



**FACILITIES SUBCOMMITTEE MEETING**  
Gilroy Unified School District – via Zoom teleconference  
1 p.m. Friday, Dec. 18, 2020

**1. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)**

ITEM	SITE	VENDOR	COST	FUNDING SOURCE	PAGE #
A. Review and selection of modular manufacturer	South Valley MS	TBD	~\$16M	Measure E	1-118

**NEXT MEETING:** 9 a.m. FRIDAY, Jan. 8, 2021

**ADDENDUM 2**

**SECTION 00 41 00**

**SUBCONTRACTOR BID FORM**



Bid For: South Valley Middle School Campus Replacement Project  
Flint Project No. 2078

To: Flint Builders, Inc.  
401 Derek Place  
Roseville, CA 95678

Bid Package #: 1 \_\_\_\_\_

Bid Item Description (Per Specification 00 41 00): Modular Classrooms

Name of Firm: Hummingbird Buildings (a Flint Builders, Inc. Company)

Address: 401 Derek Place

City: Roseville State: CA Zip: 95678

Telephone Number: (916) 757-1000

**Company's Bid Estimating Contact:**

Name Jared Wright Email jwright@flintbuilders.com Phone (916) 757-1000

DIR #: 1000000005 CA License # 982487

**Addenda Received:**

No. 1 dated 11-24-20 No. \_\_\_\_\_ dated \_\_\_\_\_

No. 2 dated 12-07-20 No. \_\_\_\_\_ dated \_\_\_\_\_

**Company's Representative to Complete Flint's Subcontractor Prequalification:**

Name Joanne Diaz Email jdiaz@flintbuilders.com Phone (916) 757-1000

The undersigned proposes to complete the work described herein for the above-named project in accordance with the Instructions to Bidders and Contract Documents for the amount hereafter stated.

**Design / Precon:** \$   ,  7  9  0 ,  0  0  0 .  0  0

**Construction:** \$  1  5 ,  4  1  6 ,  0  0  0 .  0  0

**P&P Bond Cost:** \$   ,    ,   0 .  0  0

**TOTAL COST:** \$  1  6 ,  2  0  6 ,  0  0  0 .  0  0

(Place figures in appropriate boxes, rounded to nearest dollar.)

**\*Alternate 1:** \$   ,    ,   0 .  0  0

\*Alternate 1 Description: Provide separation of Modular Buildings in lieu of connected (joined).

(Place figures in appropriate boxes, rounded to nearest dollar.)

**\*\*Unit Cost 1:** \$   ,  1  5 ,  0  0  0 .  0  0

\*\*Unit cost 1 Description: Provide unit cost per 8'-6" x 9'-0" Exterior Glazed Overhead Door.

**\*\*Unit Cost 2:** \$   ,  2  5 ,  0  0  0 .  0  0

\*\*Unit cost 2 Description: Provide unit cost per 8'-6" x 9'-0" Exterior Nanawall Door.

**Schedule Durations:**

Fabrication (Weeks): 16 weeks Installation (Weeks): 27 weeks

**Design Team Consultants:**

Architect: Aedis Structural Engineer: Greg Richards

Mechanical / Plumbing: Axiom Electrical: Atium

Fire Suppression: Axiom Title 24: Axiom

Any qualifications to the Subcontractor's Bid Form may result in rejection of the bid. All portions of this bid must be completed and signed before the bid is submitted. Failure to do so may result in the bid being rejected as non-responsive. Check all that apply:

DVBE: \_\_\_\_\_ MBE: \_\_\_\_\_ SBE: \_\_\_\_\_ WBE: \_\_\_\_\_

Bidder represents that:

1. It has the appropriate active Contractor's License required by the State of California.
2. It is registered with the state Department of Industrial Relations with a valid and active number.
3. It is able to meet the Skilled and Trained Workforce Requirements for this project.
4. All work claimed by the Carpenter's and Laborer's Unions must be performed by signatory contractors.
5. All pricing includes CA Prevailing Wages and will participate in certified payroll.
6. It has carefully read and examined the Instructions to Bidders and Contract Documents for the proposed work on this project.
7. It has become familiar with all the conditions related to the proposed work, including availability of labor, materials, and equipment. Bidder hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed work on this project in accordance with the Contract Documents for the sums quoted if the Contract is awarded to the Bidder. Bidder further agrees that it will not withdraw its bid within 90 days after the Bid Date.
8. If it is selected as the responsive and responsible bidder:
  - a. Bidder agrees to execute the Subcontract Agreement within 10 days after receipt of Subcontract Agreement with no modifications.
  - b. Bidder agrees to complete the proposed work in accordance with Flint's schedule.
  - c. Bidder agrees to complete and submit Flint's Prequalification via Smart Bid prior to issuance of a Subcontract Agreement (reference specification 00 41 01).
9. It is able to meet the following requirements:
  - a. Subcontractor must have the ability to provide 100% payment and performance bonds for the total subcontracted amount.
  - b. Subcontractor must be able to meet the insurance requirements as specified in the Subcontract Agreement.
  - c. Subcontractor is able to meet the Skilled and Trained Workforce Requirements.
10. Contractor has read the subcontract agreement and agrees to the terms indicated. All deviations from the subcontract agreement will be identified and included with the submission of bid proposal.



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Signature

**John Stump**  
Name (Printed)

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**12-09-20**

Date

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**President**

Title



Proposal for Modular Preconstruction  
& Construction Services  
December 11, 2020



**GILROY UNIFIED SCHOOL DISTRICT**  
SOUTH VALLEY MIDDLE SCHOOL CAMPUS  
REPLACEMENT-MODULAR CLASSROOMS

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# COVER LETTER



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December 11, 2020

Gilroy Unified School District  
Mr. Alvaro Meza, Chief Business Official  
7810 Arroyo Circle  
Gilroy, CA 95020

Reference: RFQ/P #Flint Project #2078  
South Valley Middle School Campus Replacement Project-Modular Classrooms

Mr. Meza,

As a Flint Builders company, we are excited to offer a refined alternative to the traditional “modular box” offerings in the marketplace. The problem with the “modular box” is that they all look and feel the same and they don’t reflect the unique identity of the South Valley Middle School Campus or our students. What is unique about our Hummingbird solution is that it provides flexibility for customizations, now and over the lifespan of the building, so that the Gilroy Unified School District can achieve their budget and schedule goals without compromising on quality and beauty.

Our team includes Aedis Architects, our artists, that are helping to capture the look and feel that makes South Valley Middle School different from any other school. The result of this collaboration is that you enjoy integrated coordination with the rest of the project, seamless quality control and simplified warranty support.

Our structural guru, Greg Richards, is a 20-year expert in DSA and is the mastermind behind the flexibility and efficiency in the Hummingbird structural system. John Stump, our coach, provides executive level support ensuring the highest standards of excellence are maintained at every stage of the process. Matt Brandon, our modular guru, is the main point of contact and directly manages design, detailing, manufacturing, delivery, installation and closeout. Frank Riley, our superstar superintendent, will oversee site operations, manage subs, installation, safety and quality control. John Reinhardt, our VDC wizard, will manage the virtual design and construction process, a key aspect to design coordination and quality control.

Flint has modularized construction for years and only recently anointed these superior buildings with the name “Hummingbird Buildings”. As with our past projects, our design for this project maximizes the number of integrated prefabricated systems to maximize off-site fabrication. These prefabricated components arrive on site flat-packed without the need for special transportation. Our production and install operations are closely synchronized for just-in-time delivery. Every product, system and component are higher quality because they are built in a quality controlled environment with manufacturing tolerances as opposed to variable field conditions. All materials are checked for traceability and correctness when they are received. All components are tested for operability before they are installed, and all parts are inspected before they leave the factory. This gives us the highest level of confidence that every component of a Hummingbird Building is made right, installed properly and will exceed the quality of any other modular product in the marketplace. We are so proud of the resulting product that we offer a 5 year warranty!

Generally, modular building systems are not known for their flexibility. Hummingbird Buildings, like the bird itself, is inherently flexible. We have designed the structural system so that the interior spaces can be re-programmed as the District’s needs change over time. Removing a wall or reconfiguring rooms have little to no impact on the structure and can be achieved with minimal cost. This is the same for exterior walls, which can be swapped out for panels with different window/door arrangements or large roll-up doors.

We have included a rendering which demonstrates the flexibility that we offer, please see Design Enhancement Concept Rendering in the following pages. In alignment with the Village concept, the elevations reflect a rowhouse look. The interest is achieved by varying the roof line with overhangs, soffits, parapets and a variation of finishes along the exterior walls. Eyebrow and sloped canopies and roll-up or bi-fold doors easily integrate into the structural system with flexibility in placement. These additions to the basic design can be achieved in an economical way because a Hummingbird building is designed for flexibility.

If the team finds that there is budget available and it is appropriate for the District, additional design enhancements are easily added to the basic design.

Enclosed you will find our proposal and qualifications. We are extremely excited about the opportunity to build something for our students that was created just for them. We all are looking forward to working with you and the exciting opportunity ahead.

