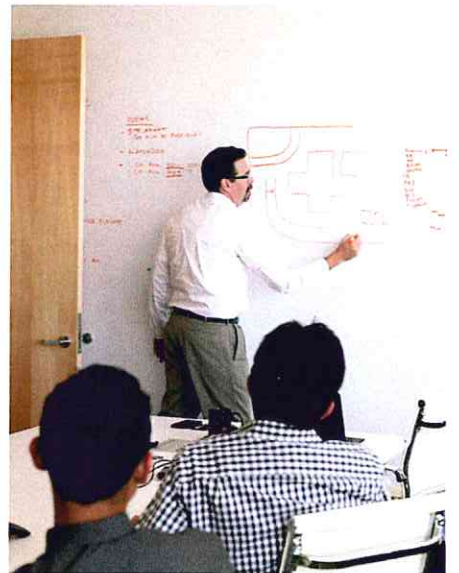
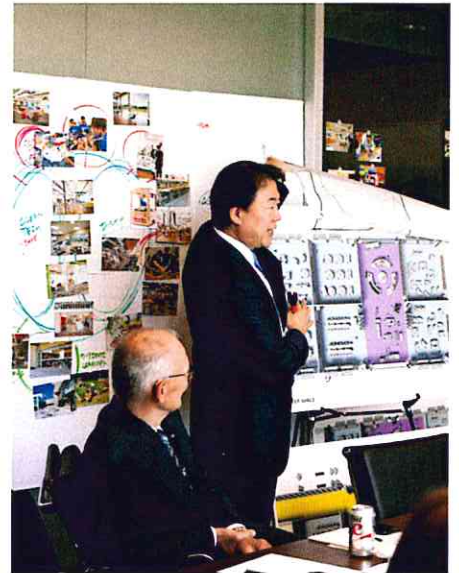
E. Project Team

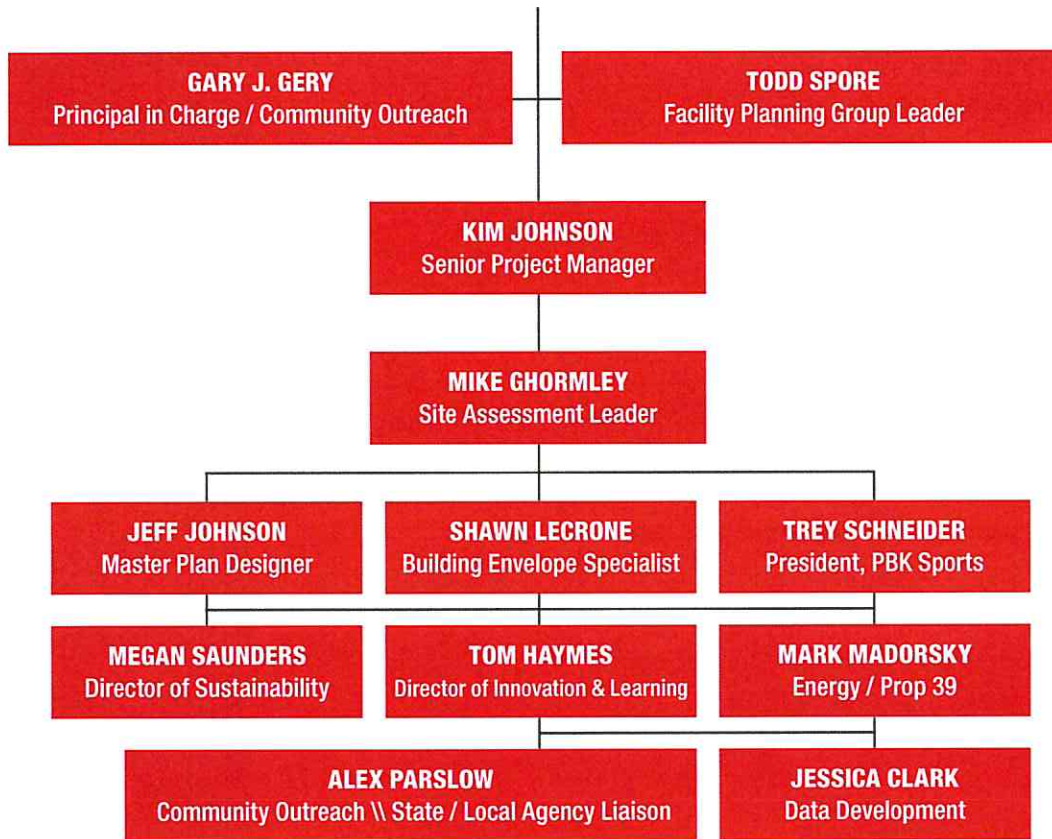
List the consultant(s) in your firm that would be involved in working with the district staff in the development of the FMP. Further, include any consultants from other firms that will assist you in the FMP including architects and/or engineers that your firm will use in completing the report, if any. The District requires that the proposing team include the following professional disciplines: civil, landscape, structural, planning, mechanical, and electrical, as well as a demographic consultant.

- Principal in Charge:** Gary Gery
- Facility Planning Group Leader:** Todd Spore
- Senior Project Manager:** Kim Johnson
- Site Assessment Lead:** Mike Ghormley
- Master Plan Designer / Next Generation Designer:** Jeff Johnson
- Building Envelope Specialist:** Shawn LeCrone
- Sports Designer:** Trey Schneider
- Director of Sustainability:** Megan Saunders
- Director of Innovation & Learning:** Tom Haymes
- Energy / Prop 39:** Mark Madorsky
- Data Development:** Jessica Clark
- Community Outreach \ State/Local Agency Liaison:** Alex Parslow

- Structural Engineering:** Barish Pelham
- Mechanical & Plumbing Engineering:** Capital Engineering
- Electrical Engineering:** Harry Yee Associates
- Civil Engineering / Landscape:** Cunningham

- Demographics:** Davis Demographics
- Funding/Eligibility/Implementation:** School Facility Consulting
- Property Management:** Oxbridge Consulting
- Educational Specifications:** Gary Gery and Irene Nigaglioni (IN2 Architecture)
- Cost Estimating:** Gary Gery and Kim Johnson





CONSULTANTS



F. Background of Assigned Staff

Identify all personnel (in house and consultants) and provide a brief resume including pertinent experience of personnel who will be participating in this FMP project. Provide total number of professional staff employed by the firm. Identify persons that will be principally responsible for working with the District. Indicate the role and responsibility of each individual. Proposers shall have a minimum of five (5) years' experience in preparing facilities/educational master plans, educational specifications, the analysis of school operations, enrollment projections and demographic data in identifying facility needs, and conceptual design scenarios/site plans.

Total Number of Employees

Firm-Wide: 360+
Sacramento Office: 20

See pages 6-28 for resumes.





Gary J. Gery, AIA

PRINCIPAL IN CHARGE / COMMUNITY OUTREACH

Gary has been practicing architecture in the Central Valley and Sacramento area for 33 years, serving in a wide capacity of positions. His career began in Modesto with a small firm which provided him the opportunity to learn about all aspects of architecture and firm management as he progressed from a drafter to eventually becoming a majority owner. In addition to Gary's experience in design, where he won several design awards for his firm, project management, construction administration and firm management duties, he has led the development of several facility master plans recently.



EDUCATION

Arizona State University
Bachelor of Architecture, 1983

REGISTRATIONS

State of California, Architect-C17626,
1987-Present

AFFILIATIONS

NCARB Certification, 1989-Present
American Institute of Architects,
1987-Present
CASH Member, 2005-Present

PROFESSIONAL EXPERIENCE

Twin Rivers USD

- Facility Master Plan Update
- Harmon Johnson ES Modernization

San Juan USD*

- Facility Master Plan
- El Camino High School Performing Arts Center Criteria Documents
- Rio Americano High School Performing Arts Center

Natomas USD*

- Facility Master Plan
- Westlake Charter School

Buckeye USD*

- Facility Master Plan
- San Juan USD

San Luis Coastal USD

- Morro Bay HS Modernization
- San Luis Obispo HS Modernization

Santa Rosa CSD

- Santa Rosa HS Modernization
- Slater MS Modernization

Klamath-Trinity JUSD

- Hoopa Valley HS I-Tech Building
- Hoopa Valley ES Modernization

Tahoe Truckee USD*

- Truckee High School Addition and Modernization
- Truckee Elementary School Addition and Modernization

Christian Brothers High School

- Performing Arts Center
- Learning Commons
- Master Plan
- Athletic Field Upgrades

Oakdale JUSD*

- Oakdale High School Aquatics Center
- Oakdale Junior High School Expansion
- Oakdale Central Kitchen

Lincoln USD*

- Lincoln High School Gymnasium/Cafeteria Addition and Modernization
- Facility Master Plan

Patterson JUSD*

- Patterson High School Modernization and CTE Building

Lodi USD*

- Ansel Adams Elementary School

Byron, CA*

- Excelsior Middle School Expansion

Chowchilla ESD*

- Ronald Reagan Elementary School

Golden Valley USD*

- Liberty High School

Delhi USD*

- Delhi High School
- Harmony Ranch Elementary School

Keyes USD*

- Keyes Elementary School Kindergarten Building and Modernization

Santa Maria UHSD*

- Delta High School

CSU Stanislaus

- CSUS Aquatics Center

Ohlone CCD*

- Ohlone Community College Swing Space
- Newark Greenhouse
- Workforce & Economic Development Center
- Consumnes River College Modernization

* Experience Performed at Previous Firm



Todd Spore

PRESIDENT, PBK FACILITY CONSULTING DIVISION / FACILITY PLANNING GROUP LEADER

Todd joined PBK as President of the Facility Consulting Division in 1999. As a Partner of the firm, he has extensive experience in facilities assessment processes, long-range master planning, bond planning, project management, and has personally been involved with more than 15 long-range plans. Todd has been in charge of leading professional teams of architects and engineering in the specification, detailing, and coordination of modernization projects collectively exceeding more than 20 million square feet across the United States.



EDUCATION

Texas A&M University

Bachelor of Environmental Design

Continuing Education

Roofing Industry Educational Institute

Roofing Consultants Institute

AFFILIATIONS

Annual lecturer for RCI, EPA, TASA, TASBO and CEFPI

Former Director, RCI Region III (15 state region)

Member, Institute of Roofing, Waterproofing, & Building Envelope Professionals (RCI)

Member, RCI Gulf Coast Chapter

Member, National Roofing Contractors Association

Certified Mold Remediator and IAQ Consultant

PROFESSIONAL EXPERIENCE

District-Wide Facility Assessments

- Barbers Hill ISD
- Birdville ISD
- Brazosport ISD
- Bryan ISD
- Clear Creek ISD
- Conroe ISD
- Cypress-Fairbanks ISD
- Dayton ISD
- Huffman ISD
- Humble ISD
- Katy ISD
- Lamar Consolidated ISD
- Lancaster ISD
- Lewisville ISD
- Little Elm ISD
- Nacogdoches ISD
- Palm Springs USD
- Pearland ISD
- Pine Tree ISD
- Pharr-San Juan Alamo ISD
- Richardson ISD
- Rockwall ISD
- Royal ISD
- Santa Fe ISD
- Silsbee ISD
- Tomball ISD
- Twin Rivers USD
- United ISD

Angleton ISD

- Early Children Center Additions and Renovations
- Roof Survey
- Summer 2004 Re-Roof Waterproof Package
- Marshall Education Center
- Wildcat Stadium
- Westside Elementary School Roof Package
- Angleton High School Additions and Renovations
- New Angleton High School
- 2008 Roofing Package
- 2009 Summer Re-Roofing Package
- Administration Building Re-Brick
- Miscellaneous Projects Summer 2009
- Art and Science Room Additions

Anderson-Shiro CISD

- Anderson High School Roof Replacement

Athens ISD

- Administration Building Re-Roof 2012

Barbers Hill ISD

- Barbers Hill High School
- Home Side Football Bleacher Survey
- 2010 Facilities Assessment
- Barbers Hill High School Additions Phase I and II
- Barbers Hill Intermediate School and Barbers Hill Elementary School Parking
- Intermediate School Football Field New Pressbox and Concession
- Barbers Hill Middle School Science Lab Additions
- Warehouse Expansion
- 2014 Multi-Campus Renovations

Brazosport ISD

- Clute Intermediate School
- Lake Jackson Intermediate School
- Velasco Elementary School
- Renovation to Alternative Education Center
- Brazosport High School Renovation
- Robert Elementary School Classroom Addition
- Ney Elementary School Classroom and Cafeteria Addition
- Rasco Middle School Gym, Fine Arts and Classroom Additions and Renovations
- Roofing Package Project #2
- Summer 2004 Re-Roof/Repair Package
- Master Planning

Brazos ISD

- Orchard Elementary School
- Wallis Middle School

Bryan ISD

- Bryan High School
- Re-Roof Branch Elementary School
- Re-Roof Houston Elementary
- 2013 Facilities Assessment

Alief ISD

- Budewig Intermediate School
- Smith Elementary School Partial Brick Replacement
- Cumming Spark Park at Cummings Elementary School CAD Drawings



Kim Johnson

SENIOR PROJECT MANAGER

Kim has been a project manager for numerous K-12 projects throughout Northern California; from pre-design through construction documents, to construction administration and closeout. Her experience has made her a great asset to PBK; with her vast knowledge of schools and DSA she is able to be efficient in delivering projects while maintaining budgets and timelines. Kim works closely with clients throughout all the phases project and develops long term relationships, always putting our clients first.



EDUCATION

Associate of Art, Administration of Justice - Goldenwest College, Huntington Beach, CA

Associate of Art, Architecture - Silicon Valley College, San Jose, CA

REGISTRATIONS

NCARB

AFFILIATIONS

Associate AIA

Past Board Member, Community Hospice

PROFESSIONAL EXPERIENCE

K-12 Projects

Twin Rivers USD

- Facility Master Plan Update
- Harmon Johnson Modernization & New Kitchen

Galt ESD

- River Oaks ES Modernization
- Marengo Ranch ES Modernization

Plumas USD

- Greenville HS Modernization
- Quincy HS Modernization
- Quincy ES Modernization

Keyes USD *

- Keyes Elementary School New Classroom Building
- Keyes to Learning Relocatable Classrooms
- Keyes District Office

Oakdale USD *

- Oakdale HS Aquatic Center Pool and New Building
- Oakdale HS School Library Remodel
- Oakdale HS School Auditorium Sound Booth
- Oakdale HS School Entry Plaza and Parkign Lot

Madera USD *

- Liberty HS New Science Buildings and Associated Site Work
- Liberty HS Stadium Press Box and Bleachers
- Liberty HS New Field House and Snack Bar

Fresno USD *

- Kratt ES Remodel
- Malloch ES Remodel

Galt USD *

- Galt HS Restroom and Classroom Remodel and Associated Site Work

Travis USD *

- Scandia ES Complete Remodel and addition of Multipurpose Room, Kitchen, Administration Offices, and a New 6 Classroom Building and Associated Site Work

Great Valley Academy Charter School *

- Campus Move & Relocation of 35 Portables

San Juan USD *

- Gym Lobby Remodel
- Full Replacement of Exterior Lockers
- Remodel of Locker Rooms
- ADA Upgrade to Showers

Other Projects

Hyatt Hotel - San Jose, CA

Calaveras County Courthouse

Kings County Courthouse - Hanford, CA

Fresno Air National Guard - Fresno, CA

* Experience Performed at Previous Firm



EDUCATION

Texas A&M University
Bachelor of Building Construction

Mike Ghormley

SITE ASSESSMENT LEADER

Mike has over 30 years of experience in the construction industry that includes working in multiple roles from architectural representative, general contractor, developer representative and owner’s representative. As an entrepreneur, he was a founding partner in a general contracting company that specialized in design/build projects in the commercial market. He spent 9 years as an owner’s representative in the oil and gas industry programming, planning and managing office construction projects at both the company headquarters and in remote locations nationally and internationally. This broad and extensive experience has provided Mike the ability to see projects from multiple viewpoints and approach various challenges and conditions with an eye for solutions.

PROFESSIONAL EXPERIENCE

Santa Monica USD

- Facility Assessment

Pasadena USD

- Linda Vista ES Facility Assessment
- San Rafael Facility Assessment

Carrollton-Farmers Branch ISD

Farmers Branch Elementary School Roof Replacement

Birdville ISD

- Watauga Elementary School Additions and Renovations
- Watuga Elementary School Science Labs
- Smithfield Middle School Science Labs
- North Richland Middle School Rebuild

Dayton ISD

- Dayton High School Additions and Renovations
- Two New Elementary Schools

Howard Payne Academy

Facilities Assessment

Mercedes ISD

Stadium Relocation & Sports Complex

Clear Creek ISD

New Stewart Elementary School

The Woodlands ISD

The Woodlands High School

Tomball ISD

New Creekside Park Junior High School

Magnolia ISD

Bear Branch Junior High School Renovation

Marion ISD

Sports Complex Improvements



Jeff Johnson, AIA, CNU, LEED AP
MASTER PLAN DESIGNER / NEXT GENERATION DESIGNER

Jeff has over 22 years of experience in Pre-K-12 and Higher Education design. This has ranged from referendum planning, programming, design, project management and construction administration. His primary focus as a Senior Designer starts with capturing the school districts mission and vision through client engagement; creating innovative and dynamic environments through a next generation design approach; and follows the design through its development into a built project. This includes continually matching the budget with the project goals.



EDUCATION

- University of Illinois
Bachelor of Science in Architectural Studies
- University of Evansville
Associate of Engineering
- Vincennes University
Engineering and Music Performance

PROFESSIONAL EXPERIENCE

Burnt Ranch ESD

- Burnt Ranch Elementary School

Klamath-Trinity JUSD

- Hoopa Valley HS Modernization
- Hoopa Valley HS I-Tech Building

Mountain Valley USD

- Hayfork HS Modernization

Galt ESD

- River Oaks ES Modernization
- Morengo Ranch ES Modernization

Saddleback Valley USD

- Portolla Hills Elementary School

Santa Maria JUHSD

- Santa Maria High School

San Juan USD

- Greer Elementary School

West Covina USD

- Edgewood HS Event Center

Pasadena USD

- Linda Vista Elementary Facility Needs Assessment
- San Rafael Elementary Facility Needs Assessment

Orange USD

- Villa Park Elementary School

Decatur PSD*

- Eisenhower High School
- K-8 Study
- Master Plan

Judah Christian School*

- Master Plan

Chamaign CSD*

- Garden Hills Elementary Master Plan

Charles CCSD*

- Charles City Middle School
- Chalres City High School

Conroe ISD

- Conroe HS

Cypress-Fairbanks ISD

- Cypress-Fairbanks MS

Davenport SD*

- Mid City High School

Dinuba USD

- Dinuba High School

Iowa CCSD*

- Iowa City High School
- Weber Elementary School District

Jacksonville SD*

Knoxville CSD*

- Knoxville High School

Metamora SD*

Mountain Valley USD

- Hayfork HS

Twin Rivers USD

- Twin Rivers Elementary School

Omaha PSD*

- Omaha High School
- Sunny Slope Elementary School

Rockford PSD*

* Experience from previous firm



Shawn LeCrone

BUILDING ENVELOPE SPECIALIST

Serving as Regional Director of PBK's Facility Consulting Division, Shawn has a broad range of experience in facilities assessment processes, long-range master planning, bond planning, project management, and has personally been involved with more than 10 long-range plans. He has an extensive background in roofing, waterproofing, masonry, stucco, and has 13 years of experience in inspections, consulting, management planning of exterior building envelope projects.



EDUCATION

Associates Degree of Occupational Studies, IntelliTec College

LICENSE NUMBERS

Registered Roof Observer

RRO-1034

American Design Drafting Association
Certified Draftsman

AFFILIATIONS

Member, Institute of Roofing,
Waterproofing and Building Envelope
Professionals (RCI)

Member, RCI NorCal Branch of SoCal
Chapter

Member, Coalition for Adequate
School Housing (CASH)

PROFESSIONAL EXPERIENCE

Twin Rivers USD (Re-roofing)

- Hazel Strauch Elementary School
- Del Paso Heights Elementary School
- Allison Elementary School
- Frontier Elementary School
- Madison Elementary School

District Assessments:

- Centralia USD
- Pasadena USD
- Santa-Monica USD
- Fullerton Joint Union High School District
- Twin Rivers USD
- Clear Creek ISD
- Katy ISD
- Cypress-Fairbanks ISD
- McKinney ISD
- Richardson ISD
- Waco ISD
- Collin County Community College

Re-Roofing:

- Santa Rosa CSD
- Twin Rivers USD
- Clear Creek ISD
- Pearland ISD
- Splendora ISD
- Hardin Jefferson ISD

Building Envelope:

- Clear Creek ISD
- Pearland ISD
- McKinney ISD
- Plano ISD

New Construction & Modernization:

- Twin Rivers USD
- Angleton ISD
- Clear Creek ISD
- Conroe ISD
- Cypress-Fairbanks ISd
- Fort Bend ISD
- Houston ISD
- Humble ISD
- Katy ISD
- Lamar Consolidated ISD
- Magnolia ISD
- McAllen ISD
- Spring Branch ISD
- Hardin-Jefferson ISD
- McKinney ISD
- Richardson ISD
- Plano ISD
- Dallas ISD
- Grand Prairie ISD
- Splendora ISD
- Galveston ISD
- Fort Worth ISD
- Paris ISD
- Irving ISD
- Richardson ISD



EDUCATION

Texas A&M University
Bachelor of Science
Civil Engineering

REGISTRATIONS

Professional Engineer:
Texas #69402

AFFILIATIONS

American Society of Civil Engineers
National Society of Professional Engineers
Texas Society for Professional Engineers
National Intramural Recreational Sports Association

Trey Schneider, PE

PRESIDENT, PBK SPORTS SPORTS DESIGNER

As President of PBK Sports, Trey manages a team of architects and engineers, and designs athletic facilities for municipal, educational, residential, and corporate + commercial clients including recreational parks, track and field complexes, stadiums, synthetic and natural turf systems, baseball and softball parks, indoor practice facilities, natatoriums, tennis facilities, and more. He is heavily tenured in client satisfaction by ensuring high quality work and meeting project schedules.

PROFESSIONAL EXPERIENCE

Christian Brothers High School

- Athletic field upgrades

First Baptist Academy

- Athletic Complex

Westbury Christian School

- New High School Sports Complex
Feasibility Study

Donna ISD

- Donna North High School Sports Complex

Royal ISD

- Royal Stadium
· Royal High School Sports Complex

Tomball ISD

- Synthetic Turf, Track and Tennis

Angleton ISD

- Wildcat Football Stadium
· Angleton High School Sports Complex

Barbers Hill ISD

- Eagle Stadium Pressbox, Turf and Track
· Barbers Hill Junior High Turf and Track

Clear Creek ISD

- Challenger Columbia Stadium
· Clear Falls Sports Complex
· Clear Brook Football/Soccer Fields
· Clear Creek Football/Soccer Fields
· Clear Lake Football/Soccer Fields
· Clear Springs High Athletic Complex
· Seabrook Intermediate Track Resurface
· Clear Brook Baseball/Softball Fields
· Clear Creek Baseball/Softball Fields
· Clear Lake Baseball/Softball Fields
· Intermediate Schools Field Renovations
· Education Village Sports Complex

Cypress-Fairbanks ISD

- Pridgeon Stadium Turf Replacement
· Richard E. Berry Athletic Complex
· Cypress Lakes High School Natatorium
· Cypress Ranch High School Natatorium
· Cypress Springs High Athletic Complex

Mercedes ISD

- Stadium and Baseball Fields

Huffman ISD

- Falcon Stadium

Pine Tree ISD

- Pirate Stadium

La Porte ISD

- Stadium Turf Rebuild

Laredo ISD

- Shirley Field Sports Complex

Kerrville ISD

- Antler Stadium Renovations
· Tivy Field Turf Replacement

Paris ISD

- Paris High School Sports Complex
· Wildcat Stadium and Indoor Practice Facility

Northside ISD

- Gustafson Stadium Renovations
· District Swim Center
· District Tennis Center

Edcouch-Elsa ISD

- Benny Layton Memorial Stadium Turf and Track Replacement

Lamar Consolidated ISD

- Traylor Stadium Improvements
· District Natatorium
· Antoinette Junior High Sports Complex
· Foster High School Track Resurfacing
· Baseball and Softball Complex
· George Ranch High Sports Complex

Glen Rose ISD

- Tiger Arena

Anderson-Shiro ISD

- District Sports Complex

Judson ISD

- Judson High School Sports Complex
· D.W. Rutledge Stadium

Humble ISD

- Turner Stadium Renovations
· Summer Creek High Sports Complex
· Atascocita High School Natatorium

Refugio ISD

- Jack Sportman's Bobcat Stadium Turf and Track Replacement

Conroe ISD

- Woodforest Bank Stadium & Natatorium
· Moorhead Junior High Tennis Courts
· College Park High Tennis Court Renovations
· District-wide Softball Field Renovations



EDUCATION

Rutgers University,
Master of City and Regional Planning

The College of New Jersey,
Sociology

AFFILIATIONS

Green Schools Committee Member-
U.S. Green Building Council Texas
Gulf Coast Chapter

Member of National LEED Technical
Advisory Group (TAG)

Panelist at GreenBuild 2016 Los
Angeles, Driving Goals Beyond
Energy & Water

Panelist at C2ES Solution
Forum, Business, State, and
City Collaboration for a Resilient
Anchorage

Presenter at NESEA BE16, One City's
Energy and Sustainability Vision and
Action

Megan Saunders, LEED AP BD+C, ND

DIRECTOR OF SUSTAINABILITY

Since 2008, Megan has specialized in green building consulting and sustainability leadership for a large variety of mixed use, educational, hospitality, corporate and commercial projects. Her experience ranges from leading design and construction teams to achieve various sustainability goals (including LEED certification), Enterprise Green Communities, Energy Star and others, to positions in the non-profit sector, including serving as consultant to the Center of Market Innovation at the Natural Resources Defense Council and Executive Director of the Stamford, Connecticut 2030 District. She has served in a leadership capacity for the establishment of sustainable design practices for multiple national and international companies, including Starwood Hotels, JLL, CBRE, SL Green, Deloitte and Jonathan Rose Companies. As a green building advocate, Megan has directed and managed the sustainable design activities of major projects with municipal and corporate clients, including the New York City School Construction Authority. She is an expert at building partnerships and is a recognized public speaker promoting sustainability across the country – for the U.S. Green Building Council, Northeast Sustainable Energy Association and other organizations.

PROFESSIONAL EXPERIENCE

Bellaire High School (LEED)

Texas College (utility rebates)

**University of Mary Hardin-Baylor
Dorms**

Fort Bend ISD
James C. Neil Elementary School

Barbers Hill ISD
Barbers Hill New Early Childhood Center



EDUCATION

University Autonomous CD. Juarez
Bachelor of Architecture-Design

Thomas Haymes

DIRECTOR OF INNOVATION & LEARNING

Tom possesses more than 15 years of experience combining technology and instruction, both as a faculty member and administrator. He approaches technology as a tool to enhance teaching, learning and creativity. His background in social science has resulted in a focus in how humans adapt themselves and their technologies to augment themselves and their organizations. This also results in a rigorous focus on the needs of the users and the ultimate ends to which spaces, technologies and pedagogies are directed. Tom's broad-ranging experience as a project manager has extended from technology systems to space designs, as well as programmatic design and implementation. He has managed advanced projects that integrate a wide range of next generation learning environments, including MakerSpaces, facilitated collaboration areas, advanced STEM labs, digital media centers, informal collaboration spaces and different types of active learning classroom spaces.

PROFESSIONAL EXPERIENCE

HCC Learning Web Redesign

One-button Studio Project

New Media Faculty Seminar (75+ graduates)

Multimedia Room Redesign

Wireless Classroom (AppleTV)

Learning Space Pilots (Active Learning and FlexSpace Rooms)

Design Lab

West Houston Institute Technology Integration



Mark Madorsky, PE, CxA, LEED AP BD+C

PRESIDENT, LEAF ENGINEERS \ ENERGY \ PROP 39

As president of LEAF Engineers, Mark oversees all of the MEP and technology systems engineering operations for the firm. He has an extensive, hands-on background in the design and management of engineering systems for educational, commercial, and healthcare projects. His expertise covers all aspects of project development/management including capital improvement surveys, design of energy code compliant mechanical and electrical systems, fire alarm systems, storm water systems, information technology services, preparing construction documents, and construction administration.



EDUCATION

Southern Illinois University
Bachelor of Electrical Engineering

REGISTRATIONS

Professional Engineer
Texas #79308
Oklahoma #23017

CxA Certified Commissioning Authority,
ACG Registration #1012-1126

LEED Accredited Professional
Building Design + Construction

AFFILIATIONS

Illuminating Engineering Society
Institute of Electrical and Electronics Engineers

American Society of Heating,
Refrigeration and Air-Conditioning Engineers

American Society of Plumbing Engineers

TIME TO BE SPENT ON PROJECT

25% of the duration

PROFESSIONAL EXPERIENCE

The University of Texas at San Antonio

- Applied Engineering Technology Building
- Bill Miller Plaza Lighting

University of Houston

- Classroom Interior Renovation
- College of Optometry Renovations
- Interior Corridor Renovation
- Access Control E Cullen Admin Pkg 1A
- Access Control Upgrades Pkg. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
- Access Control Upgrades Pkg. 14A
- Access Control Upgrades Pkg. 14B
- Agnes Arnold Hall Building Fire Suppression System
- Cullen Administration and Performance Hall Fire Suppression System
- Welcome Center Temporary Parking Lot
- South Park Annex Canopy Lighting
- SR1 Stairwell Lighting
- Hilton Green Garden

University of Houston–Clear Lake

- Arbor Building Addition
- Bayou Building Fume Hood Installations

Central Texas College

- Building 103 Renovation
- Building 113 Renovation
- Building 122 Renovation
- Campus-wide MEP Utility Infrastructure Upgrades

Houston Community College

- West Houston Institute
- Alief Campus 1st, 3rd and 4th Floor Renovation
- North West Campus Programming

Texas A&M University

- Penberthy Recreation Sports Complex

South Texas College

- Pecan Plaza Police Station

Texas A&M University–Corpus Christi

- Momentum Sports Complex

Texas Southern University

- Nabrit Science Center MEP Infrastructure

The University of Texas Health Sciences Center at Houston

- Research Lab Study (OCB)

The University of Texas at Austin

- PETEX Lease Space Improvements

University of Mary Hardin-Baylor

- Mabee Student Center Renovation
- Curtis Mansion Assessment
- Stribling Assessment
- Hardy Hall Renovation
- Clements Building Addition

University of Houston Sugar Land

- Brazos Hall New Vestibules
- Digital Media Imaging Lab

Clear Creek ISD

- Education Village - 3 campuses
- Science Lab Additions at Multiple Campuses
- Westbrook Intermediate School
- Clear Falls High School
- Clear Lake High School Rebuild
- Clear Brook High School Additions and Renovations



Alex Parslow

COMMUNITY OUTREACH / STATE AGENCY LIAISON

Alex brings over 20 years of experience as an advocate for many California school districts on a full range of services including master planning, asset management, funding programs and construction. As a Principal at PBK, she has the responsibility for providing leadership on K-12 issues in California for the firm. Alex has served as a Governing School Board Member and President for the Charter Oak Unified School District Foundation, has been Chair of two successful facility bond campaigns totaling \$77 Million and spent 4-years as the CEO for a non-profit education foundation. As a graduate from the first CASH Leadership Academy, and now serving as a CASH Board Member, Alex represents the maintenance and operations area bringing local knowledge with a comprehensive approach. Alex promotes high quality and consistent design that meets the client's program, budget, and functional requirements bringing additional resources available to the project in a timely manner.