Warmest regards,



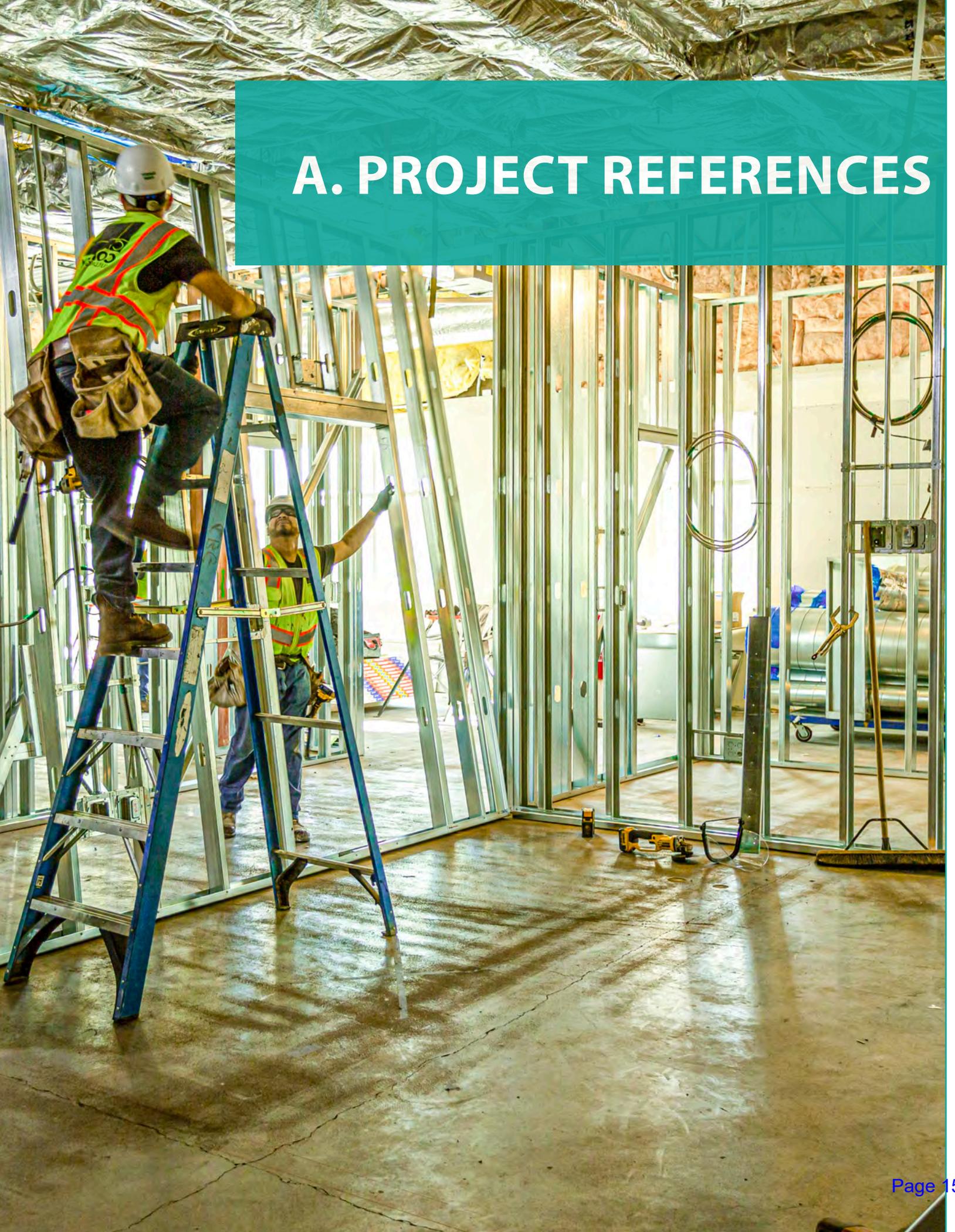
John Stump, DBIA  
President, Hummingbird Buildings, a Flint Builders Company  
(916) 997-2819 | [jstump@hummingbirdbuildings.com](mailto:jstump@hummingbirdbuildings.com)

# DESIGN ENHANCEMENT CONCEPT RENDERING



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# A. PROJECT REFERENCES



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# A. PROJECT REFERENCES

Western Placer Unified School District | Lincoln, CA

## TWELVE BRIDGES HIGH SCHOOL



### SCOPE OF WORK

The new high school is built on an approximately 56-acre site located at Twelve Bridges Drive and Fieldstone Drive in Lincoln, California. The project includes a 5,000-square-foot administration building, a 71,000-square-foot student center (including music and arts, media and performing arts, dining commons, and gymnasium with support facilities), four modular buildings, (Two, 2-story classroom buildings: 21,000 square feet and 20,000 square feet) and two 5,000-square-foot 1-story science buildings. Also part of the project is an athletic stadium with bleachers and press-box, sports fields, parking, hardscape, landscape and associated site work.

### Owner

Western Placer Unified School District

### Owner Contact

Michael Adell  
Director of Facilities  
916-645-5100  
madell@wpsud.k12.ca.us

### Architect

HMC Architects  
Brian Meyers  
916-352-1100  
Brian.Meyers@hmcarchitects.com

### Completion Date

2/7/2021 (est.)

### Project Cost

\$95,000,000

### CLICK OR SCAN

To View Twelve Bridges  
High School  
Exterior Wall Installation

<https://youtu.be/PpLTjahrezU>



# UC DAVIS MEDICAL OFFICE BUILDING



## SCOPE OF WORK

This LEED Gold project included a 48,300 SF Medical Clinic renovation and tenant improvement for UC Davis Health, located in the heart of Roseville, CA. The project took place on the second floor of an existing, occupied building and converts the second floor from 'B' occupancy office space to Non-OSHDP 'B' occupancy Medical Office Clinical space. This project was designed and built with modular systems to achieve a highly accelerated construction schedule adjacent to occupied facilities.