EDUCATION

Citrus Community College

LICENSE NUMBERS

University California Riverside (UCR), Facilities Program Graduate

Coalition for Adequate School Housing Leadership Academy

Center for Non-Profit Management Certificate Program

California School Boards Association, Masters in Governance

AFFILIATIONS

Coalition for Adequate School Housing (CASH) Board Member, 2014-Present

CEO, Charter Oak Partners In Education (COPE) Non-Profit, Founding Member 2009-2014

Executive Director, Pomona Unified Partners in Learning (PUPIL) Non-Profit Foundation, 2013-2015

Governing Board President, Charter Oak Unified School District, 2002-2006

Glendora Library Foundation Board Member, 2002-2004

PROFESSIONAL EXPERIENCE

Riverside USD*

- Asset Management Plan
- Summit for New High School Options for Expansion/New Funding/Entitlement Services
- Funding/Entitlement Services

Palm Springs USD*

- Asset Management Plan, 7-11 Committee Hearing and Report for 4 Parcels
- Comprehensive Master Plan

Banning USD*

- Funding/Entitlement Services
- Comprehensive Master Plan

Keppel Union SD*

Comprehensive Master Plan

Jurupa USD*

- Funding/Entitlement Services

Charter Oak USD*

- Asset Management Plan, 7-11 Committee Chair
- Oversight Committee Chair (CBOC)
- CEO of the Charter Oak Partners in Education Foundation
- Board of Education President/Member

Saddleback Valley USD*

Funding/Entitlement Services

Pomona USD*

- Asset management Plan, 7-11 Committee Hearing and Report for 19 Parcels
- Funding/Entitlement Services
- Comprehensive Master Plan
- Executive Director of the PUPIL Education Foundation

* Experience Performed at Previous Firm



JASON T. SCANLAN, S.E., ASSOC.DBIA
PRINCIPAL IN CHARGE

Mr. Scanlan has been with Barrish Pelham for 16 years serving as Barrish Pelham's Project Engineer, Project Manager, and Principal on numerous educational projects. Jason works in a highly collaborative and integrated manner with architects, their consultants, contractors and regulatory agencies. His work consistently receives the praise of clients, contractors, and requests to work with Jason on their future projects. In 2011, Jason was promoted to the position of Principal in recognition of his professional accomplishments. He has overseen many successful school projects including district wide modernization and re-roofing of over 100 buildings for a single school district. Jason currently serves as the firm's Chief Operating Officer as well as a Project Manager for selected projects.

RELEVANT EXPERIENCE

MOUNT DIABLO DISTRICT-WIDE MECHANICAL UPGRADES
 Mt. Diablo USD
 Concord, CA

BEAR CREEK MECHANICAL UPGRADE
 Lodi USD
 Stockton, CA

GRANT UNION HIGH SCHOOL MECHANICAL UPGRADE
 Twin Rivers USD
 Sacramento, CA

BLUE OAKS ELEMENTARY COMPUTER LAB EXPANSION
 Buckeye USD
 Cameron Park, CA

RIO LINDA HIGH SCHOOL SCIENCE REMODEL
 Twin River USD
 Rio Linda, CA

SIERRA COLLEGE BUILDING MODERNIZATIONS
 Sierra Joint Community College District
 Nevada City, CA

ROBLA SCHOOL DISTRICT CAMPUS MODERNIZATIONS
 Robla SD
 Sacramento, CA

LAKWOOD & MORADA KITCHEN RENOVATIONS
 Lodi USD
 Lodi, CA

SIERRA COLLEGE NURSING PORTABLE CLASSROOMS
 Sierra Joint Community College District
 Rocklin, CA

TRACY HIGH SCHOOL LIBRARY BUILDING ADDITION
 Tracy USD
 Tracy, CA

CORDOVA HIGH SCHOOL PERFORMING ARTS BUILDING
 Folsom Cordova USD
 Rancho Cordova CA

CORDOVA HIGH SCHOOL SCIENCE BUILDING
 Folsom Cordova USD
 Rancho Cordova CA

LINCOLN HIGH SCHOOL PERFORMING ARTS BUILDING
 Lincoln USD
 Stockton, CA

GREER ELEMENTARY SCHOOL MODERNIZATION
 San Juan USD
 Carmichael, CA

GENERATOR REPLACEMENT AT GOLEMAN LIBRARY
 San Joaquin Delta CCD
 Stockton, CA



EDUCATION

B.S. in Civil Engineering, Cum Laude, 2001
 University of California, Davis

REGISTRATION

Civil and Structural Engineer in California, SE 5393
 Associate DBIA

AFFILIATIONS

Structural Engineers Association of California (2010-2011 Board)
 Lean Construction Institute
 Design Build Institute of America
 2011 Nabih Youssef Young Engineers Award
 Sacramento Regional Builders Exchange NEXT

*71 years of
 Engineering, Expertise,
 Integrity & Service*



Michael Minge, LEED AP

» Principal

EXPERIENCE AND BACKGROUND

Since joining Capital in 1980, Mr. Minge has served as the Team Leader and Project Manager on more than 1,000 educational facility projects. His expertise includes new construction, modernizations, renovations and additions to educational campuses. His role encompasses design, client consultation, construction administration and field inspections, all with an eye toward sustainability. Responsibilities include day-to-day management of the education team, design concept development, engineering supervision, documentation, calculations and general project administration.

EDUCATION

Associate of Science, Engineering,
1980, Central Washington
University, Ellensburg, WA

PROFESSIONAL REGISTRATION

LEED Accredited Professional

AFFILIATIONS

American Society of Heating,
Refrigerating and Air-
Conditioning Engineers

The Collaborative for High
Performance Schools

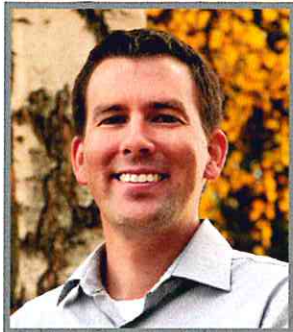
U.S. Green Building Council,
Northern California Chapter

MASTER PLANNING AND SITE ASSESSMENT EXPERIENCE

- » Fremont Union High School District Master Plan
- » Mammoth Unified School District Master Plan
- » Mt. Diablo Unified School District Assessments, 47 Campuses
- » Pittsburg High School Theater Building Assessment, Pittsburg Unified School District
- » Sacramento City Unified School District Master Plan Site Assessments, 81 Campuses
- » San Francisco Unified School District Master Plan, 4 campuses
- » San Lorenzo Unified School District HVAC Assessments, 14 Campuses
- » Washoe County School District High School and Middle School Assessment

MOUNT DIABLO UNIFIED SCHOOL DISTRICT EXPERIENCE

- » Bel Air Elementary School, Mount Diablo Unified School District
- » Cambridge Elementary School, Mount Diablo Unified School District
- » Glenbrook Middle School, Mount Diablo Unified School District
- » Meadow Homes Elementary School, Mount Diablo Unified School District
- » Mount Diablo High School, Mount Diablo Unified School District
- » Riverview Middle School, Mount Diablo Unified School District
- » Sequoia Middle School, Mount Diablo Unified School District
- » Shore Acres Elementary School, Mount Diablo Unified School District
- » Walnut Acres Elementary School, Mount Diablo Unified School District
- » Wren Avenue Elementary School, Mount Diablo Unified School District
- » Ygnacio Valley High School, Mount Diablo Unified School District



Ryan Celaya, PE, LEED AP

» Mechanical Project Manager

EXPERIENCE AND BACKGROUND

Mr. Celaya is a licensed mechanical engineer with over 12 years of experience in the HVAC consulting field. Ryan holds extensive experience with LEED projects and documentation. He is involved in all aspects of the project, from proposals and budgeting to construction documents and administration.

MASTER PLANNING AND SITE ASSESSMENT EXPERIENCE

- » American High School HVAC Assessment and Scoping, Fremont
- » San Leandro Unified School District Campus Assessments, 11 Campuses
- » CHOC Property Assessments, Davis
- » West Los Angeles College Facilities O&M Programming
- » Hollywood Presbyterian Medical Center Central Plant Study
- » City of Hope Underground Utility Expansion
- » City of Hope Central Plant Expansion

ADDITIONAL EDUCATION EXPERIENCE

- » Holbrook Elementary School Modernization, Mount Diablo Unified School District
- » Valley View Middle School Counseling Office Upgrade, Mount Diablo Unified School District
- » Alhambra High School Modernization, Martinez Unified School District
- » Bella Vista High School New STEM Center, San Juan Unified School District
- » Bishop Elementary School, Sunnyvale School District
- » Clover School Modernization, Tracy Unified School District
- » Discovery High School Culinary Expansion, Natomas Unified School District
- » Jepsen Middle School Modernization, Vacaville Unified School District
- » San Miguel Elementary School Modular Classroom Design Criteria, Sunnyvale School District
- » Jepsen Middle School Modernization, Vacaville Unified School District
- » Main Avenue Elementary School New Classroom Building, Robla School District
- » Mt. Pleasant High School Quad Building, East Side Union High School District
- » NP3 Middle School, Natomas Unified School District
- » San Ramon Valley High School New 3-Story Classroom Building, San Ramon Valley Unified School District
- » Stone Valley Middle School Multipurpose Building Addition, San Ramon Valley Unified School District
- » Sutter Middle School HVAC Replacement, Sacramento City Unified School District
- » Unschool Alternative Learning Center, San Juan Unified School District
- » Washington Elementary School Modernization, Sacramento City Unified School District

EDUCATION

Bachelor of Science,
Mechanical Engineering, 2004,
California Polytechnic State
University, San Luis Obispo

PROFESSIONAL REGISTRATION

Professional Engineer,
Registration #M34234, California
LEED Accredited Professional

AFFILIATIONS

Alpha Upsilon Alumni Corporation
American Society of Heating,
Refrigerating and Air-
Conditioning Engineers



Thomas Duval, PE, LEED AP

» Senior Principal

EXPERIENCE AND BACKGROUND

Mr. Duval leverages over 37 years of mechanical experience on a multitude of projects including new construction, renovations, to modernizations. This translates to solid project management practices and innovative approach to sustainable building processes from design to construction.

His technical competence encompasses all phases of project development including master planning, infrastructure assessments and configurations to implementation. One of Tom's areas of expertise is the design of high performance sustainable K-12 educational projects for LEED and CHPS certification. Tom serves as a mentor and quality control coordinator for the Education Team at Capital.

EDUCATION

Bachelor of Science,
Engineering Technology, 1980,
California Polytechnic State
University, San Luis Obispo

PROFESSIONAL REGISTRATION

Professional Engineer,
Registration #M22836, California
Registration #32742, Colorado
LEED Accredited Professional

AFFILIATIONS

American Society of Heating,
Refrigerating and Air-
Conditioning Engineers
Consulting Engineers
Association of California
The Collaborative for High
Performance Schools
U.S. Green Building Council

MASTER PLANNING AND SITE ASSESSMENT EXPERIENCE

- » Bear Creek High School Master Plan, Lodi Unified School District
- » Fremont Union High School District Master Plan
- » Long Beach Unified School District Mechanical Standards
- » Mammoth Unified School District Master Plan
- » Mt. Diablo Unified School District Assessments, 47 Campuses
- » Franklin High School Site Assessment, Stockton Unified School District
- » Folsom-Cordova Unified School District Master Plan Assessment, 11 Campuses
- » Merryhill Elementary & Middle School Mechanical Assessment, Sacramento
- » Oakland Unified School District Facilities Assessments, 4 Campuses
- » Pittsburg High School Theater Building Assessment, Pittsburg Unified School District
- » Robla Elementary School District Site Assessments, 5 Campuses
- » Sacramento City Unified School District Master Plan Site Assessments, 81 Campuses
- » San Juan Unified School District Master Plan Assessment, 65 Campuses
- » San Lorenzo Unified School District HVAC Assessments, 14 Campuses
- » San Francisco Unified School District Master Plan, 4 campuses
- » Stone Valley Middle School Site Utilities, San Ramon Valley Unified School District

MOUNT DIABLO UNIFIED SCHOOL DISTRICT EXPERIENCE

- » Ayers Elementary School, Mount Diablo Unified School District
- » Bancroft Elementary School, Mount Diablo Unified School District
- » Foothill Middle School, Mount Diablo Unified School District
- » Hidden Valley Elementary School, Mount Diablo Unified School District
- » Meadow Homes Elementary School, Mount Diablo Unified School District
- » Mountain View Elementary School, Mount Diablo Unified School District
- » Pleasant Hill Middle School, Mount Diablo Unified School District
- » Shore Acres Elementary School, Mount Diablo Unified School District
- » Silverwood Elementary School, Mount Diablo Unified School District
- » Strandwood Elementary School, Mount Diablo Unified School District
- » Sun Terrace Elementary School, Mount Diablo Unified School District
- » Valle Verde Elementary School, Mount Diablo Unified School District
- » Ygnacio Valley High School, Mount Diablo Unified School District



RESUME



Brian Foster, P.E.
Civil Engineering Project Manager

A seasoned civil engineer with fifteen years of experience, Brian Foster has designed a variety of projects for public and private sector clients. Brian's experience includes utility layout and sizing, watershed analysis, grading, drainage, roadway improvements, as well as construction management. He has conducted new construction plans, site improvements and renovations, as well as feasibility and assessment studies for municipal clients ranging from school districts to correctional facilities.

As a Project Manager, Brian's strength lies in his extensive fieldwork and resulting understanding of both the project and client's unique needs. His effective coordination and communication with multiple stakeholders has resulted in the successful completion of hundreds of projects.

Education

- B.S. Civil Engineering
University of California, Berkeley

Licenses / Certifications

- Civil Engineer California, C-70368
- Qualified SWPPP Developer (QSD)/
Qualified SWPPP Practitioner (QSP)
- Land Surveyor-in-Training (LSIT)

Selected Experience

Washington Unified School District (WUSD) Multi-Site Evaluation for Capital Improvement Program

Brian led the Cunningham team in the civil engineering evaluation of 14 WUSD campuses. Each site went through an in-depth assessment so the school district could create the Capital Improvement Program on which to base future facility modernizations.

Yolo Superior Courthouse

As Civil Engineer, Brian worked with the Administrative Office of the Courts (AOC) and the architectural team to develop a new five-story, 14 courtroom building for the Yolo County Superior Court. The 163,000 sf, LEED silver design included the courthouse site, a secured perimeter and underground employee parking lot, new storm drain infrastructure, and two auxiliary parking lots. Cunningham provided the civil engineering and landscape architecture for the project totaling eight acres of site development.

ADDITIONAL EDUCATION EXPERIENCE (Partial List)

- Modernizations & Additions, Sheldon Academy of Innovative Learning, Fairfield
- Modernizations & Parking, Placer County Office of Education, Auburn
- Classroom Addition, Bryte Elementary, WUSD
- Shade Structure, Bridgeway Island Elementary, WUSD
- Building Modernization Project, District Offices, WUSD
- Expansion, Bridgeway Island Elementary, WUSD
- New Construction, Foresthill High, Placer Union High School District
- New Construction, Alder Creek Middle, Tahoe-Truckee Joint Unified School District
- Modernizations, North Tahoe High, Tahoe-Truckee Joint Unified School District

cecwest.com



RESUME



Michael Engle, RLA, LEED AP Sr. Landscape Architect

Through his 20+ years in landscape architecture, Michael has developed a unique understanding of the technical details of the design process – ones that can either streamline or derail a project. His list of successful projects runs the gamut of landscape architecture and includes a variety of education-based designs.

Michael is a LEED accredited professional and is also passionate about water conservation. A certified landscape irrigation auditor, he eagerly anticipates opportunities to demonstrate valuable approaches to reduce landscape water usage and implement good resource management. Michael is a huge proponent of sustainability and his designs emphasize functionality and fit with surroundings all while refining solutions that incorporate Low Impact Development (LID).

Licenses / Certifications

- Landscape Architect California. 4672
- Landscape Architect Nevada. 582
- Certified Landscape Irrigation Auditor
- LEED Accredited Professional

Education

- B.S. Business Administration
University of the Pacific

Professional Affiliations

- American Society of Landscape Architects
- Irrigation Association

Selected K-12 Education Experience

St. Helena High School Performing Arts Center, St. Helena, CA

Michael led the landscape team in preparing the design package for a new, \$14M state-of-the-art auditorium/theater for the St. Helena Unified School District. The landscape design was an important element to ensure the new addition fit into the campus aesthetics and the limited expansion opportunities for the existing irrigation system. The team also designed an outdoor reception patio within an existing redwood grove using permeable hardscape materials.

Woodland Christian Elementary School Expansion, Woodland, CA

Michael provided landscape architecture design on this \$3.9M project that moved the elementary portion of Woodland Christian School to the property adjacent to the current high school and middle school. Cunningham Engineering provide landscape design services for the new addition as well as associated parking lots and a roundabout. Plans included planters, turf areas, irrigation throughout the new campus and development of the North parking lot landscape area.

Kit Carson Middle School Modernizations, Sacramento, CA

Michael and his team provided landscape architecture design as part of the \$10M modernization project to Kit Carson Middle School in Sacramento City Unified School District. Planned improvements included updating the design of the existing parking lot to create a new entry plaza, new fencing and signage, and the removal of existing portable buildings which was replaced with a new building and associated hardscape and outdoor learning space.

ADDITIONAL EDUCATION EXPERIENCE (Partial List)

- Modernizations & Additions, Sheldon Academy of Innovative Learning, Fairfield
- Modernizations, Bryte Elementary School, Washington Unified School District
- Renovations, Mack Elementary School, Elk Grove Unified School District
- New Construction, La Gloria Elementary School, Gonzales Unified School District
- Classroom Additions, Chico High School, Chico Unified School District
- Peer Review, Theodore Judah Elementary, Folsom Cordova Unified School District
- Design Criteria, New Roseville Elementary School, Roseville City School District
- Low Impact Development Stormwater System, California State University, Sac.



Greg Davis, Founder and President

Greg inherited much of his passion for K-12 school planning from his architect father, Bill Davis, who is credited with building hundreds of schools throughout California during his decades-long career. Greg honed his own K-12 planning skills by steering not towards architecture, but rather towards demographic master-planning – helping to pioneer the K-12 demographic industry’s use of GIS (geographic information system) software programs, which are specifically customized for K-12 planning efforts. Over the past 35 years (nearly 25 as president of Davis Demographics), Greg has assisted hundreds of school districts throughout the United States with their planning efforts through consulting services and the implementation of GIS-planning software tools.



Education: MBA, California State University, Long Beach
Experience: School Planning, 31 years; GIS field, 31 years

David Kaitz, Director of Operations and Project Manager

David has been with the firm since its inception in 1993, and thus, along with Greg Davis, has nearly 25 years to his credit assisting school districts with their ongoing planning endeavors and detailed demographic analyses. Each year, David provides demographic study services for approximately 20 school districts. Over the past two decades, he has provided demographic studies and planning services for school districts in California, Arizona, Oregon, Washington, Nevada, Montana, Texas, Tennessee and Florida. He is skilled in the tools of the trade (ArcGIS and SchoolSite particularly) and has past and current experience working with school districts in Contra Costa County (San Ramon Valley, Orinda) and Alameda County (Dublin, Pleasanton, Berkeley, Hayward)



Education: BA, UCLA
Experience: School Planning, 25 years; GIS field, 25 years





San Ramon Valley Unified School District

3280 Crow Canyon Road San Ramon CA 94583

Gary Black, Assistant Superintendent, Facilities & Operations

(925) 552-2975 gblack@srvusd.net

Since 2010, Davis Demographics has annually assisted San Ramon Valley USD with updated enrollment projections. The district has grown in enrollment by nearly 14,000 students over the past 20 years, to its present level of 32,000+. Services by Davis Demographics have also included Redistricting services for adjusting school boundaries, and also implementation of our SchoolSite software, which the district uses for extensive demographic analysis and map-making.

8 years 2010 – present



Dublin Unified School District

7471 Larkdale Avenue Dublin CA 94568

Dr. Leslie Boozer, Superintendent

(925) 552-2969 tperaul@srvusd.net

Since 2015, Davis Demographics has annually assisted Dublin USD with updated enrollment projections. The District's enrollment has more than doubled over the past 10 years to its current size of over 11,000 and growing. Services have also included Boundary Committee participation and boundary adjustments accomplished with Davis' SchoolSite software, as well as seven-year AND build-out forecasts that helped determine the need for a second high school. In 2016, the district pursued a local bond measure, with Davis Demographics assisting the effort by creating a Story Map

<http://ddp.maps.arcgis.com/apps/MapJournal/index.html?appid=8261a1a2f07e42ca9298d4c7036db29b>

that was linked on the District homepage and helped propel community support for the Bond (which passed). Davis Demographics works closely with the combined efforts of Dublin USD and the Dublin city planning department, working together to track an escalating number of new housing starts.

3 years 2015 – present



Chaffey Joint Union High School District

211 West Fifth Street Ontario CA 91762

Mike Harrison, Director of Operations, Planning & Facilities

(909) 460-5611 x2510 mike_harrison@cjuhsd.k12.ca.us

For 19 straight years, Davis Demographics has provided updated Enrollment Projections to Chaffey High School District, which grew by 7,000 students in the first ten years Davis Demographics assisted them, during which time we helped the district open TWO new high schools in the same year (huge task!) Enrollment has tapered-off in recent years, but soon the district will be impacted by one of the largest new residential developments in the greater Los Angeles area (20,000+ new units). Our Build-Out Study has identified that Chaffey now needs TWO MORE high schools.

19 years 1998 to present



Covina Valley Unified School District

519 E. Badillo Street Covina CA 91723

Robert McEntire, Chief Business Officer

(626) 974-7000 x800120 rmcentire@c-vusd.org

Davis Demographics has been assisting Covina Valley USD for more than 15 straight years. Like many school districts in California, Covina Valley USD is now experiencing declining enrollment and faced with the challenges that declining enrollment brings.

15 years 2002 – present



NAME & TITLE

David Yu, P.E.
President

PROJECT ASSIGNMENT

Principal In-Charge, Project Engineer/Manager

NAME OF FIRM WITH WHICH ASSOCIATED

Harry A. Yee & Associates, Inc.

YEARS EXPERIENCE:

With this Firm: 32

With other Firms: 0

EDUCATION

CSU, Sacramento

DEGREE/YEAR/SPECIALIZATION

BSEE/1986/Electrical Power, Communications

ACTIVE REGISTRATION

California

YEAR FIRST REGISTERED/DISCIPLINE

1995 – Electrical Engineering – No. E14987

EXPERIENCE AND QUALIFICATIONS

David Yu possesses 32 years of experience in project management and electrical systems design. He has considerable experience working with the Division of the State Architect (DSA) and the California State Fire Marshal (CSFM). David also has an extensive knowledge of numerous electrical systems including the following:

- Primary (medium voltage) Power Distribution
- Interior and Exterior Lighting
- Data Network Cabling
- CATV, Intercom and Paging
- Auditorium/Stage Lighting and Sound
- Secondary Power Distribution
- Telecommunications
- Fire and Intrusion Alarm
- Assistive Listening
- Media Management

RELEVANT EXPERIENCE

- Mount Diablo Unified School District, HVAC Upgrade at 37 Campuses | Concord, CA
- Cherryland K-8 School, New Campus | Hayward, CA
- Shasta Elementary School New Construction | Chico, CA
- Armijo High School New Library Building | Fairfield, CA
- Mesa Verde High School, Library and Classroom Building | Citrus Heights, CA
- C.K. McClatchy High School, Visual and Performing Arts Modernization | Sacramento, CA
- Franklin High School New Classroom Buildings and CTE Building | Stockton, CA
- De Vargas Elementary School Modernization | San Jose, CA
- Public Safety Academy, New Library, Gym and Locker Buildings | Fairfield, CA

SPECIFIC PROJECT TASK

Serving as the Project Manager, David Yu will represent the firm and will be involved in the project throughout its duration. His responsibilities may include:

- Electrical Fee Proposals
- Construction Drawings and Specifications
- Reviewing equipment submittals.
- Construction Administration
- Electrical Engineering Design
- Attending design review meetings.
- Responding to design related questions.
- Engineering Estimates

Harry A. Yee & Associates, Inc., Electrical Engineers
4920 Freeport Blvd., Suite D, Sacramento, CA 95822 (916) 454-5319 (916) 454-4117 fax



Irene Nigaglioni, AIA, ALEP, LEED AP BD+C
PRESIDENT \ IN2 ARCHITECTURE

Irene offers varied experience in institutional facilities. Her experience in the design of academic facilities ranges from renovation to new construction. As President of IN2 Architecture, Irene is involved in all aspects of a project, including master planning, schematic design, design development, construction documents and contract administration. Irene keeps up with the latest instructional curriculum trends in school design, as a consultant, Irene will ensure PBK's buildings are designed with student success in mind.



EDUCATION

Washington University School of Architecture
Bachelor of Architecture
Masters of Architecture

San Diego State University
Advanced Certificate Program,
Educational Facility Planning

REGISTRATIONS

Registered Architect:
 Texas #15191
 LEED Accredited Professional

PROFESSIONAL EXPERIENCE (PERFORMED WHILE AT PBK)

Collin College

- Long-Range Master Plan

Katy ISD

- District-Wide Facility Assessments
- Bond Planning
- Katy High and Performing Arts Center
- Center and Performing Arts Center
- Taylor High School Ninth Grade Center and Performing Arts Center

Dallas ISD

- Carter High School
- Withers Elementary Renovation
- Jill Stone Elementary School Water Damage Repair
- 1409 S. Lamar Feasibility Study
- District Wide CO Detection
- Lida Hooe Elementary Repairs / Renovation
- Longfellow Academy Roof Replacement
- Tom C. Gooch Roof / HVAC Renovations

Cypress-Fairbanks ISD

- Richard E. Berry Educational Support Center and Stadium
- District-wide Long Range Plan
- Black Elementary School
- Cypress Ranch High School
- Cypress Springs High School
- Cypress Woods High School

Lewisville ISD

- Facilities Assessment
- Marcus High School 9th Grade Campus
- Flower Mound High School 9th Grade Campus
- Griffin Middle School
- Camey Elementary School
- Arbor Creek Middle School Renovation
- McKamy Middle School Renovations
- Briarhill Middle School Renovations

Plano ISD

- Andrew Elementary School Classroom Addition
- Brinker Elementary School Renovation
- Relief Elementary School Renovation
- Glen Ridge School Elementary
- Memorial School Elementary

- Razor Elementary School Add/Renovation
- Murphy Middle School
- Otto Middle School

Birdville ISD

- Bond Planning and Facility Assessment
- North Richland Middle School
- Watauga Elementary School Additions and Renovations
- Smithfield Middle School Science Labs
- Watauga Middle School Science Labs

Irving ISD

- Austin Middle School Additions and Renovations
- Brown Elementary School Renovation
- DeZavala Middle School Additions and Renovations
- Elliot Elementary School Renovation
- Farnine Elementary School Renovation
- Houston Middle School Additions and Renovations
- Hale Elementary School Renovation

Rockwall ISD

- District-Wide Facility Assessment

Lancaster ISD

- Facility Assessment
- District-Wide Long Range Master Plan

Cypress-Fairbanks ISD

- District-wide Long Range Plan
- Black Elementary School
- Cypress Ranch High School
- Cypress Lakes High School
- Cypress Springs High School
- Richard E. Berry Educational Support Center and Stadium
- Cypress Woods High School
- Bleyl Middle School Additions and Renovations
- Campbell Middle School Additions and Renovations
- Lamkin Elementary School Additions and Renovations
- Cy-Fair High School Additions and Renovations

**MATTHEW A. PETTLER*****VICE PRESIDENT/PARTNER***

Matt Pettler has been with School Facility Consultants (SFC) for twenty years. He became a Principal and Partner in the Firm in January of 2007, and today serves as Vice President. Matt has assisted over 100 Districts receive well over \$1 billion dollars in capital outlay funds for public school facilities in California. Matt specializes in managing client projects in all areas of the State School Facility Program as well as leading developer fee mitigation and District Facility Master Planning efforts.

During his time with SFC, Matt has prepared developer fee justification documents and successfully worked with the Building Industry Association (BIA) to secure millions of dollars needed to offset the impact of new residential development. He has led master planning teams in a number of school districts, allowing those districts to plan and execute successful bond elections and construct needed facilities for students.

Additionally, Matt has played a key role in multiple successful school district appeals before the State Allocation Board gaining over \$500 million dollars in Financial Hardship, Overcrowding Relief Grant and Facility Hardship funding. Matt has also assisted many school districts with complex audit/closeout issues reaching successful outcomes, avoiding Material Inaccuracy penalties.

Through these successes Matt has established relationships with State Allocation Board members, their staff and State Agency leadership.

Prior to joining SFC, Matt was employed in the office of Los Angeles Mayor Richard J. Riordan gaining valuable knowledge of State Education Policy issues.

Matt is a graduate of the University of California, Los Angeles where he earned degrees in Political Science and Public Policy.

JERRY SUICH

Oxbridge Associates /
Asset Management /

Education /

Juris Doctor, University of Southern California Law Center
Bachelor of Arts, Magdalen College, Oxford University
Bachelor of Arts, Occidental College

Affiliations /

Member, State Bar of California
Real Estate Broker, California
Department of Real Estate
Co-Chair, Round Tables Strand, 2010 CASH Conference Planning Committee
C.A.S.H. Legislative Committee, 2000-2001

Bio /

Oxbridge's principal, Jerry Suich, is a former real estate development professional with twenty years of experience in all forms of real estate value creation. Jerry has been providing real estate consulting advice—for site acquisition and asset management—exclusively to California school districts since 1995. He is also a member of the California Bar and a licensed California real estate broker.

Relevant Project Experience /

- Identification of and Acquisition of Expansion Property, Orange COE
- Asset Management Studies on Various Sites, 7-11 Committee Facilitation, Pomona USD
- Asset Management Consulting on Various School Sites, Hacienda-La Puente USD
- Investigation and Acquisition of New School Sites, Oakland USD
- Evaluation and Investigation of Alternative High School Sites, Sacramento City USD
- Analyze Designated District Properties and Identify Asset Management Opportunities, Hayward USD
- Asset Management Negotiations for Re-leasing of Surplus Sites, Lowell JSD
- Asset Management Study for Eight Possible Surplus Sites; Negotiations for Re-leasing of Surplus Sites, 7-11 Committee Facilitation, Norwalk-LaMirada USD
- Asset Management Study for Six Sites and 7-11 Committee Facilitation, Washington USD

G. References

Identify similar master plan projects that your firm has completed for California K-12 public schools. Use this section of the proposal to indicate the areas of expertise you previously provided and how the firm's expertise will enable the District to benefit from said expertise. Include the name and size of the district, when the study was completed and the name and contact information for the person/s the firm worked with.

On the following pages will find some of PBK's recent master planning work completed in California. This work demonstrates our expertise in providing in-depth facility assessments and comprehensive thoughtful master planning tied to an easily updateable database. Our plans are living documents that will benefit the district for years to come and includes real-world verified cost estimate data.

"PBK'S TEAM HAS DEMONSTRATED AN IMPRESSIVE COMMITMENT TO THE FILLMORE UNIFIED SCHOOL DISTRICT, AND THEY ARE ALWAYS READILY ACCESSIBLE TO ASSIST WITH ANY AND ALL CONCERNS."

— Superintendent, Fillmore USD



Facilities Needs Assessment and Master Plan

Twin Rivers Unified School District \ McLellan, California

PBK, in conjunction with S.I.M. Architects, were selected to provide a comprehensive Facilities Needs Assessments and Master Plan 63 individual district facilities (3.1 million square feet). Four area school districts consolidated in 2008 in order to create the Twin Rivers Unified School District. The facilities needs assessment and 10-year master plan established educational standards and better serve and unite the area communities under one long-term plan.