### Owner

UC Davis Health System

### Owner Contact

Brett Mitchell  
Director of Facilities  
916-734-0115  
bamitchell@ucdavis.edu

### Architect

Boulder Associates  
Jose Vaca  
916-492-8796  
jvaca@boulderassociates.com

### Completion Date

12/1/2020

### Project Cost

\$30,000,000

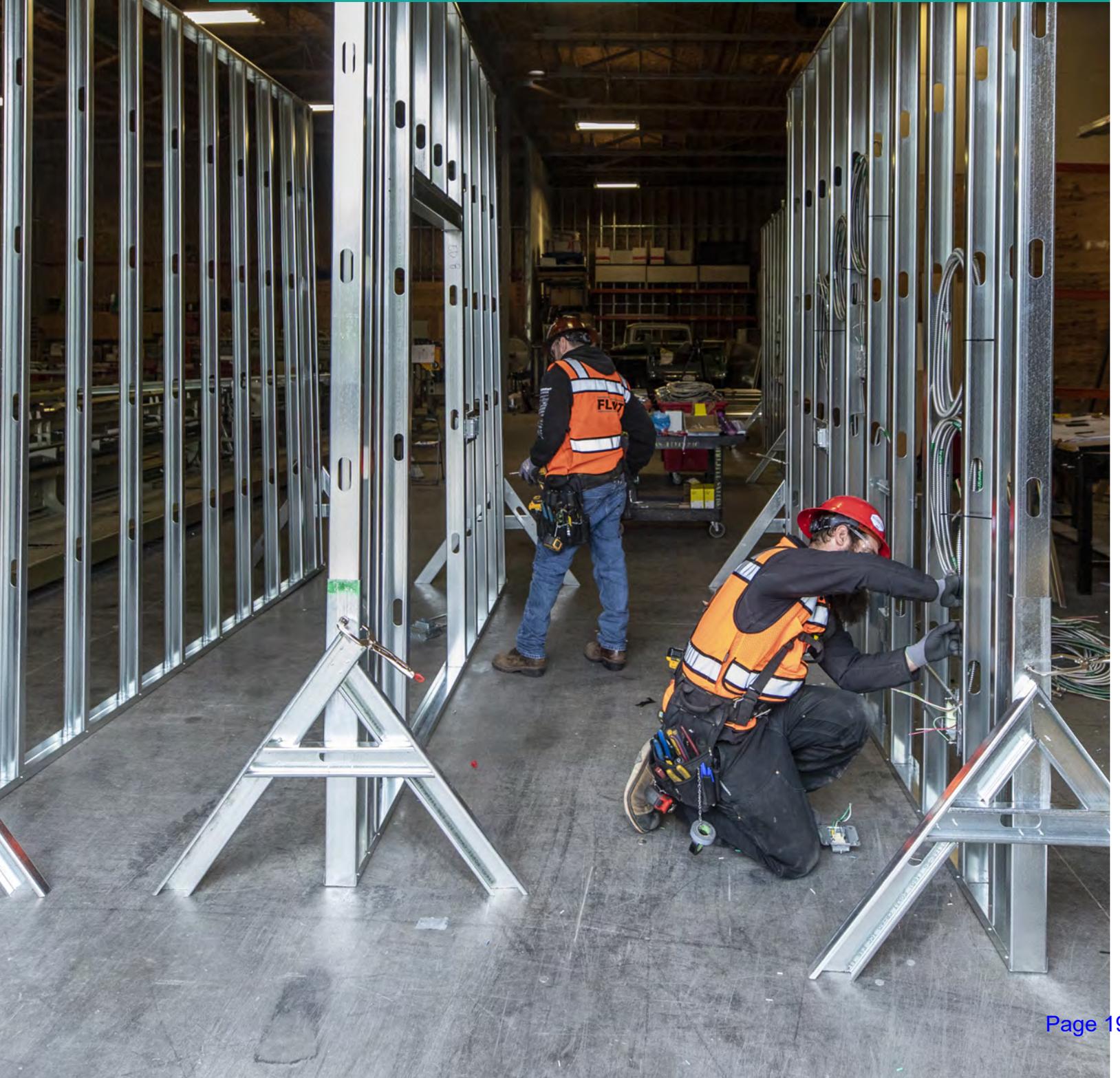
### CLICK OR SCAN

To View UC Davis Medical  
Office Building  
Interior Wall Installation

<https://youtu.be/UsfLbMbjSxo>

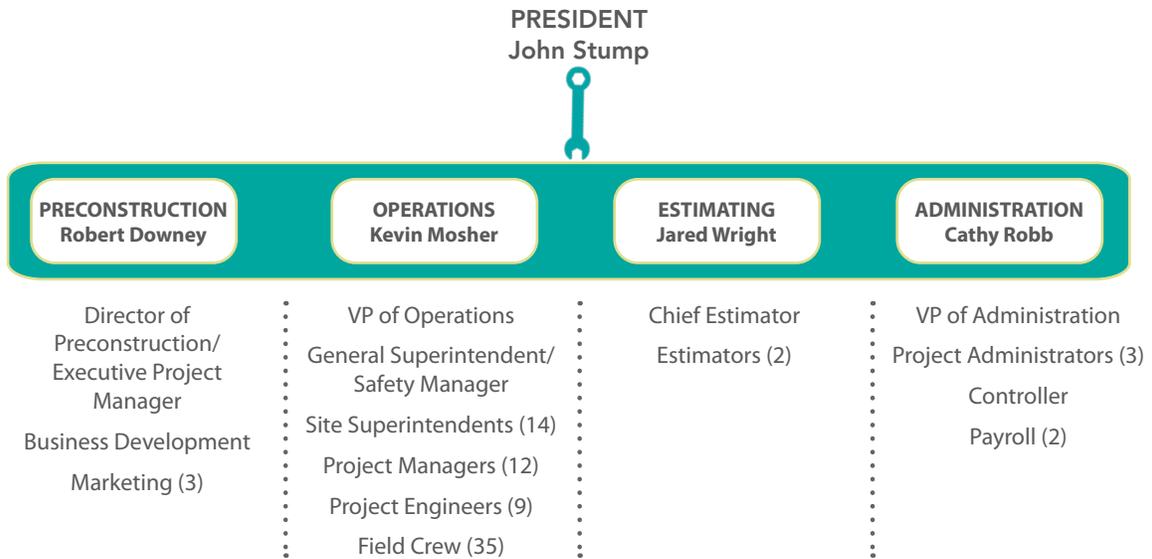


# B. FIRM & ORGANIZATION

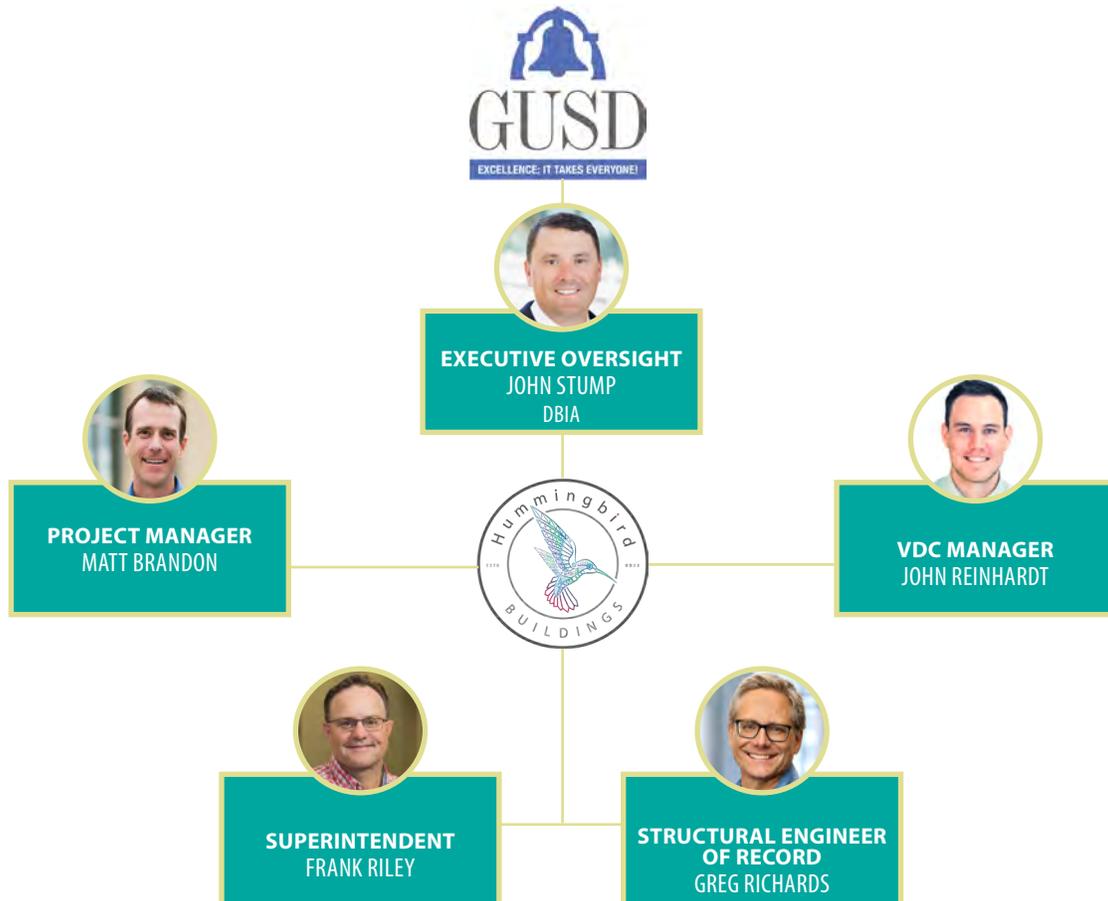


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## B. FIRM & ORGANIZATION



### PROJECT ORGANIZATIONAL CHART





# JOHN STUMP, DBIA

## Executive Oversight

John's priority at Hummingbird Buildings is exceptional and lasting relationships with our clients, consultants, subcontractors and employees. He believes true success is only achieved when all parties prosper. John builds teams that are collaborative, passionate, and innovative. He has more than 24 years of construction general contracting experience, delivering successful design-build projects within our communities. He is a true leader and one of the best people you will ever work with.

### EDUCATION

B.S., Construction Management,  
California State University, Chico

### CERTIFICATIONS

OSHA 8-hour  
OSHA 10-hour  
OSHA 30-HOUR  
First Aid Certified  
CPR Certified

### AFFILIATIONS

US Green Building Council  
Lean Construction Institute  
Design-Build Institute of America  
American General Contractors

### REPRESENTATIVE EXPERIENCE

Western Placer Unified School District, Twelve Bridges High School,  
Lincoln, CA

UC Davis Heath, Roseville Medical Office Building, Roseville, CA

Gilroy Unified School District, Brownell Middle School Replacement,  
Gilroy, CA

Roseville Joint Union High School District, Auxiliary Gym, Roseville, CA

Los Rios Community College District, Folsom Lake College Gymnasium (DBIA  
Award), Folsom, CA

Las Positas Community College District, Las Positas Academic Support and  
Office Building, Dublin, CA

San Juan Unified School District, Casa Roble High School Student Union and  
Administration, Sacramento, CA

East Side Union High School District, Yerba Buena High School New Student  
Union and Quad Modernization, San Jose, CA

Western Placer Unified School District, Lincoln High School Addition and  
Modernization, Lincoln, CA

Napa Valley Unified School District, Napa Memorial Stadium, Napa, CA

Allan Hancock Joint Community College District, Allan Hancock Industrial  
Technology and Physical Education Building, Santa Maria, CA

Contra Costa Community College District, Diablo Valley College Student  
Services Building (LEED Silver), Pleasant Hill, CA

San Joaquin Delta Community College District, San Joaquin Delta College Data  
Center, Stockton, CA

UC Davis, Student Community Center (LEED Platinum, DBIA Award, CBE Livable  
Building Award), Davis, CA

UC Davis, International Center (DBIA Award, LEED Gold), Davis, CA



# MATT BRANDON

Project Manager

Matt is a design/manufacturing expert responsible for the Hummingbird system. He oversees every aspect of design, shop drawings, VDC coordination, manufacturing and installation. Matt has a focus on lean manufacturing and the creation of added value.

## LICENSES/CERTIFICATIONS

OSHA 10-hour  
CPR/First Aid

## REPRESENTATIVE EXPERIENCE

San Jose-Evergreen Community College District, San Jose City College Career Complex, San Jose, CA

Chabot-Las Positas Community College District, Las Positas College Academic Support and Administration Building, Livermore, CA

UC Davis Heath, Roseville Medical Office Building, Roseville, CA

Western Placer Unified School District, Twelve Bridges High School, Lincoln, CA



# FRANK RILEY

Superintendent

As project superintendent, Frank will manage the project schedule, and supervise the subcontractors and all daily operations. He will oversee subcontractors and on-site personnel, and ensure that sequencing and phasing coincides with the schedule and are performed in a manner that is fast, efficient and, most importantly, safe. Frank will enforce the quality control plan for the project to ensure that the work that is put in place is per specifications and of the highest quality. He will also communicate with, and supervise, Flint's on-site personnel consisting of carpenters and laborers.

## EDUCATION

B.S., Construction Management,  
California State University, Chico

## CERTIFICATIONS

OSHA 30-hour  
CPR Certified  
First Aid Certified  
Forklift

## REPRESENTATIVE EXPERIENCE

Western Placer Unified School District, Twin Bridges High School, Lincoln, CA

San Juan Unified School District, Fair Oaks Elementary School Alternative Learning Center Modernization, Sacramento, CA

Western Placer Unified School District, Lincoln High School Addition and Modernization, Lincoln, CA

Napa Valley Unified School District, Napa Memorial Stadium, Napa, CA

Contra Costa Community College District, Diablo Valley College Student Services Building (LEED Silver), Pleasant Hill, CA

San Joaquin Delta Community College District, San Joaquin Delta College Lawrence & Alma DeRicco Student Services Building, Stockton, CA

UC Davis, Robert Mondavi Institute for Wine and Food Sciences (LEED Platinum), Davis, CA

County of Contra Costa, Contra Costa Juvenile Hall, Martinez, CA

UC Davis, Medical Center Tower 2, Davis, CA\*

Boise State University, Stadium Addition Phase 1 and 2, Boise, ID\*

City of Sacramento, South Natomas Community Center and Library, Sacramento, CA

\*Projects completed prior to joining Flint.



# JOHN REINHARDT

VDC MANAGER

John Reinhardt is Hummingbird Buildings' BIM and VDC expert. Coming from a superintendent and field background, John brings a builder's mindset to the virtual world. His practical knowledge is imperative for a VDC program that is firmly ingrained in all aspects of our alternative project delivery methods. He works on every Flint project from preconstruction through turnover to ensure VDC is utilized to its maximum value in all phases of a project.

## EDUCATION

B.S. Construction Management,  
California State University, Chico

## CERTIFICATIONS

Autodesk Certified Professional

## AFFILIATIONS

Design Build Institute of America  
(DBIA)

Associated General Contractors  
(AGC)

## REPRESENTATIVE EXPERIENCE

San José-Evergreen Community College District, San Jose City College Career Complex, San Jose, CA

Robla Elementary School District, Bell Avenue Elementary School Modernization, Sacramento, CA

Chabot-Las Positas Community College District, Las Positas College Academic Support and Administration Building, Livermore, CA

CSU Chico New Physical Science Building, Chico, CA\*

Lucille Packard Children's Hospital Expansion, Palo Alto, CA\*

CSU Chico, Taylor Hall (New Arts and Humanities Building), Chico, CA\*

Facebook, WhatsApp New Headquarters TI, Menlo Park, CA\*

Google 4-story TI for Executives, Mountain View, CA\*

Facebook R/D Department Dry Lab and Office Space TI, Fremont, CA\*

\*Projects completed prior to joining Hummingbird Buildings.



# GREG RICHARDS, SE

STRUCTURAL ENGINEER OF RECORD

Greg Richards brings 24 years of experience engineering hundreds of projects for K-14 districts. Greg brings extensive experience in the structural analysis and design of both public and private projects involving major new construction as well as extensive analysis and retrofit of existing K-14 projects. He has also served as a contract plan reviewer for DSA.

## EDUCATION

B.S. Architectural Engineering,  
California Polytechnic State  
University,  
San Luis Obispo

## CERTIFICATIONS

CA Structural Engineer, License No.  
4555  
CA Civil Engineer, License No.  
C58714

## AFFILIATIONS

Structural Engineers Association of  
California (SEAOC)  
Coalition for Adequate School  
Housing (CASH)  
Sacramento Task Force 7 Urban  
Search & Rescue Team

## REPRESENTATIVE EXPERIENCE

San Juan USD, Del Campo High School CTE/ Media Center/ Science Building  
(Design-Build), Sacramento, CA

San Juan USD, Greer Elementary, Campuswide Modernizations and New  
Classroom buildings (Design-Build), Sacramento, CA

Elk Grove USD, James Rutter Middle School, New Science Building, Sacramento,

Elk Grove USD, Joseph Kerr Middle School Science Center, Elk Grove, CA

Elk Grove USD, Valley High School New Fire Academy Building, Elk Grove, CA

Elk Grove USD, New Middle School/High School, Elk Grove, CA

Folsom Cordova USD, Mangini Ranch Elementary School, New Design, Folsom, C

Folsom Cordova USD, Folsom Ranch New High School, Folsom, CA

Folsom Cordova USD, Folsom High School New CTE Building, Folsom, CA

Folsom Cordova USD, Mather High School, New Campus, Folsom, CA

Roseville City SD, New WB60 Elementary School Design Build, Roseville, CA

Roseville Joint USD, Roseville High School New Auxiliary Gym, Roseville, CA

Natomas USD, Natomas High School and CTE Upgrades, Sacramento, CA

# C. MANAGEMENT PRACTICES



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## C. MANAGEMENT PRACTICES

### HUMMINGBIRD BUILDINGS

We are premier design-builders in the K-14 market because we have the best management practices.



### MANAGEMENT TECHNIQUES

Hummingbird Buildings, a Flint Builders company, has engrained collaboration in all aspects of our operations. We understand the challenges and opportunities that come with building the South Valley Middle School Campus Replacement Project - Modular Classrooms in the heart of Gilroy. Our team's ability and focus is to work closely and communicate directly with GUSD and staff specifically: Frank Riley the Superintendent, Facilities Manager, campus maintenance, operations staff and other stakeholders. Hummingbird's commitment to work together with the District and design team is paramount to our collective success.

Our team's management techniques to ensure the unique challenges of the District's program are most efficiently addressed are as outlined below:

- **Weekly team check-in** meetings to review and update progress from the previous week and look-a-head scheduling to ensure everyone on the team is aware of upcoming milestones and deliverables.
- **Team commitment log tracking** through Pull Planning Sessions. The commitment log is reviewed with the team weekly to ensure nothing slips through the cracks.

- **Project Communication Protocol** – Generating an effective communications protocol for all project correspondence, including email communications, RFI's, progress drawings, payment applications, submittals, product data, etc. is done at the project kick-off meeting. Lines of communication through-out the team are mapped out early and discussed amongst the team, thereby creating buy-in.
- **Partnering Meeting** – Once all team members are on-boarded, a Partnering Meeting is held so that the District, college administration, design team, maintenance staff and the Hummingbird team leadership can establish and review the goals of the project. Ultimately, this process will yield a project Partnering Charter Statement which serves an agreement to how "we" as a "team" intend to work together.
- **Bluebeam Studio** – Bluebeam Studio is used extensively to house drawings, constructability reviews, specifications, RFI's and other critical project data. The Bluebeam Studio allows for all parties to have easy access to the most up to date project information and as-built drawings.



➤ **Prefabricated System** – Our design for this project maximizes the number of integrated prefabricated systems to maximize off-site fabrication. These prefabricated components arrive on site flat-packed without the need for special transportation. Our production and install operations are closely synchronized for just-in-time delivery. Every product, system and component are higher quality because they are built in a quality controlled environment with manufacturing tolerances as opposed to variable field conditions. All materials are checked for traceability and correctness when they are received. All components are tested for operability before they are installed, and all parts are inspected before they leave the factory. This gives us the highest level of confidence that every component of a Hummingbird Building is made right, installed properly and will exceed the quality of any other modular product in the marketplace. We are so proud of the resulting product that we offer a 5 year warranty!

➤ **Construction Progress Photo Journal** – A picture is worth a thousand words. Nothing indicates progress better than photos. Our project team will distribute a weekly photo journal throughout the construction process memorializing and showcasing our progress. This helps to easily keep all stakeholders in the loop as to the status of the project.

➤ **Project Update Videos** – Hummingbird utilizes state of the art drone technology to take accurate progress videos weekly and incorporates them into visually dynamic progress update videos to be shared with the community. This allows the District to highlight the successful use of bond funds. These videos have been used by other Districts in their bond update newsletters and on their construction news website.

➤ **Owner Survey** – Hummingbird is diligent about planning and tracking all success factors on projects. Our clients are provided a monthly Owner Survey which allows them to communicate back to Hummingbird's executive team how our team is performing on such items as: safety, workmanship, attitude, communications, anticipating obstacles, and commitment to partnering.