PBK and a team of local consultants assisted the district administration in establishing educational standards, collecting information and data for identifying existing facility needs, and working with district consultants to identify resources available to the district. PBK and local consultants guided the District Facilities Committee in exploring options of new facility needs and additions/ modernizations to existing facilities in order to serve the projected growing enrollment. Throughout the entire project, PBK and the team of local consultants facilitated presentations within the community and solicited input from stakeholders.

Completed: 2015 (Updated in 2017)

District Contact: Bill McGuire, Deputy Superintendent, Administrative Services (916) 566-1600



Long Range Facilities Master Plan

El Segundo Unified School District \ El Segundo, California

The El Segundo Unified School District Long Range Facility Master Plan describes short-term and long-range facility recommendations. This document is a plan that the Board of Education will use to guide ongoing maintenance and care decisions for our district facilities and identify key facility modernization and new construction projects based upon the District's goals, Boards' priorities and funding availability. Project designations are considered flexible and the priority level timeline may be adjusted accordingly.

Completed: 2016

District Contact: Melissa Moore, Ed.D., Superintendent (310) 615-2650



Long Range Facilities Master Plan

Fillmore Unified School District \ \ Fillmore, California

This multi-phase initiative which began in November 2015, included an assessment of current state conditions at existing school campuses and support facilities; a review of educational programs and departmental needs (both current and future); educational adequacy and parity assessments; as well as District demographics and enrollment data (historical, current and projected), a review of District goals with regard to student achievement and advancement; 21st Century/Next Generation (“NextGen”) learning environments; the role and integration of technology from both a teaching and learning perspective; safety and security measures; and the creation of District-wide facility standards. The Long-Range Facility Master Plan developed during the course of this seven (7) month effort endeavored to build upon the successful practices currently employed within the District, while providing a practical, phased approach to modernize and maintain facility assets in order to transform school campuses and classrooms of today into vibrant, flexible learning spaces of the future. Completed: 2015 (Updated in 2016)

District Contact: Adrian Palazuelos, Superintendent, (805) 524-6038



Long Range Facilities Master Plan

Clear Creek Independent School District \ \ Clear Creek, TX

PBK provided a district-wide facilities assessment and long range plan for 63+ facilities. The assessment included assessing the progress and updating the existing long range plan and database of priority facility maintenance items. PBK created the initial database for the district in prior years. PBK also guided committee members and stakeholders in updating the educational specifications. The assessment and master plan were completed ahead of the May 2013 Bond election. PBK provided Community Engagement Services and voters approved the \$267.54 million bond.

Completed: 2013

District Contact: Paul Miller, Director of Facilities (281) 284-0042



District-Wide Facilities Assessment & Long Range Plan

Cypress-Fairbanks Independent School District \ Cypress, TX

PBK coordinated and teamed with consulting architects and engineering disciplines in order to provide a district-wide facilities assessment and long range plan for 110+ facilities. The assessment included assessing the progress and updating the existing long range plan and database of priority facility maintenance items. PBK created the initial database for the district in prior years, thus updating the current assessment over the next 20+years. PBK also guided committee members and stakeholders in updating the educational specifications. The assessment and master plan were completed ahead of the May 2014 Bond election. PBK provided Community Engagement Services and voters approved the \$1.2 billion bond referendum.

Completed: 2014

District Contact: Roy Sprague, Assistant Superintendent of Facilities (281) 897-4000



Long Range Facility Master Plan

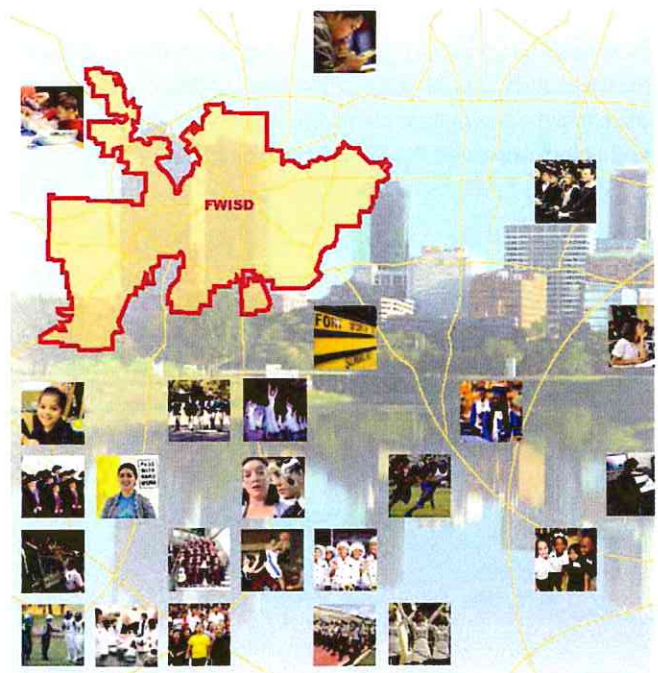
Fort Worth ISD \ Fort Worth, TX

Fort Worth ISD hired Engage2Learn and PBK to create a learning framework that represents a holistic approach evolved from a community inspired vision for learning. Design principles were developed to assess existing facilities and their ability to support the desired learning experience. The Long-Range Facilities Master Plan presents findings and recommendations to Fort Worth ISD to guide future facility related decision-making in support of the District's academic mission. Project Phase 1 includes 21 buildings; 3,249,280 sq.ft.

Completed: 2014

District Contact: Jerry Moore,

Executive Director of Policy & Planning (817) 814-2000



H. Schedule

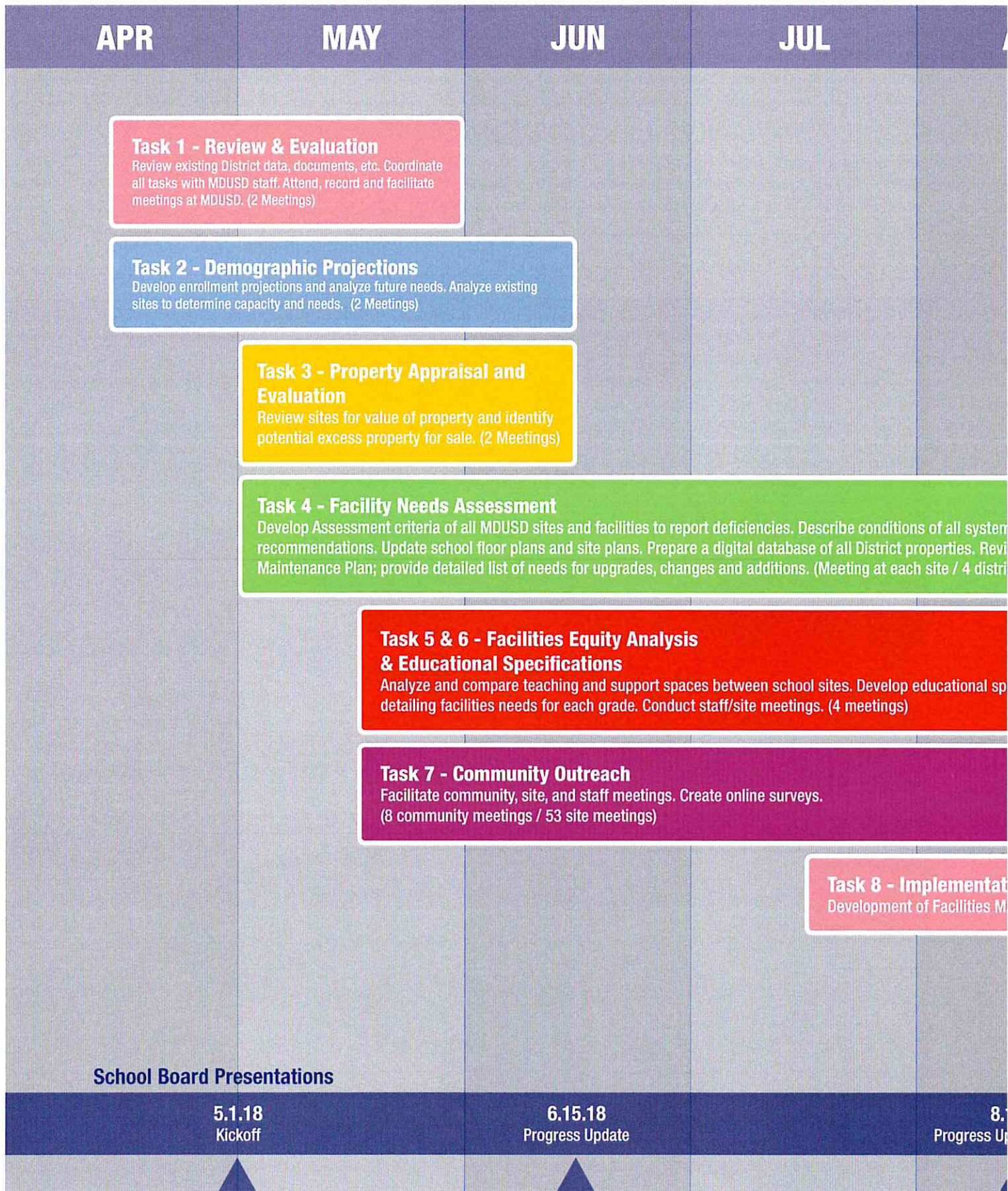
Provide a proposed calendar and schedule for the FMP project. Using the expertise of the firm and based upon the best information available at this time, the firm shall graphically demonstrate a schedule that depicts the number of days in duration and a start and finish date by phase. The schedule shall include the phases/tasks identified in the scope of services above. Specify the number of meetings recommended for each phase.

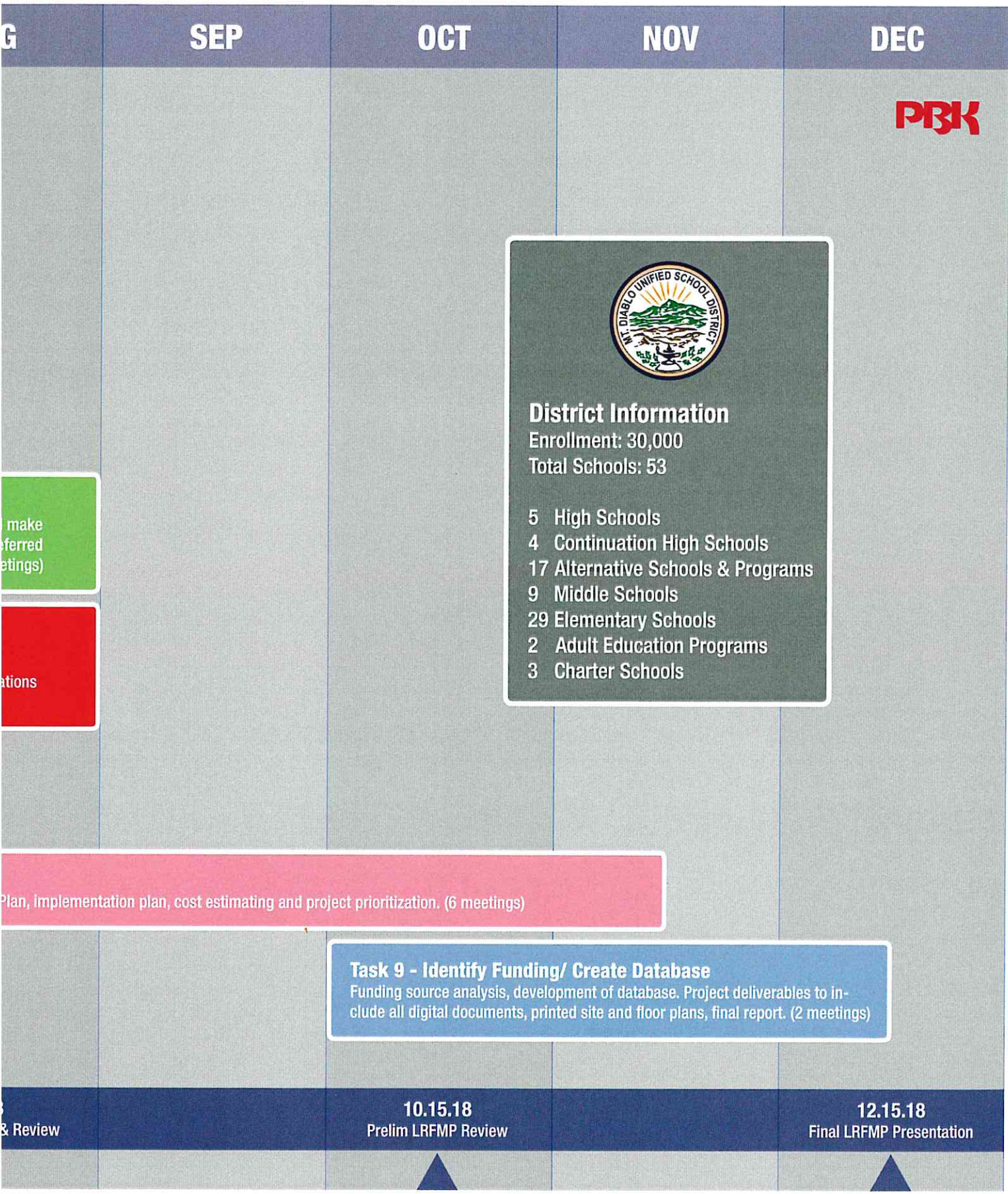
See following pages which outline a 9-step process. This schedule has been developed based on our experience and size of effort and requested tasks. PBK will meet with MDUSD to understand your goals and objectives and finalize a schedule together.

“CAN DO” BUSINESS PHILOSOPHY

That emphasizes PBK’s “soul” personality – we go “above and beyond” the call of duty to ensure our clients get the best possible service in the industry.







make
ferred
etings)

tions



District Information

Enrollment: 30,000
Total Schools: 53

- 5 High Schools
- 4 Continuation High Schools
- 17 Alternative Schools & Programs
- 9 Middle Schools
- 29 Elementary Schools
- 2 Adult Education Programs
- 3 Charter Schools



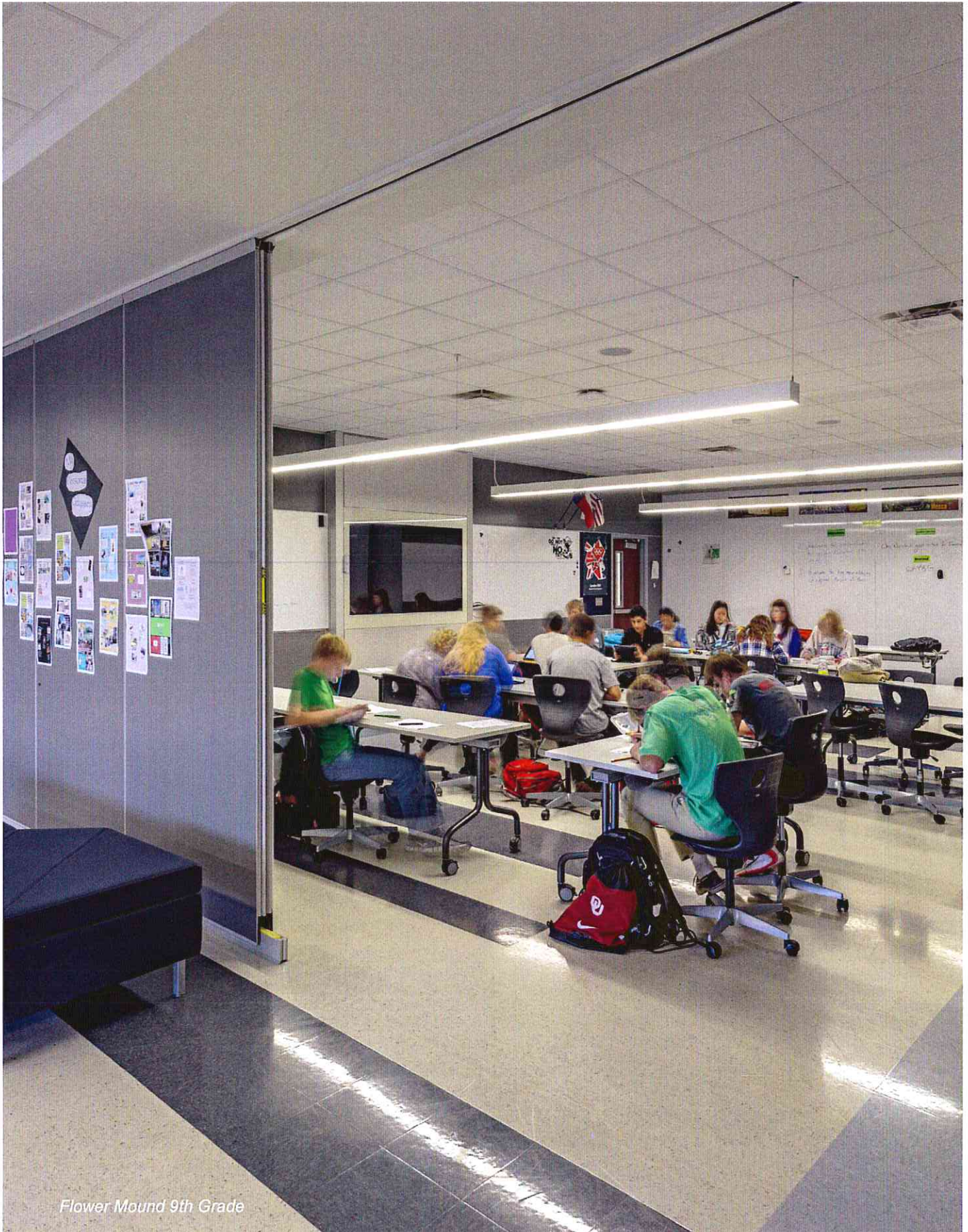
Plan, implementation plan, cost estimating and project prioritization. (6 meetings)