Our practices and control systems with visual examples are provided in the Appendix.

***“The Flint Team has always been attentive to challenges and have acted immediately to provide viable recommendations and resolve issues that do come up with the District’s best interest in mind.”***

Michael Adell, Director of Facilities  
Western Placer Unified School District

➤ **Viewpoint Team** – Hummingbird utilizes Viewpoint project management software giving us a 360° view on all internal and external project management needs. Viewpoint is a web-based management software that Hummingbird uses for initiation and tracking of RFIs, submittals, change orders, billings, and more. It is a collaboration platform that brings Hummingbird and our extended team of subcontractors, suppliers, architects and owners together by providing an easy management of documents, submittals and drawings.

➤ **Emergency Communications Protocol** – Prior to the start of construction, our team will coordinate and submit an Emergency Communications Protocol which identifies and prioritizes the notification of all the contacts in the event of an emergency.

***Our team walks the perimeter of the site on a daily basis to review safe pedestrian access routes, signage, screening, fencing conditions, and material delivery routes to ensure the maximum amount of campus safety.***

## MINIMIZING IMPACTS TO CAMPUS COMMUNITY

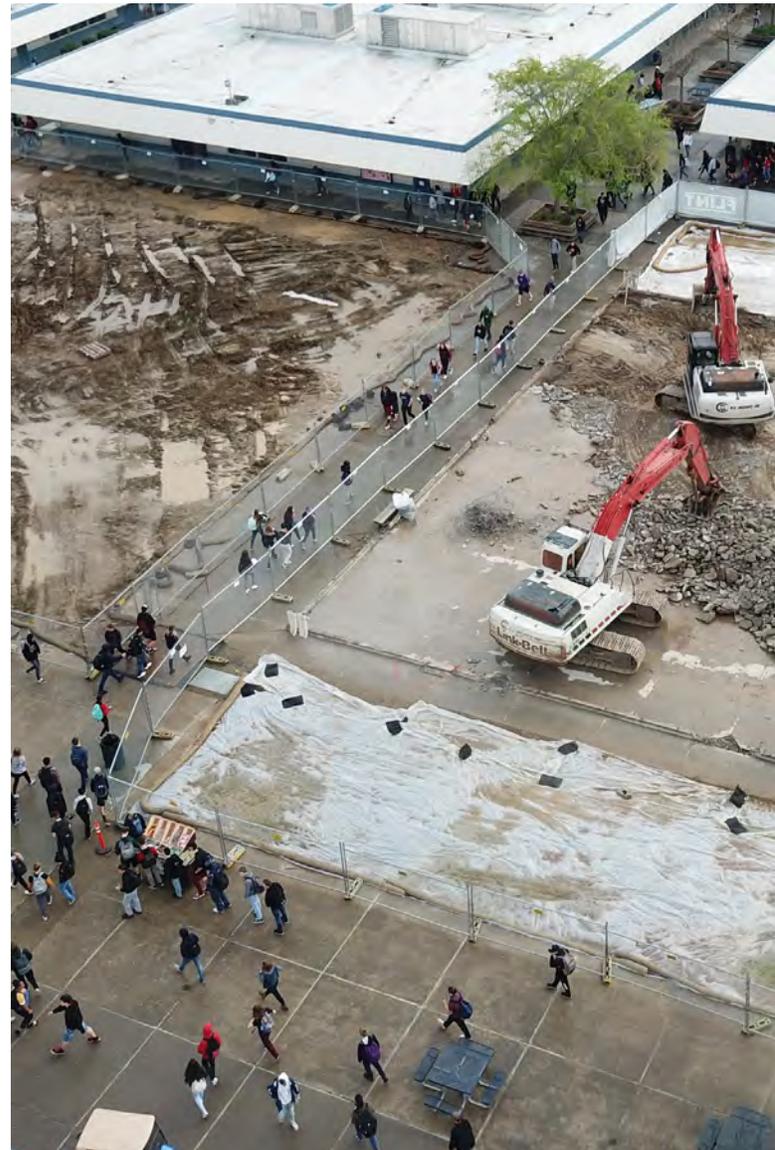
Pre-planning and site logistics are critically important to the operational efficiency of construction. The effort put forth in pre-planning and site logistics is also directly related to the overall safety, quality and efficiency of the work performed on the project. Our team will prepare a detailed site logistics plan identifying all temporary facilities and temporary utilities, temporary electrical infrastructure for review and approval by the Faculty and District. Our team walks the perimeter of the site on a daily basis to review safe pedestrian access routes, signage, screening, fencing conditions, and material delivery routes to ensure the maximum amount of campus safety. Important aspects of the site logistics plan include protection of the surrounding campus community, storage of materials, temporary facilities, and the movement of personnel and material from offsite to onsite. Flaggers will be used to escort the movement of materials into and out of the project site. Shielded walkways, wind screening, security fencing, temporary walls, and temporary paved access paths have all been used to great effect on campuses such as Brownell Middle School, Casa Roble High School, and Diablo Valley College. Due to the proximity of the new facility to existing facilities, this aspect of the plan is critical.

## SITE LOGISTICS

Hummingbird will effectively pre-plan every aspect of the onsite work to minimize operational impacts. In addition to pre-planning, our team will schedule certain construction activities around campus activities to reduce noise/dust or inconvenience to the campus. During construction, our teams will communicate as far in advance as possible to relay updated schedule information, either daily or hourly, to ensure the campus personnel are ALWAYS aware of our onsite operations. Our team can produce informational bulletins to be posted onsite or online that help educate and inform the student body, faculty and the community as to our progress and when certain paths of travel may be impacted by our operations.

## SCHEDULE/SEQUENCING OF OPERATIONS

Our team will incorporate events from the campus calendar that may be impacted by construction operations so the team can, if necessary, develop an alternate schedule and/or sequencing of construction operations to accommodate the campus events. These will be reviewed in detail at our weekly construction coordination meetings as a team to make sure all critical items are being included. We understand the Gilroy Unified School District will invest a lot of time in programming the South Valley Middle School Campus Replacement Project-Modular Classrooms. Our team's approach is to preserve these programmatic elements yet seek opportunities to add enhancements and create added value while attracting both students and faculty. By allowing for expanded campus connectivity, we are making the project a new signature campus for the larger community.



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A construction worker wearing a white hard hat, an orange safety vest with reflective stripes, and a tool belt is working on a long metal structure in a workshop. The worker is wearing black gloves and is focused on the task. In the background, there is a yellow forklift and other industrial equipment. A teal banner with white text is overlaid on the top right of the image.

# D. SAFETY RECORD

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## E. SAFETY RECORD

### SAFETY IS OUR NUMBER ONE PRIORITY!

Hummingbird Buildings, a Flint Builders company, is proud to be a partner with Cal/OSHA. This partnership helps us continuously improve workplace safety and health and effectively prevent and control injuries and illnesses.

All Hummingbird personnel and our subcontractors maintain safety in every action, on every project, every day. We are also proud to have an EMR of .63. The basis of our current EMR is our strong safety culture. Safety of the students, faculty, public and our construction personnel are the number one priority for Hummingbird on the South Valley Middle School Modernization project. At Hummingbird Buildings, we detail all potential job-site hazards and provide necessary mitigation measures to ensure the safe execution of the project. Our site specific Injury and Illness Prevention Program (IIPP) underscores our uncompromising commitment toward safety.

The person with authority and responsibility for implementing Hummingbird Buildings IIPP is Kevin Mosher, Safety Manager/Operations Manager. Supporting staff members that enforce the IIPP include the Project Manager and Project Superintendent. All jobsite employees are responsible for following our code of safe work practices, for following all directives, policies and procedures, and for assisting in maintaining a safe work environment.

### SAFETY AWARDS

	Construction Employers' Association (CEA) 2019 Excellence in Safety Award
	OSHA SHARP Award (Twelve Bridges High School, Lincoln, CA)
	OSHA Golden Gate Award (American River College STEM Building, Sacramento, CA)
	OSHA Golden Gate Award (Twelve Bridges High School, Lincoln, CA)