Task 9 - Identify Funding/ Create Database
Funding source analysis, development of database. Project deliverables to include all digital documents, printed site and floor plans, final report. (2 meetings)

& Review

10.15.18
Prelim LRFMP Review

12.15.18
Final LRFMP Presentation



Flower Mound 9th Grade

I. Project Plan and Methodology

Provide a detailed initial schedule indicating how the firm will approach this project to provide the best value to the district and create a document that will lead the District's facilities program through the next ten (10) years. Include the process of how the firm would solicit information from school and community groups as well as a timeline for completion of the FMP development and approval process.

Your RFP describes numerous tasks and objectives that want to be accomplished, so our first step will be to work with Mt. Diablo USD to fully understand the meaning behind the requests, your goals and objectives before we finalize our action plan to approach this project. Facility Master Plans mean different things to each of the Districts we work with and we will begin with a kick-off meeting to finalize our approach.

You will see from our schedule included in this section that we have identified 9 tasks to follow in development of a Facility Master Plan. The plan that will result from this effort will not only meet your goals, but provide for a living document, easily changeable and update-able, that will lead your facilities program for the next ten years. We will also want to discuss your schedule needs to incorporate and adjust our proposed time-line.

Task1: Review and Evaluations

Our journey begins with a thorough review of existing district data, documents, plans, etc. and meeting with you to better understand who you are and what you are about. We want to know about maintenance records, uncertified DSA projects, enrollment patterns and each asset owned by the district. We will also want to establish a district wide steering committee at the start to help shepherd this process through the months of development.

Task 2: Demographic and Enrollment Projections

Through Davis Demographics, they will undertake a comprehensive demographic study whereby student forecasts are derived through their fine-tuned methodology. Their approach leans heavily on location and geography, since location is inherently tied to student residences, school locations, school boundary lines and so many things. They will leverage their GIS software in the process. The result will be to gather and/or create all data necessary for projections; prepare projections and a final written report on long term demographics and enrollment. Once that report is complete a classroom inventory will be reviewed to finalize your current classroom capacity.

Task 3: Property Appraisal and Evaluation

Oxbridge Consulting will review each district parcel, noting their County search shows 60 distinct APN's yet 70 unique schools are observed to be within the district, many with similar addresses. Each parcel will be assessed for its potential value and sites will be reviewed to see if any excess could be removed from a site for sale. This assessment will provide information for the district to make decisions on possible disposition of property and will be incorporated into the FMP.

Developing a Database of Real Estate and an Asset Management Strategy

Respondent will develop a Database of all real estate owned by the Mt. Diablo Unified School District. This Database will consist of a complete inventory of all District real estate currently put to educational, administrative, or operational use – as well as those properties not currently in use – and will include real estate assets that may still be in the historical names of School Districts now incorporated into MDUSD. This Database will be used both for the purpose of carefully defining all existing District sites as well as identifying properties through an articulated, holistic asset management strategy that offer potential opportunities for re-purposing or disposition.



Johnny T Clark Elementary School



Billy Reagan Education Center

The development of an asset management strategy for a School District ensures that its real estate assets are treated in a business-like way. As headlines continue to speak of school budget cuts, Districts are looking to existing property to raise revenue. Through leasing, selling, or exchanging closed school sites, relocating administration and maintenance services, or consolidating administrative operations into one location to increase efficiency, asset management considerations are a sure way to show that the District can be economically responsible with a leaner budget. Whether a District is considering a local bond, or simply being shrewd about how it can gather additional dollars for its General Fund, making economic use of vacant or underutilized real property makes real sense. As a rule of thumb, a 600-student-capacity elementary school with a student population of only 300 will cost the District an extra \$750,000 a year in General Fund expenditures on salary, maintenance, and repair.

While generally sales revenues from District surplus property can only be used for capital outlays, lease revenues or exchange proceeds can always be used for General Fund purposes with no restrictions, so leasing or exchanging property, rather than selling it, can be an attractive option. And leasing or exchanging property assures a District that a real property will be in District ownership as a source of income generation.

Prior to a District selling an unused school site or renting or leasing a property for a period longer than 30 days, California requires that a School District begin a highly-regulated surplus property process. That process includes the formation of a Real Property Advisory Committee, made up of between 7 and 11 members of the community. This "7-11 Committee" will look at enrollment data, projections, and capacities at all schools and make a written recommendation to the Board as to the future of a subject property targeted for sale or lease. If the Board declares the property to be surplus, the District notifies various agencies and the property may be taken for disposition to public bid before the School Board. However, in the case of an exchange of real property, there is no need for a 7-11 Committee process or a Declaration of Surplus by the Board. In an exchange a simple RFP process can be used to identify the private sector developer/acquirer of the District's site and negotiations, with, of course, appropriate public notice, can result in a final transfer of land.

But there are many steps a good asset management strategy should take long before the formation of a 7-11 Committee or a decision to engage in an exchange. First, the District should conduct an internal review of the alternative ways it could maximize revenue in its disposition of an unused site. Then, for example, when a 7-11 Committee begins looking at the property, the District staff and Board have already considered the constraints and financial opportunities of each site and evaluated a range of viable, market-friendly options, ensuring that there are no surprises at the Board level.

For example, could a closed school site be leased to a Special Education non-profit for considerably more than what a private school or church might pay? Could the District's maintenance site, now sitting on a valuable piece of commercial/industrial land, be relocated to a less valuable site? Would the disposition of the District's various parcels of surplus property over the next five years provide enough revenue against which a Certificate of Participation could be issued? Could surplus vacant land be exchanged for income-producing property? These and other important questions, along with conceptual revenues, costs, and time-lines, could be answered in property-specific studies, developed in coordination with District's staff and demographer, giving the District a head start toward implementing an asset management strategy that would generate additional income.

Task 4: Facility Needs Assessment

Once the studies are complete a Facilities Needs Assessment (FNA) will be started. PBK will work directly with the District to coordinate all work. PBK will also work with any engineers or other consultants involved at the direction of the District. In conjunction with the FNA, the Steering Committee process will start. We will engage with the District leadership/cabinet first as a filter and decision making group. The information will then be brought to all staff and community members with an initial meeting at each site to gather input and then a second meeting after all input is gathered to report on the findings. The Facilities Needs Assessment will be finalized and brought to the Steering Committee to begin prioritizing the identified facility improvement projects.

Facilities Assessment Process

In order to conduct and accomplish a comprehensive facility assessment of all district-owned facilities, we implement a core set of procedures as part of a process that is tailored to meet the needs of each client. We make it a point to work hand-in-hand with each client, since each district's needs are unique. Our firm philosophy is that we must always put our own interests behind the goals and educational objectives of the client.

The following is a step-by-step description of the basic procedures PBK will implement to accomplish a comprehensive assessment of all district-owned facilities. From the data collected, we will develop and prioritize "scope of work" recommendations and provide cost estimates for each recommendation. We will then develop a user-friendly, working database to track each campus' needs and assist the district's staff in maintaining and preparing a detailed facility program.

STEP 1: Collecting Data

PBK's Facility Consulting Division will hold a "Kick Off" meeting with district personnel to identify all participants and stakeholders who will be involved in the process and assign clearly defined roles. Project objectives, scope, facility background information and available plans of existing facilities will also be reviewed at this meeting. Standards will be established at this meeting and a master schedule will also be developed for reviewing each district facility.

Copies of the floor and site plans of the existing buildings will be made available for team members to study and use while conducting the walk-throughs at each campus. A thorough understanding of the existing buildings from the ground up allows for critical gathering of information, which will assist in updating the district's schematic diagrams.

Questionnaires

Our team will also prepare a detailed questionnaire that will be distributed to the principal of each school in the Mt Diablo USD (either hard copy or digital). Questionnaires will also be distributed for the district's departments such as Learning Services, Fine Arts, Athletics, Nutrition, Technology, Transportation, Maintenance & Operations, Safety and Security, and Purchasing. The questionnaires are meant for gathering what the end-users (teachers, staff, and students) are needing in the educational and support facilities.

The executed questionnaire will be collected, assembled, and analyzed by PBK's team of architects, engineers, and our in-house Facility Consulting Division. Our firm will then coordinate with the administration and prepare a master schedule in order to review each district facility with knowledge-in-hand of the existing problem areas. Before conducting facility walk-throughs, PBK's Facility Consulting Division will meet with MDUSD's personnel to review all available plans of existing facilities. Copies will be made available for team members to study and use while conducting the walk-throughs at each campus. A thorough understanding of the existing buildings from





the ground up allows for critical gathering of information, which will assist in updating the district's schematic diagrams.

PBK's Facility Consulting Division is knowledgeable of all state and federal building codes and laws. PBK's team members will research local codes and ordinances in order to assess and prioritize the district's needs in meeting those standards.

STEP 2: Field Facilities Condition Assessment

PBK is a full service multi-disciplined firm that will analyze every building system in your district. During the walk-through, our team of in-house experts and consultants will perform the following:

Architects: Examine every facility and document material condition, such as wall finishes, floor finishes, ceiling finishes, cabinets, furniture, and all building accessories. Our firm will also evaluate for square footage requirements and suitability of the facilities infrastructure such as library, cafeteria, etc.

Structural Engineers and Building Envelope Experts: Examine/photograph and document the condition of each facility structure, roofs, exterior walls, windows, and doors with emphasis on deficiencies. AB300 will also be referenced for each building in an assessment of seismic deficiencies.

Civil Engineers: Examine every site and document the condition of parking lots, site drainage, and underground utility services.

Electrical Engineers: Examine every building's electrical capacity, voltages, services, amperage loads and expandable capabilities and document every condition. **Lighting Experts:** Check all lighting levels to determine adequate lighting conditions in every space for educational use.

MEP Engineers: Examine every building's mechanical, HVAC and plumbing systems, and examine both A/C and heat output capabilities.

Technology Experts: Examine the entire district infrastructure, as well as each facility to establish compliance with the district's plan for technology resources and security.

Food Service Experts: Examine every building's kitchen area including the receiving, dry and cold storage, food preparation, serving lines, wash areas, and equipment.

Landscape Architects: Examine irrigation systems and where water efficiency and conservation can be achieved.

STEP 3: Review & Implementation

Data gathered from all disciplines will then be organized into a thorough Facility Assessment (report) with photographs of each item. This Facility Assessment will be a user-friendly tool that details the condition of each building, code violations, and note potential work items. Each item will have a recommendation for correction and an associated cost so facility personnel can assess and prioritize each need. Our team will work with Mt Diablo USD's facility staff when creating this assessment to ensure the document leaves "no stone unturned."

Our philosophy is that a Facility Condition Assessment should be a user-friendly living document and serve as a master maintenance list. The document serves as the district's master "road map" for a sensible, ongoing facility upkeep and maintenance program that guarantees a wise and efficient use of district funds working through the new Facility Inspection Tool (FIT).



We will work with the district to update the assessment at appropriate times. As work items are completed they can be noted in the assessment to show facility improvements, and, of course, future items can be added as the campus grows, thus fulfilling the foundation for a Facilities Master Plan.

Task 5: Facilities Equity Analysis

After a gathering of district data and development of plan and site diagrams, our facility assessment will inform us to analyze and compare teaching and support spaces between sites. This analysis will also look at site capacity and site specific programs in determining any deficiencies between sites and required components to achieve equitability as defined by the district.

Task 6: Educational Specifications

This is a task which will again require district direction as to the stated goals and objectives. Will we refresh an existing document, start anew or develop in a hybrid fashion? How deep does the district want to go and how involved do they want the staff and community? How engaged will we be with the curriculum side to develop a specification to support learning and not one that learning reacts to? Once we define this, we will work with our educational specification expert, Irene Nigaglioni, who will lead our experienced internal educational specification team to craft a document for the district through workshops and surveys. We can produce a document which addresses the various grade levels and their specific needs, as well as specialty programs.

Task 7: Community Outreach

This is a task that will begin during our facility assessment process. We have identified conducting eight community wide meetings to discuss site concerns and needs, as well as overall community needs. These are critical to get community support and assure voices are heard. We will also conduct meetings at each individual site with staff, teachers, key parent groups and students. The student voice is crucial and critical to the process. Additionally, we can send home surveys and would set-up a website on the FMP process with a link for community members to “talk” to us with their comments and thoughts.

Task 8: Implementation

Here is where everything is brought together and a master plan for each site is specifically developed. And to fully understand the magnitude of the task, cost estimating is done to assign costs to projects and the overall plan.

PBK will recommend and rank the projects for the consideration of the District. The Facilities Needs Assessment will be used to assist with ranking projects by growth trends, engineering review, safety and security, maintenance and operations, facilities site inspections, site capacity and decisions on repair or replace. Project priorities will be developed using the information on facility conditions, enrollment, capacity and equitability to establish a hierarchy. We will use a classification of Tiers for our priorities with Tier 1 being 1 to 2 years, Tier 2 being 3 to 5 years, Tier 3 being 5 to 10 years and Tier 4 being over ten years. Projects will be classified into those Tiers and the costs populated through our interactive database. The project priorities will be reviewed and finalized each year by the Steering Committee (made up of the District leadership/cabinet) and will revisit the facility needs assessments, instructional needs, maintenance, technology and Board of Education priorities to determine projects to develop by site and program on an annual basis.

Task 9: Identify Funding/ Create Database

All of the gathered information on assessments, projects, costs, etc will be placed in an easily update-able database for use by the district. All documents, drawings, plans, etc will also be placed in the database making this a completely electronic document. See Section J. for funding information.





Project List/Priorities/Schedules

Working to a tight schedule requires the cooperation of the entire team. Our objective will be to form a working relationship with all of the key stakeholders with the goal of creating project success and working in a collaborative team to meet all schedule milestones.

Once approved to begin work, our team coordinates a work scheduling session with the owner and associated stakeholders to layout all schedule requirements and determine appropriate attendees for each meeting. We work with the team to create a detailed schedule after the initial stakeholder meeting. It is important that the team follows the following guidelines as we work towards a common goal:

- Be flexible and adapt to change
- The schedule document itself needs to be clear and easy to understand
- Commitment from everyone involved in the project
- Appropriate owner staff/end-users at all meetings
- Thorough documentation of decisions made during each meeting shared with all stakeholders
- Actively communicate using technology (i.e. web conferencing) for quick meetings that solve immediate problems

Our team creates a time/milestone schedule for the project based on the objectives of the client. This schedule identifies key milestones, whether they are critical decisions needed from the owner or a performance milestone. Each week, our team and all project managers meet to discuss the progress of their jobs and relate the manpower required for the specified time period. Manpower assets are allocated to the projects and any deviations from the schedule are addressed. Necessary resources are allocated if/when more manpower is required to bring the project back on schedule.



Dorothy Adkins Middle School

J. Experience with Funding and Options for Cost Estimating

The RFP shall include the background, experience and success of the individuals/ Consultants involved in the team for prioritizing projects, estimating costs and successfully exploring alternative funding and financing.

Cost Estimating

Our PBK team has developed a cost database from our years of experience on a wide variety of projects. We will use that database to develop our costs and validate them through our construction industry partners.

Funding

STATE FUNDING ELIGIBILITY AND APPLICATION

We will work with School Facilities Consultants (SFC) to maximize your funding opportunities. California school districts and County offices of education have the potential to realize significant State funding contributions through individualized analysis of funding eligibility under the State's School Facility Program (SFP). SFC consulting staff is trained to analyze complex data sets in order to determine eligibility and access funding available through the Office of Public School Construction (OPSC) and other State agencies. SFC assists districts in navigating the multi-step requirements and coordinating with these agencies through the entire funding process.

FUNDING STRATEGY

By synthesizing their various areas of technical expertise, SFC consulting staff is equipped to develop complex and effective long and short term funding strategies that provide proven results in facilities funding. As a full-service consulting firm, SFC has the ability to take school districts facilities projects from start to finish, applying methodology that garners the greatest funding gains while addressing specific and individual project needs which may evolve during the life of the project. SFC assists clients in providing a long term strategy which results in maximizing outside funding sources to expand the life of their local funding availability. These efforts ultimately afford our clients with the ability to provide additional and enhanced learning environments for students.

FEDERAL FUNDING

A variety of funding options are available to school districts beyond what is offered through the State School Facility Program. SFC helps clients seek a broad scope of funding sources through specific federal programs. Many of these federal programs mandate that funds be applied to particular, substantiated uses. SFC reviews clients' projects relative to these federal programs to ensure that clients maintain the ability to meet those accounting requirements.

PBK strives to help school districts make the best use of their resources and ensure all possible funding is made available.



Billy Reagan Education Center



Billy Reagan Education Center

K. Financial Stability



Charmaine Chin
Vice President
Senior Relationship Manager
Business Banking

January 16, 2018

To Whom It May Concern:

PBK Architects, Inc. has been a client of Chase Bank in Houston, Texas since 1983. They currently have operating balances in the low seven figures. All accounts are handled in a satisfactory manner.

PBK Architects, Inc. is an excellent customer of Chase Bank. If you need additional information, please do not hesitate to reach out to me at 713-300-9630.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Charmaine Chin".

Charmaine Chin
Vice President

3403 Richmond Ave., 3rd Floor

Houston, Texas 77046

(713)300-9630



Flower Mound 9th Grade

L. Insurance

Submit a signed letter from respondent's insurance company indicating the ability to provide insurance as required in Bidding Instructions and Conditions.



Insurance | Risk Management | Consulting

January 19, 2018

Rose Ramos, Chief Business Officer
Mt Diablo Unified School District
2326 Bisso Lane
Concord, CA 94520

**RE: Facility Master Plan RFP No. 1790
Mt Diablo Unified School District**

Dear Ms. Ramos:

We have reviewed section **15. Insurance** of RFP No. 1790 and can confirm that PBK Architects Inc. is able to provide the following:

15. Insurance

1. Commercial General Liability (CGL) is provided on an occurrence basis including products and completed operations with a per occurrence limit of \$1,000,000 and a general aggregate limit of \$2,000,000.
2. Commercial Automobile Liability is provided covering any auto with a combined single limit of \$1,000,000 for bodily injury and property damage.
3. Worker's Compensation (WC) Insurance is provided with Statutory Limits as required by the State of California and Employer's Liability limits of \$1,000,000 each accident, \$1,000,000 disease - each accident and \$1,000,000 disease - policy limit.
4. Professional Liability (PL) Insurance is currently provided on a claims made basis with a limit of \$5,000,000 each claim and \$10,000,000 aggregate. The deductible is \$1,000,000. We can obtain a project specific quote as outlined in the RFP if PBK is awarded this project.

15.D. Other Insurance Provisions:

1. Blanket Additional Insured status is included when required by written contract per the following endorsements:
CGL Blanket Additional Insured – Owners, Lessees or Contractors - with Products Completed Operations Form SB-146935-C 6/11
CGL Blanket Additional Insured – Liability Extension Form SB-1469325-E 6/11
CGL Blanket Additional Insured with Products Completed Operations Coverage & Blanket Waiver of Subrogation Form SB-146968-A 1/06
AUTO Blanket Designated Insured Form CA 20 48 02 99
2. Primary wording is included per the following endorsements:
CGL Primary and Non Contributory Form CNA80103XX 9/14
AUTO Primary / Other Insurance Form CA 00 01 10 13
PL Primary / Other Insurance Form CNA83699XX 11/15
3. Applicable policy provisions will determine coverage provided Additional Insureds in the event of failure to comply with reporting or other provisions of the policies including breaches of warranties.
4. Policy wording as it pertains to separation of insureds:
CGL Separation of Insureds Form SB-3000000-D 4/14

Arthur J Gallagher Risk Management Services Inc.
Gallagher Global Brokerage-US
8511 South Sam Houston Parkway East | Suite 200 | Houston, Texas 77075
P:713.209.2833 | F:713.369.1502
www.ajg.com



Insurance | Risk Management | Consulting

- AUTO Business Auto Coverage Form CA 00 01 10 13
- PL Severability / Innocent Parties Form CNA79034XX 9/14
- 5. Notice of Cancellation may be endorsed though delivery may differ from that requested:
 - CGL Notice of Cancellation or Material Coverage Change Form SB147052B 6/11
 - AUTO Notice of Cancellation or Material Change – Designated Person or Organization Form G-56015-B 11/91
 - WC Notice of Cancellation or Material Change Form WC 42 06 01 7/84
 - PL Notice of Cancellation Non-Renewal or Reduction in Limits where required by written contract Form CNA83699XX 11/15

15.E. Acceptability of Insurers:

- Commercial General Liability:
 - National Fire Insurance Company of Hartford
 - A.M. Best Rating: A, XV
- Commercial Automobile Liability:
 - Continental Casualty Company
 - A.M. Best Rating: A, XV
- Worker’s Compensation (California):
 - Continental Casualty Company
 - A.M. Best Rating: A, XV
- Professional Liability:
 - Continental Casualty Company
 - A.M. Best Rating: A, XV

Included with this letter is a sample Certificate of Insurance pertaining to the current coverage along with the noted policy forms.

If you have questions or would like additional information, please feel free to contact us at any time.

Please note that the opinions expressed in this letter should not in any way be construed to represent a determination on issues of coverage but are offered for general guidance. This review does not replace the need for review by legal counsel.

Sincerely,

Arthur J Gallagher Risk Management Services, Inc.

Terri

Terri Peters

Enclosures

Arthur J Gallagher Risk Management Services Inc.
Gallagher Global Brokerage-US
8511 South Sam Houston Parkway East | Suite 200 | Houston, Texas 77075
P:713.209.2833 | F:713.369.1502
www.ajg.com

M. Litigation History

Submit information concerning involvement in litigation, arbitration, or mediation pertaining to any error and omissions claim filed by the respondent or against the respondent in the last ten (10) years.

As one of the largest architectural and engineering firms in the nation, PBK is sometimes a party to litigation based on alleged negligence. The bulk of this litigation is instituted by construction workers who are injured during construction and seeking to avoid the limitations of workmen's compensation statutes; or by contractors who are seeking to blame losses incurred on a given project on others than themselves.

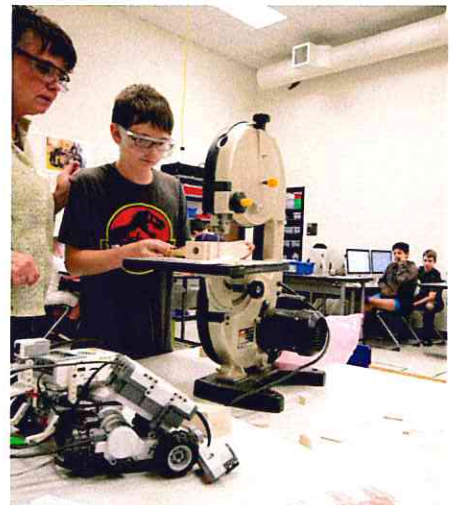
Because of PBK's sensitivity to its clients' desires and high standard of quality control, we work cooperatively with all team members to resolve problems that invariably arise during the design and construction process. From the firm's inception in 1981 through the present day, everything involving legal matters has been settled outside of court. In fact, PBK has never spent one minute inside a courthouse. We offer the following summary of claims over the last five years:

Texas 2011 - Desiree Walt (vs. ICI Construction) – PBK was one of 11 parties named in a lawsuit filed by the widow of a construction worker against ICI Construction. The worker was killed during the steel erection process. PBK's services were not related to the worker's death, and PBK has not been contacted by any of the parties involved in the lawsuit in more than 8 months.

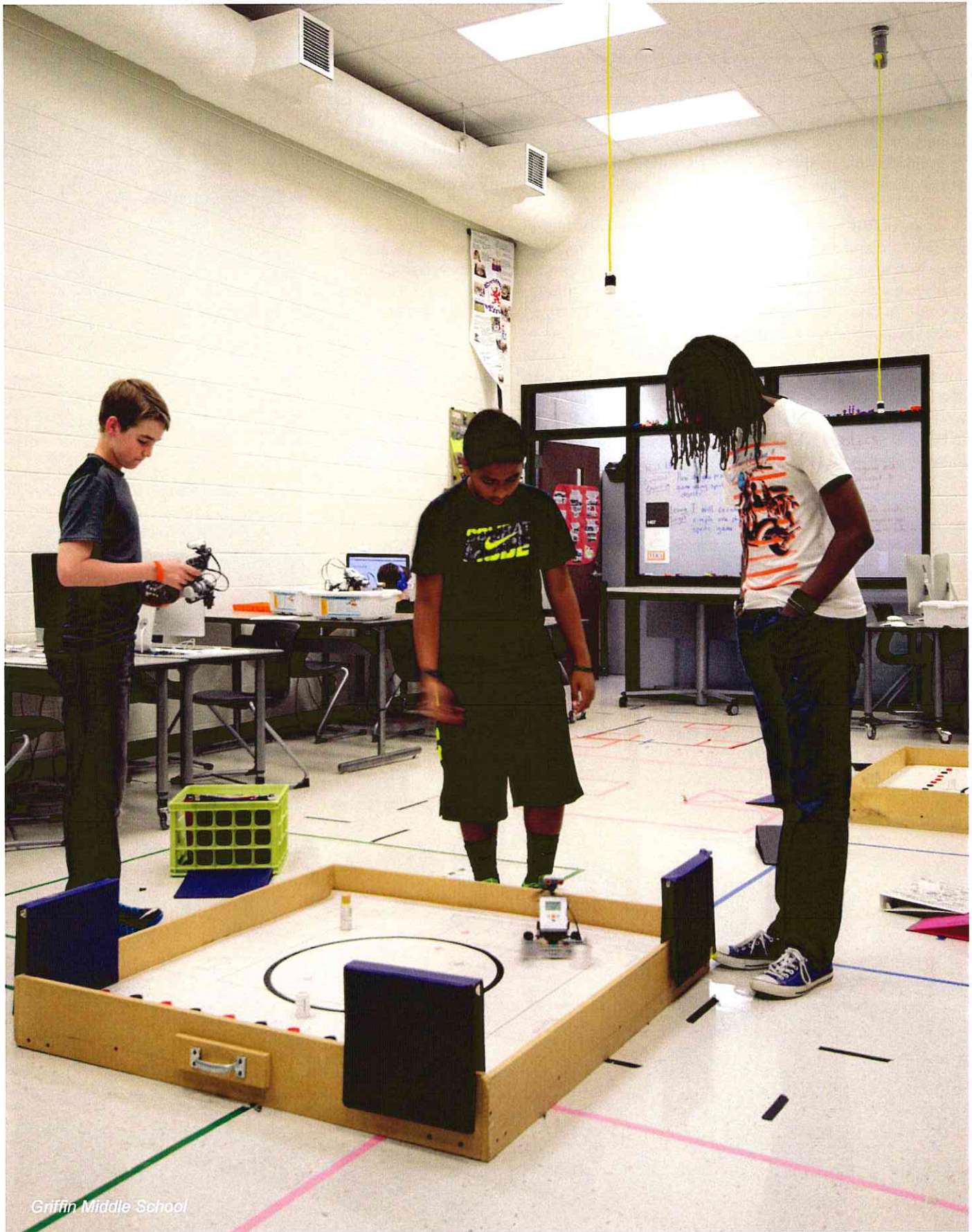
Texas 2012 - Lawsuit between an engineering sub-consultant and PBK. PBK terminated the sub-consultant due to lack of performance. After the sub-consultant sued PBK for remaining fees, summary judgment was ruled in favor of PBK. The engineering sub-consultant is attempting to appeal.

Texas 2016 - Lawsuit between Paris ISD and a general contractor regarding door hardware. PBK has been added to the suit. PBK is not at-fault but is still working proactively to produce a successful outcome for the client.

Texas 2016 – Lawsuit between contractor and City of Progreso for non-payment. City counter-sued and named PBK. All claims against PBK were dismissed by the court.



Griffin Middle School



Griffin Middle School

N. Other Relevant Information

At its option, other pertinent information may be included as follows:

Describe any current, uncompleted projects, which demonstrate the respondent's ability to satisfy the District's expectations for this project.

Our current project workload will have no effect on our ability to successfully complete MDUSD projects.

Demonstrate efficient staffing and timely project completion within the allocated budget.

Efficient Staffing

PBK currently employs 360+ professionals who are dedicated to servicing the needs of our clients. No project is too small or too large for our team to handle. We are incredibly excited to be considered for this work and understand the importance it has for the district. Subsequently, we will commit all necessary resources to ensure the success of your project(s). Our intent is to provide most of the manpower for this project on a local level, within the boundaries of the district. Facility assessments and master planning take a talented and deep team to complete. We have assembled a large team with expertise in all the tasks required to complete this project. Using our own experienced internal facility planning team, a great team of consulting engineers and specialty consultants, we can streamline the process. This team creates a large resource to the District with all the necessary people needed to complete this project.

Our team has benefited greatly from a collaborative working relationship over several years with our consultants and team members. Since our team is local, we will organize consistent meetings with all team members, which would include district staff, to make sure all the critical components of the project are being considered. Our team will work side by side with you in order to keep all aspects of the project on track. Mutual respect, aligned goals, and a clear understanding of what is important to the District will allow our team to exceed all expectations and deliver a project that will receive national acclaim.

Budget Control

Our team has over 36 years of experience maximizing our clients' budgets and ensuring their projects are completed on time. We know that every client and every project is unique and for that reason we work with our clients to customize a budget as well as a schedule to meet their goals and objectives. Also, once our fee is approved, it will not change unless the scope of the project does.

Timely Project Completion

Working to a tight schedule requires the cooperation of the entire team. Our objective will be to form a working relationship between our team and all of the key stakeholders with the goal of creating project success and working in a collaborative team fashion to meet all schedule milestones.

Description of community involvement

Our teammates in Sacramento are very involved in their surrounding community. The entire office put together a fundraiser and provided supplies to Twin Rivers USD students who are college bound during the holiday season. Shawn LeCrone, Rick Swenson, and Paul Piscoran all lead out in the community by volunteering as coaches for various sports teams. Mily Hostetler collects leftovers from work gatherings to share with homeless on her way home from work. Emil Muller participates in the Elk Grove-Galt Community Emergency Response Team and Gary Gery is raising a puppy to become a guide dog for the blind, to name just a few ways the Sacramento team contributes to their community. The Sacramento team has shown support to their community.