### EXPERIENCE MODIFICATION RATE (EMR)

YEAR	EMR
2019	.63
2018	.63
2017	.64

### COVID-19 INFECTION PREVENTION

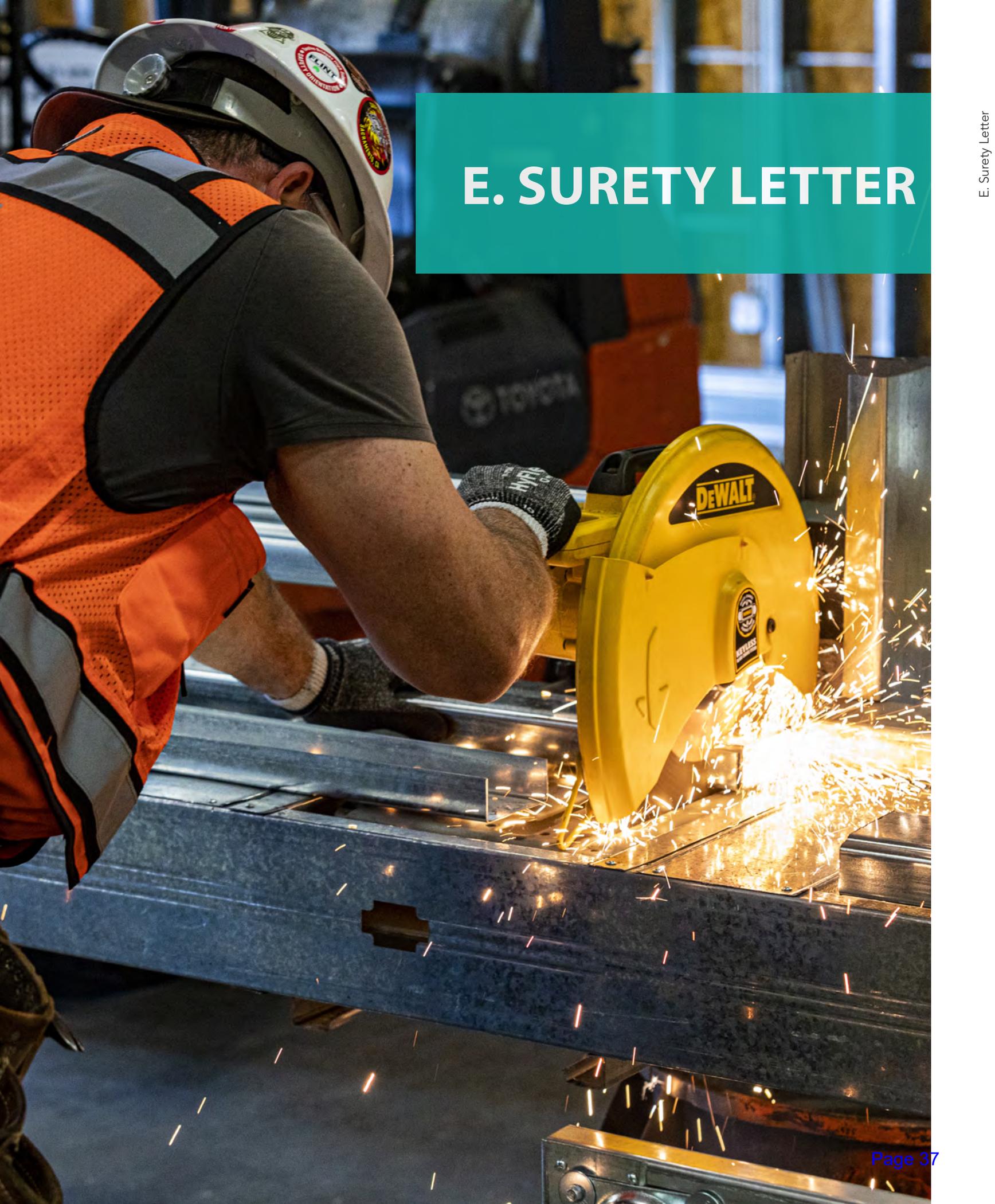
Hummingbird Buildings has updated its IIPP to include information on employee training and preventing the spread of coronavirus (SARS-CoV-2), the virus that causes COVID-19, at construction sites. The steps we take to safeguard employees' health and safety while ensuring Hummingbird's ability to maintain operations and continue to provide essential services to our clients include:

-  Establish a COVID-19 Management Committee
-  Designate a Site Safety Representative for each project
-  Designate a Jobsite Safety Accountability Supervisor (Third Party) for our Bay Area projects
-  Train Employees on COVID-19
-  Increase Communication – Website Portal, Toolbox Talks, Postings
-  Increase Basic Infection Prevention Measures – Social Distancing, Hand Washing, Cleaning and Disinfecting
-  Prompt Identification and Isolation of Sick People
-  Establish Additional Workplace Controls – Attestation for Worksite Entry, Gloves, Eye Protection, Face Coverings

A project safety plan will be prepared for the South Valley Middle School Campus Replacement Modular Classroom project that will address safety, security, traffic, logistics and staging. **The safety of all students, staff and visitors will be the primary focus of the plan, and we will pay particular attention to minimizing adverse impact to existing programs during the construction period.**

A site-specific policies and procedures manual will be followed by Hummingbird's personnel, consultants, and suppliers while working on the project. The manual will address such issues as dust and noise control, working hours, delivery traffic, temporary construction parking, Hummingbird's drug and alcohol, and firearm policy, and District policies and procedures. This manual will be incorporated in all Hummingbird's agreements and any individual or company that is determined to be non-compliant will be removed from the project.

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# E. SURETY LETTER

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## E. SURETY LETTER



Berkshire Hathaway  
Specialty Insurance

December 1, 2020

Gilroy Unified School District  
Attn: Paul Nadeau  
385 Arroyo Circle  
Gilroy, CA 95020

**Re: Flint Builders, Inc.  
South Valley Middle School Campus Replacement Project – Modular  
Classrooms**

Dear Mr. Nadeau:

We are writing to you at the request of Flint Builders, Inc.

Berkshire Hathaway Specialty Insurance Company, a corporation under the laws of the State of Nebraska, with an office and place of business at 1314 Douglas Street, #1400, Omaha, NE 68102 represents Flint Builders, Inc. for surety bonding needs.

At the present time, Flint Builders, Inc.'s current bonding capacity is sufficient for this project. In the past, we have considered single projects up to \$100 Million within an aggregate limit of \$200 Million. The statement of these values is neither a commitment nor a limitation of the bonding capacity of Flint Builders, Inc.

At the request of Flint Builders, Inc., Berkshire Hathaway Specialty Insurance Company will give favorable consideration to providing the required performance and payment bonds. At this time there have been no claims in which Berkshire Hathaway Specialty Insurance Company has responded on behalf of Flint Builders, Inc.

Please note that the decision to issue performance and payment bonds is a matter between Flint Builders, Inc. and Berkshire Hathaway Specialty Insurance Company, and will be subject to our standard underwriting at the time of the final bond request, which will include but not limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to Flint Builders, Inc., third parties or to you if for any reason we do not execute said bonds.

If you have any questions or need any additional information, please do not hesitate to contact me at (678) 867-6100.

Sincerely,

A handwritten signature in blue ink that reads "Loren Brown".

Loren Brown, Attorney-in-Fact  
Berkshire Hathaway Specialty Insurance Company  
"A++" by A.M. Best Financial Size Category XV (\$2 billion or greater)

500 Northpark Town Center 1100 Abernathy Road, N.E., Suite 1200 Atlanta, GA 30328

**Power Of Attorney**

**BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY  
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY**

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Normandy Yaeger, William G. Moody, Lakki Talreja, Loren Brown, 1125 Sanctuary Parkway, Suite 300 of the city of Alpharetta State of Georgia**, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of December 20, 2018. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following signature by an authorized officer of the Company may be a facsimile, which shall be deemed the equivalent of and constitute the written signature of such officer of the Company for all purposes regarding this Power of Attorney, including satisfaction of any signature requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

**BERKSHIRE HATHAWAY SPECIALTY  
INSURANCE COMPANY,**



By: \_\_\_\_\_  
David Fields, Executive Vice President



**NATIONAL INDEMNITY COMPANY,  
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,**



By: \_\_\_\_\_  
David Fields, Vice President

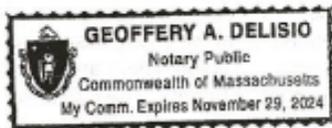
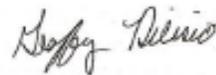


**NOTARY**

State of Massachusetts, County of Suffolk, ss:

On this 20th day of December, 2018, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]

Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this December 1, 2020.




Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSISurety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at [Jennifer.Porter@bhspecialty.com](mailto:Jennifer.Porter@bhspecialty.com) THIS POWER OF ATTORNEY IS VOID IF ALTERED

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at [claimsnotice@bhspecialty.com](mailto:claimsnotice@bhspecialty.com), via fax to (617) 507-8259, or via mail.

# F. PROJECT CHALLENGES & G. PROJECT APPROACH



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## F. PROJECT CHALLENGES

### SCHEDULE & ACCESS

This project has a tight schedule with classroom construction and installation being performed concurrently with adjacent sitework. We pride ourselves in maintaining good working relationships with other subcontractors onsite; we work to minimize the impact to the site with our activities so that key project milestones can be met. When compared to volumetric modular pods, our component pieces are relatively small which can be installed by a small crane and forklift; minimizing impact to other trades.

To ensure the schedule can be maintained, we will prepare and process submittals in advance of the DSA approvals for all the materials and equipment; making any necessary corrections to address DSA back check comments. This will allow us to procure materials and equipment well in advance and be prepared to begin fabrication immediately after receiving DSA approvals.



## G. PROJECT APPROACH

### PRECONSTRUCTION

Hummingbird Buildings follows the same preconstruction and construction procedures as Flint Builders to maintain budget, schedule and logistics throughout our projects. Those procedures are described in detail on below.

#### Design Pull Plan Sessions

Hummingbird Buildings is familiar with and will participate in pull plan sessions. We manage each project with a detailed schedule and ultimately to deliver your projects on time. During the preconstruction phase we will have incremental design pull-planning meetings where design team members present detailed activities and logic relationships for everything they are working on between two major design milestones. Incremental meetings include:

- Pull Planning Mtg #1 – Schematic through 50% DD.
- Pull Planning Mtg #2 – 50% DD to 50% CD.
- Pull Planning Mtg #3 – 50% CD through DSA Approval





## Pre-Planning and Logistics Plan

Pre-planning and site logistics are critically important to the operational efficiency of construction. The effort put forth in pre-planning and site logistics is also directly related to the overall safety, quality and efficiency of the work performed on the project. Our team will prepare a detailed site logistics plan for review and approval by the School and District. Hummingbird will make sure there are no loose ends from day one.

## Coordination

Building Information Modeling (BIM) is utilized to coordinate to site items and QC. Using BIM programs, specifically Revit, Hummingbird increases the accuracy and quality of construction, reduces costly construction issues, and achieves greater predictability with more insight. Our proven modeling protocols provide a streamlined process that focuses on integrated project delivery.

***Our management style starts with the selection of only the most experienced and qualified project team.***

## CONSTRUCTION

Hummingbird takes a proactive approach to managing all projects. Our management style starts with the selection of only the most experienced and qualified project team. In addition to the field team we will provide support from our corporate headquarters our director of safety, scheduler, and accounting on an as-needed basis to meet the needs of Gilroy Unified School District.

## Creative Methodology & Technology

LEAN – Hummingbird participates in Last Planner System, “Lean Construction” to produce a predictable and reliable workflow using commitment based planning. Pull plan sessions for design and construction tracking are implemented as previously described. Six week look ahead schedules are used to focus on the present and near future so that construction constraints are identified and resolved in a timely fashion. Work plans are generated by every subcontractor to track their planned performance each week and are reviewed as a team in our subcontractor meetings to ensure they are properly sequenced with other subcontractors and are following the logic of the overall schedule. It is an “all-in” methodology we follow that eliminates wasteful energy and focuses only on productive exercises where everyone is held accountable for their commitments in a positive environment. If anything slips, it is up to the team to resolve it together and recover.

## Quality Assurance/Quality Control

Every product, system and component of our kit is of high quality, manufactured to the highest tolerances, and goes through a robust quality control program. All materials are checked for traceability and correctness when they are received, all components tested for operability before they are installed, and all parts of the kit are inspected before they leave the building. This gives us the highest level of confidence that every component of a Hummingbird Building is made right, installed properly and will perform for many years to come. We are confident in this process that we offer our buildings with a 5 year limited warranty!

Hummingbirds QA/QC plan will ensure that all aspects of the design intent are fulfilled during the construction process, and that the design intent and highest quality standards are met. We pledge to deliver best-in-class services by holding our employees and subcontractors to our QA/QC standards and procedures.

Here are a few of the tools that will be used on South Valley MS Modular Classroom projects:

- » QC inspection checklists customized to project-specific requirements
- » Material control log for verification that any material delivered to the site conforms to the approved submittal/contract documents
- » Selection of qualified, quality- oriented subcontractors and crafts people
- » Thorough review of project and details by water intrusion consultant
- » Commissioning and training of facilities personnel on each building system
- » Timely inspections and tests performed and recorded to ensure preparedness before scheduled agency inspections
- » Verification that work conforms to the contract documents and functional performance requirements
- » Continual inspection of workmanship required by the contract documents
- » Testing of systems prior to turn- over

Hummingbird shall have the right to use and reproduce Construction Documents that are developed by Hummingbird and its affiliates

## Mock-Ups & Testing

A tool that Hummingbird utilizes to ensure an extremely high level of quality are building and system mock-ups. Mock-ups are built and tested in the field, as an actual part of the building or as a stand-alone assembly. The largest benefit of the mock-up is the lessons learned from failures discovered during construction of various types of testing performed. It is through these failures that our tradespeople and designers learn how to construct and design better details for the building.

## SCHEDULE

Hummingbird integrates its production and install schedule with the master schedule through P6. We also participate in project wide pull plan sessions and can adapt to needs of the schedule. As production, on-site construction and install progress, key matrices are analyzed against the production plan. Any deviations are identified quickly and corrected to maintain the schedule.

## BUDGET

To ensure that we can maintain our budget, materials are secured as quickly as possible. We have established strong relationships with our suppliers to where we can order materials in advance of need and maintain competitive pricing. All construction, fabrication and install activities are tracked and compared to the forecast. If any trends are seen that may impact the budget, adjustments can be made promptly to keep on track.



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# H. BID FORM



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## H. BID FORM

A completed Bid Form , per 00 41 00 based on this Basis of Design document, Flint's Front-End documents, including all items within Bid Package 1 and Responsibility Matrix, and the District Standards document is submitted as a separate file.



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# APPENDIX

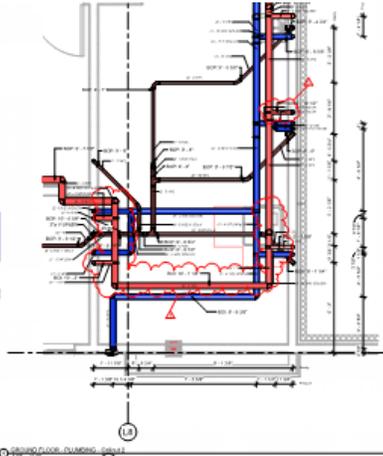
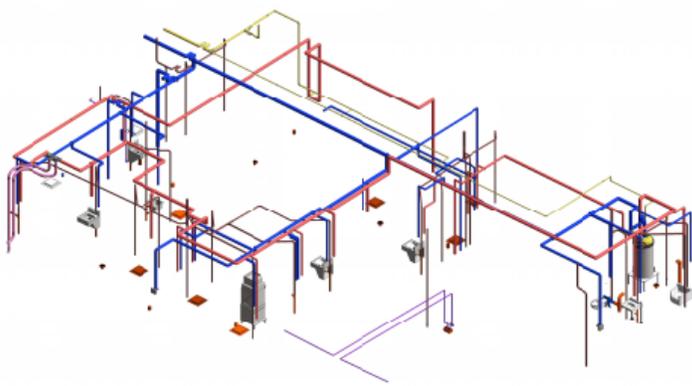


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# PROJECT CONTROL SYSTEMS

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# 3D BIM Modeling



ORIGINAL CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CONTRACT DOCUMENTS.

### Color Legend

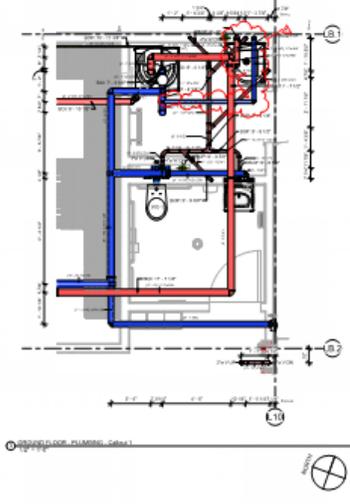
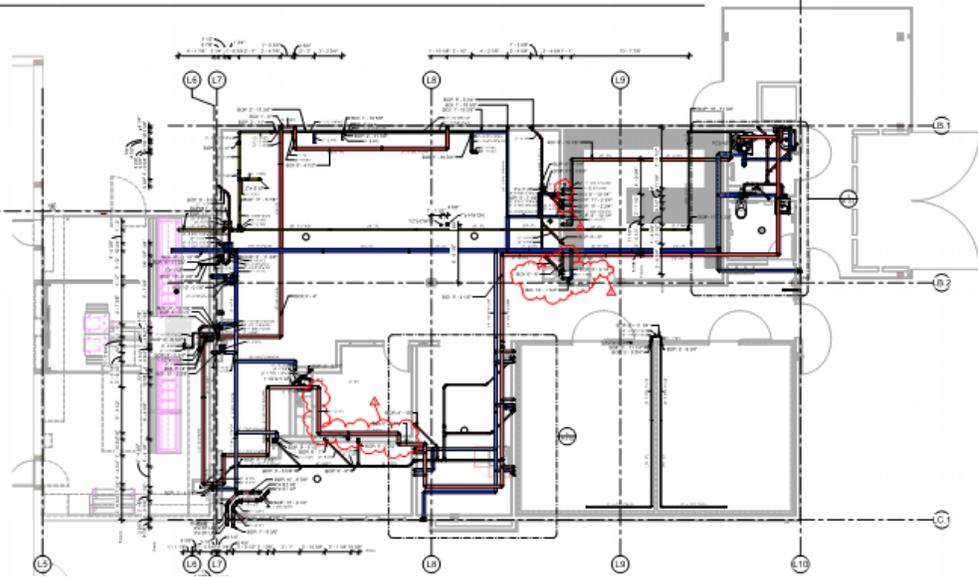
- RA SUPPLY AIR
- EA EXHAUST AIR
- RA RETURN AIR
- TA TRANSFER AIR
- W SANITARY WASTE
- V SANITARY VENT
- HW DRAINAGE
- HW DOMESTIC HOT WATER
- HW DOMESTIC HOT WATER RETURN
- CD CONDENSE DRAIN
- CW DOMESTIC COLD WATER
- CS CONDENSATE

### Pipe Insulation Schedule:

W, GW	none
V	none
ST	none
CD	none
CW	none
HW	Pipe size under 1 1/2" 1 1/2"
HW	Pipe size equal 1 1/2" and above 1"
HW	Pipe size under 1 1/2" and above 1 1/2"
HW	Pipe size under 1 1/2" 1"
HW	Pipe size equal 1 1/2" and above 1 1/2"
G	none

### General Notes:

- All sanitary waste pipes (W, GW) sloped at 2% per foot unless otherwise noted on drawings.
- All sanitary vent pipes (V) sloped at 2% per foot.
- All condensation (CD) pipes sloped at 2% per foot.
- All storm drain pipes (ST) sloped at 2% per foot unless otherwise noted on drawings.