Sadie Harris Woodard
Elementary School

PBK'S BUSINESS MODEL IS UNIQUELY DESIGNED TO SUPPORT THE EVOLUTION AND GROWTH OF CALIFORNIA BASED EDUCATIONAL INSTITUTIONS AS THEY CONTINUOUSLY SEEK WAYS TO IMPROVE THE QUALITY OF LEARNING IN THEIR COMMUNITIES.

Description of any previous involvement with the District or any other school districts; Although we have not worked previously with Mt Diablo USD, having specialized in K-12 school facilities for more than three decades and having worked with more than 200 school districts across the country, PBK takes great pride in serving as a pioneer for planning and design applications that are charting the course for Next Generation learning environments, and we encourage your district's representatives to contact any of our references to hear firsthand about our passion and commitment to customer service.

Any additional information or description of resources that are pertinent for this project. PBK has its own specialty experts in Sports, Technology, Sustainability, Next Generation Planning, and Roofing / Building Envelope who will interface with us in the assessment process. This provides for a more thorough and complete assessment of each school site.



O. Fees

Understanding that fees are negotiable depending on the scope of the project agreed to by the selected firm and District, identify and include a fixed fee for this Facility Master Plan study by Task and a total fee for the entire project. Identify any and all additional hourly rates for each phase of the master plan as identified in the scope of services above. Describe the scope that would apply and the additional hourly fee that would be charged.

See following page.



Hourly Rates												
Development of Facility Master Plan (53 Sites) Mt. Diablo USD 1/31/2018												
Principal 205 Project Architect 160 Project Manager 165 Project Coordinator 115 Clerical 85												
# Schools												
High Schools 5 Continuation High Schools 4 Middle 9 Elementary 29 Others 6												
Total 53 70 programs												
\$38,302.50												
Fee Breakdown	# of Sites/Units	Principal Hours	Principal/Cos PA Hours	Project Architect Hours	PM Hours	Project Manager Hours	PC Hours	Project coordinator Hours	Clerical Hours	Clerical	Sub-Total	Total
A Task 1 - Review and Evaluation												
1 Review existing District data, documents, etc.	53	\$0.00	\$0.00	\$4,240.00	0.5	\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$7,287.50	\$7,287.50
a Gather aerials, floor plans and site plans	53	\$0.00	\$0.00	\$4,240.00	0.5	\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$7,287.50	\$7,287.50
b Review previous projects and DSA status	53	\$0.00	\$0.00	\$4,240.00	0.5	\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$7,287.50	\$7,287.50
c Gather maintenance plans and records to review	53	\$0.00	\$0.00	\$4,240.00	0.5	\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$7,287.50	\$7,287.50
d Gather utility, misc agreements and information	53	\$0.00	\$0.00	\$4,240.00	0.5	\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$7,287.50	\$7,287.50
2 Coordinate all tasks with MDUSD Staff	53	\$0.00	\$0.00	\$0.00	0.5	\$4,372.50	\$0.00	0.5	\$0.00	\$0.00	\$4,372.50	\$4,372.50
Attend, record and facilitate meetings	2	6	\$2,460.00	\$0.00	0.5	\$1,980.00	\$0.00	0.5	\$0.00	\$340.00	\$4,780.00	\$4,780.00
B Task 2 - Demographic Projections Study												
1 Analyze sites to determine capacity and needs	53	\$0.00	\$0.00	\$0.00	0.5	\$4,372.50	\$0.00	0.5	\$0.00	\$0.00	\$4,372.50	\$4,372.50
2 Demographic Study (Add Service)												
C Task 3 - Property Appraisal and Evaluation												
1 Appraisal / Evaluation Report (Add Service)												
D Task 4 - Facilities Needs Assessment												
1 Conduct Field Investigations, report deficiencies	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
a Building Codes analysis	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
b ADA Compliance reviews	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
c Fire & Life Safety evaluation	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
d Building Envelope analysis	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
e Arch finishes, building envelope	53	0.5	\$5,432.50	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$24,910.00	\$24,910.00
f Civil for drainage and utilities (consultant)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
g MEP Systems (consultant)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
h Structural Systems (consultant)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
i Electrical Systems (consultant)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
j Landscaper/fields and playgrounds (consultant)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
k Prop 39/Energy Savings Opportunities	53	0.5	\$5,432.50	\$4,240.00	0.5	\$4,240.00	\$0.00	0.5	\$0.00	\$2,252.50	\$11,925.00	\$11,925.00
l Sustainability opportunities	53	0.5	\$5,432.50	\$4,240.00	0.5	\$4,240.00	\$0.00	0.5	\$0.00	\$2,252.50	\$11,925.00	\$11,925.00
2 Describe conditions, provide recommendations	53	\$0.00	\$0.00	\$8,480.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$19,477.50	\$19,477.50
3 Update floor plans and site plans	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	2	\$12,190.00	\$0.00	\$12,190.00	\$12,190.00
4 Prepare a digital database of all properties	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0.5	\$3,047.50	\$0.00	\$3,047.50	\$3,047.50
5 Review Deferred Maintenance Plan	53	0.5	\$5,432.50	\$0.00	0.5	\$4,372.50	\$0.00	0.5	\$0.00	\$0.00	\$9,805.00	\$9,805.00
6 Identify needs for upgrades	53	0.5	\$5,432.50	\$0.00	0.5	\$4,372.50	\$0.00	0.5	\$0.00	\$0.00	\$9,805.00	\$9,805.00
7 Provide schedules for maintenance	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$4,372.50	\$4,372.50
E Task 5 - Facilities Equity Analysis												
1 Analyze and compare spaces between schools	53	1	\$10,865.00	\$0.00	0.5	\$4,372.50	\$0.00	0.5	\$3,047.50	\$0.00	\$13,912.50	\$13,912.50
Compare with Ed Specs	53	\$0.00	\$0.00	\$0.00	1	\$8,745.00	\$0.00	0.5	\$0.00	\$0.00	\$8,745.00	\$8,745.00
F Task 6 - Educational Specifications												
1 Develop Ed Specs (Add Service)	1	72	\$14,760.00	\$6,400.00	40	\$2,640.00	\$0.00	8	\$920.00	\$6,800.00	\$22,657.50	\$22,657.50
G Task 7 - Community Outreach												
1 Develop prioritization matrix (scope/schedule/budget)	53	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2 Facilitate Community Meetings	8	6	\$9,840.00	\$7,680.00	6	\$7,920.00	\$0.00	0.5	\$2,252.50	\$0.00	\$10,997.50	\$10,997.50
3 Facilitate School Staff Meetings	53	6	\$65,190.00	\$50,880.00	6	\$52,470.00	\$0.00	0.5	\$2,252.50	\$0.00	\$170,792.50	\$170,792.50
4 Facilitate District Staff Meetings	4	6	\$4,920.00	\$3,840.00	6	\$3,960.00	\$0.00	0.5	\$170.00	\$85.00	\$12,890.00	\$12,890.00
5 Propose additional community input means	1	4	\$820.00	\$640.00	4	\$660.00	\$0.00	1	\$85.00	\$0.00	\$2,205.00	\$2,205.00
H Task 8 - Implementation												
			\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00

1	Review, modify and Update District Standards	1	3	\$615.00	8	\$1,260.00	\$0.00	8	\$920.00	8	\$680.00	\$3,495.00
2	Identify and suggest Joint-Use / Partnerships	1	3	\$615.00	2	\$320.00	\$0.00	1	\$0.00	1	\$85.00	\$1,020.00
3	Prepare Implementation Plan and Schedule	1	24	\$4,920.00	8	\$1,260.00	\$1,320.00	24	\$2,760.00	4	\$340.00	\$10,620.00
4	Prepare site master plans and conceptual designs	53	0.5	\$5,432.50		\$0.00	\$34,980.00	4	\$24,380.00	4	\$0.00	\$64,792.50
5	Prepare site plans and floor plans similar to 1-A	53	0.5	\$0.00		\$0.00	\$8,745.00	3	\$18,285.00	1	\$0.00	\$27,030.00
6	Provide energy savings/Prop 39 opportunities	53	1	\$10,865.00		\$0.00	\$0.00	2	\$12,190.00	1	\$4,505.00	\$15,370.00
7	Provide cost estimates, savings, economic analysis	53	0.5	\$5,432.50		\$0.00	\$8,745.00	2	\$12,190.00	2	\$0.00	\$26,367.50
8	Estimate the cost of each improvement	53	0.5	\$5,432.50		\$0.00	\$8,745.00	2	\$12,190.00	2	\$0.00	\$26,367.50
9	Incorporate deferred maint. Per state's DM Plan	1	2	\$410.00	2	\$320.00	\$1,650.00	1	\$115.00	8	\$680.00	\$3,175.00
10	Identify opp. And constraints for funding	1	8	\$1,640.00		\$0.00	\$0.00	1	\$0.00	2	\$170.00	\$1,810.00
11	Create or incorporate information about each site	53	0.5	\$0.00	0.5	\$4,240.00	\$0.00	1	\$6,095.00	3	\$13,515.00	\$23,850.00
12	Identify and prioritize deficiencies and consequences	53	0.5	\$5,432.50		\$0.00	\$8,745.00	1	\$0.00	0.5	\$2,252.50	\$16,430.00
13	Present DRAFT LRFMP to Board of Education	1	8	\$1,640.00		\$0.00	\$0.00	2	\$170.00	2	\$170.00	\$1,810.00
1	Task 9 - Development of Databases			\$0.00		\$0.00	\$0.00		\$0.00		\$0.00	\$7,805.00
1	Provide digital copies, including final report	1	1	\$205.00	2	\$320.00	\$0.00	8	\$920.00	2	\$170.00	\$1,945.00
2	Copies of site plans/ floor plans in PDF and ACAD	1	1	\$205.00	2	\$320.00	\$330.00	8	\$920.00	1	\$85.00	\$1,860.00
3	Funding Analysis Plan (Add Service)	1	1	\$0.00		\$0.00	\$0.00		\$0.00		\$0.00	
4	Report database of projected projects	1	2	\$410.00		\$0.00	\$680.00	4	\$2,760.00	2	\$170.00	\$4,000.00
	BASE SERVICES TOTAL											\$962,037.50
	Add Service Fee											
	Task 2 - Demographic Projections Study											\$42,000.00
	Demographic Study (Add Service)											
	Task 3 - Property Appraisal and Evaluation											\$46,200.00
	Appraisal / Evaluation Report (Add Service)											
	Task 6 - Educational Specifications											\$45,000.00
	Develop Ed Specs (Add Service)											
	Task 9 - Development of Databases											\$56,000.00
	Funding Analysis Plan (Add Service)											\$189,200.00
	Sub Total											\$18,920.00
	10% Mark-Up											\$208,120.00
	TOTAL ADDITIONAL SERVICES											\$1,170,157.50
	GRAND TOTAL											



Effective January 1, 2018

HOURLY BILLING RATES

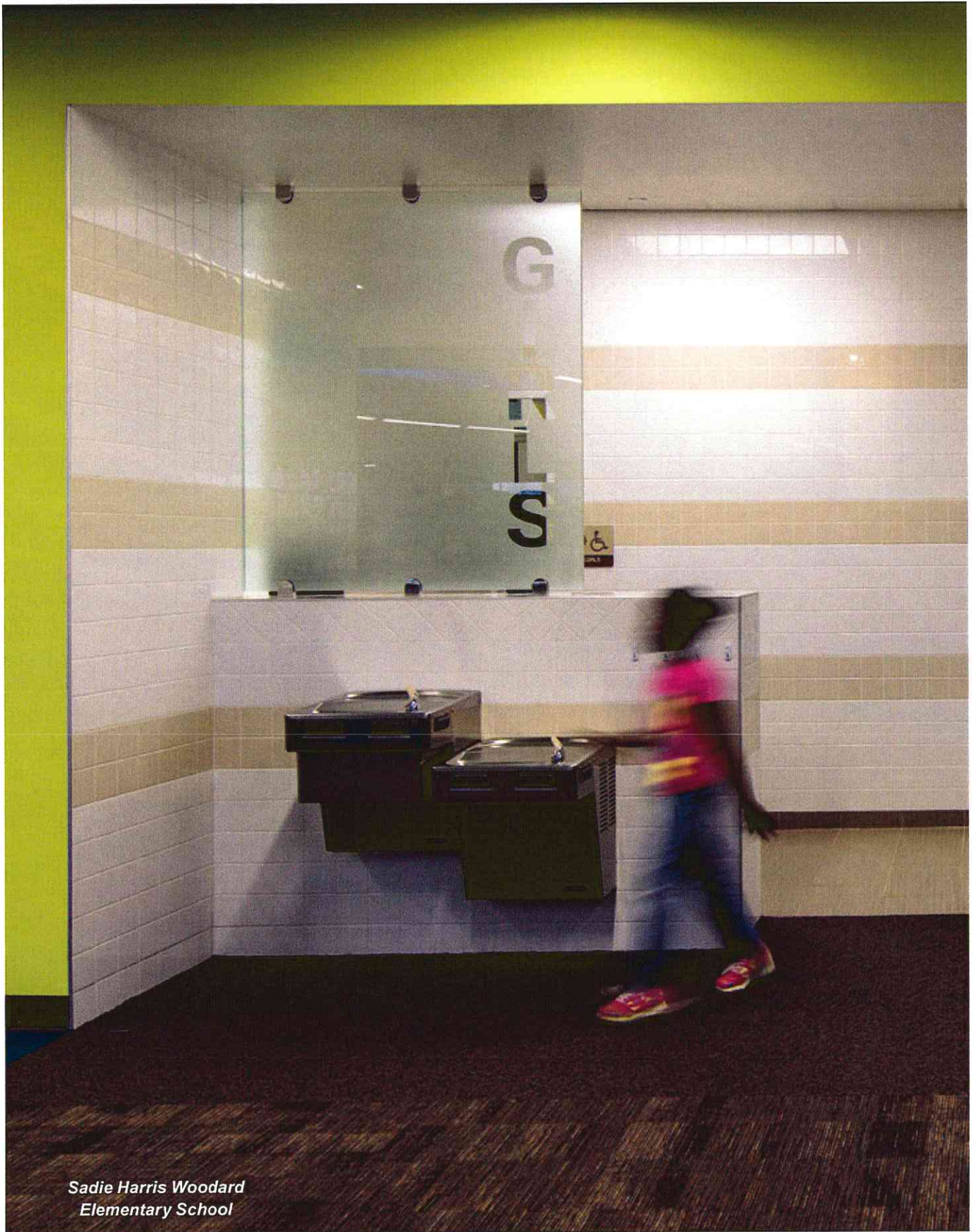
Principal in Charge	\$205.00
Design Director	\$195.00
Senior Project Manager	\$185.00
Senior Project Architect	\$185.00
Project Manager	\$165.00
Project Architect	\$160.00
Project Leader / Technical Leader	\$135.00
Project Coordinator	\$115.00
Architectural Intern / Designer	\$100.00
Intern	\$75.00
Senior Project Designer	\$180.00
Project Designer	\$165.00
Design Leader	\$125.00
Designer II	\$120.00
Designer	\$95.00
Senior Educational Facilities Planner	\$205.00
Facilities Planner	\$165.00
Senior Construction Administrator	\$185.00
Construction Administrator	\$155.00
Sustainable Designer	\$140.00
Specification Writer	\$165.00
Agency Compliance	\$95.00
Cost Estimator	\$185.00
Clerical / Office	\$85.00

P. Contracts

In accordance with public Contract Code section 20103.6, the respondent, upon selection, will be required to enter into a Facility Master planning Service Agreement.

Upon selection, PBK agrees to enter the Facility Master Planning Services Agreement.





*Sadie Harris Woodard
Elementary School*