BROWNELL MIDDLE SCHOOL REBUILD & ACCENTIZATION - KITCHEN EXTENSION

### REVISIONS

NO.	DESCRIPTION	DATE



TRIMBLE PROJECT: 1718B-001-02  
 CLIENT: ONE TODD ELLSWORTH  
 TRIMBLE PROJECT LEADER: TOTH  
 CONTRACTOR: TRIMBLE BUILDINGS GROUP DAVISON  
 DATE: 01/03/2020  
 SCALE: As Indicated

DRAWING NAME  
**GROUND FLOOR - PLUMBING**

DRAWING NUMBER  
**P-110**

## BIM Conflict Resolution

1	A	B	C	D	J	K	L	M
2	Mtg Date	System	RFI #	Description	Model RFIs	Section View	Ball in Court	Current Response
3		Plumbing	BPM_RFI_002	There is a clash between plumbing waste pipe and foundation in the marked location. Plumbing pipe cannot be elevated more because of the vent to waste connection. Please review the model and advise how to avoid this conflict.			Design Team	
4		Mechanical	BPM_RFI_003	There is a conflict between 18" dia" exhaust duct riser and str. joist. Str. floor plan and str. design model shows a joist in the location where the exhaust duct should penetrate the roof. Duct cannot fit between the joist and beam. Please check issue in the model and advise.			Design Team	Duct to remain in location shown. For framing at roof opening, see 713-S8.2.
5		Plumbing	BPM_RFI_006	Missing information about the exact location of the floor drains, floor sinks, hose bibs: (FS-1, FS-2, FS-3, FD-1, HE-1). No dimensions are shown on the architectural and plumbing plans. Can you provide the missing information?			Design Team	Architect to respond.
6								

# ViewPoint Team Dashboard - Submittals, RFIs, & Daily Logs

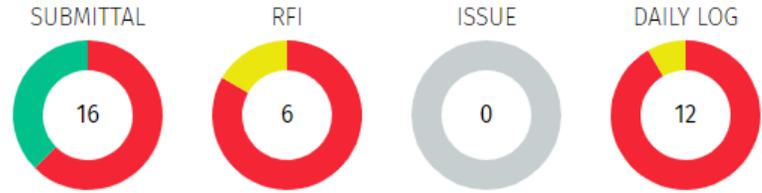
## 1970. - BROWNELL MIDDLE SCHOOL PROJECT



MAILING 7800 Carmel Street  
Gilroy, CA 95020

SHIPPING 7800 Carmel Street  
Gilroy, CA 95020

## ITEMS IN PROGRESS 34



## CONTACTS

- Aidan B. Flint Builders Inc
- Ajay S. Earth Systems Pacific
- Aldo G. Elite Landscape Cons...

## Submittal Grid

<input type="checkbox"/>	NUMBER	PACKAGE	REV	SPEC SECTI...	TITLE	STATE	DUE DATE
<input type="checkbox"/>	321724.02	194	0	321724	Seal Coat - Product Data - Inc (3)	In Review	Aug 4, 2020
<input type="checkbox"/>	M101400.01	193	0	101400	Modular Signage - Product Data - (Inc 2)	Closed	
<input type="checkbox"/>	079200.01	192	0	079200	Joint Sealants - Product Data (Inc 3)	In Review	OVERDUE JUL 10
<input type="checkbox"/>	129305.02	191	0	129305	Site Furnishings - Aluminum Flag Pole - Product Data (Inc 3)	Closed	
<input type="checkbox"/>	323120.05	190.1	0	323120	Ornamental Fence - Welding Certs (Inc 2)	Draft	
<input type="checkbox"/>	323120.1	190	0	323120	Ornamental Fence - Welding Procedures (Inc 2)	Closed	
<input type="checkbox"/>	312000.07	189	0	312000	Trench Backfill - OC McDonald - Pea Gravel (Inc 3)	Closed	
<input type="checkbox"/>	081113.16.03	188	0	081113	Flush Wood Doors - Product Data - Inc 3	Closed	
<input type="checkbox"/>	076000.01	187	0	076000	Flashing and Sheet Metal - Product Data (Inc 2 & 3)	Closed	
<input type="checkbox"/>	104400.03	186.1	0	104400	Fire Protection Specialties - Product Data - (Inc 3)	Closed	
<input type="checkbox"/>	104400.01	186	0	104400	Fire Protection Specialties - Product Data (Inc 3)	Closed	
<input type="checkbox"/>	M123000.03	185	0	123000	Modular Media Center Book Storage Shelves - (Inc 2)	Closed	
<input type="checkbox"/>	321313.01	184	0	321313	Site Concrete - Stair Nosing - Product Data - (Inc 3)	Closed	
<input type="checkbox"/>	322000.09	183	0	322000	Site Concrete - Transformer Pad (Inc 3)	Closed	
<input type="checkbox"/>	323120.02	182	0	323120	Ornamental Steel Fencing and Gates - Samples (Inc 2)	Closed	
<input type="checkbox"/>	055000.01	181	1	055000	Metal Fabrications - Product Data & Shop Drawings (Inc 2)	In Review	Aug 4, 2020
<input type="checkbox"/>	260532.02	180	1	260532	Floor Boxes - Product Data - (Inc 3)	Closed	
<input type="checkbox"/>	312000.06	179	0	312000	Trench Backfill - O.C. McDonald	Closed	

# RFI Grid

NUMBER	REV	SPEC SECTION	SUBJECT	RESPONSES	BALL IN COURT OR...	SENT	DUE BY	PUBLIC	STATUS
149	0	283100	Inc 2 - Modular - Fire Alarm Exterior Speaker at E an...		Aedis Architects	Jul 29, 2020	DUE TOMORROW	✓	New
148	0	321313	Inc 2 - CIVIL - ADA Accessibility at Janitors room.		Aedis Architects	Jul 23, 2020	OVERDUE YESTERDAY	✓	In Review
147	0	321313	Inc 2 - Modular - ADA Secondary Exits		Ruggeri-Jensen-Azar	Jul 23, 2020	OVERDUE YESTERDAY	✓	In Review
146	0	221000	Inc 2 - Modular - Gas Regulators		Aedis Architects	Jul 23, 2020	OVERDUE JUL 24	✓	In Review
145	0	220500	Inc 3 - Civil - Kitchen Grease Trap		Aedis Architects	Jul 20, 2020	OVERDUE JUL 27	✓	In Review
144	0	331000	Inc 3 - Civil - Drainage at NW Planter Area	See attached ...		Jul 17, 2020	Jul 21, 2020	✓	Closed
143	0	323119	Inc 3 - Landscape - Fence Movement at Admin	See attached ...		Jul 16, 2020	Jul 17, 2020	✓	Closed
142	0	312300	Inc 1 - Civil - Bioswale Testing Procedures	see attached ...		Jul 15, 2020	Jul 28, 2020	✓	Closed
141	0	322000	Inc 1 - Civil - Splash Zones at Roundabout	See attached ...		Jul 14, 2020	Jul 22, 2020	✓	Closed
140	0	051200	Inc 2 - Structural - Shade Column Conflict with Admi...	See attached ...		Jul 13, 2020	Jul 15, 2020	✓	Closed
139	0	220500	Inc 3 - Kitchen - Grease Waste Interceptor		Aedis Architects	Jul 13, 2020	OVERDUE JUL 21	✓	In Review
138	0	260533	Inc 3 - Electrical - Kitchen Conduit Stub Ups	See attached ...		Jul 13, 2020	Jul 20, 2020	✓	Closed
137	0	210500	Inc 3 - Fire Protection - Point of Connection Conflict	see attached ...		Jul 8, 2020	Jul 17, 2020	✓	Closed
136	0	220500	Inc 3 - Plumbing - Existing Trap Primer	see attached ...		Jul 2, 2020	Jul 16, 2020	✓	Closed
135	0	104400	Inc 1 - Architectural - Knox Box Details	see attached ...		Jul 1, 2020	Jul 15, 2020	✓	Closed
134	0	26 05 00	Inc 3 - Electrical - Kitchen Conduit and Duct Relocat...	See attached ...		Jun 26, 2020	Jul 7, 2020	✓	Closed
133	0	334000	Inc 1 - Civil - Manhole Conflict East of Media	See attached ...		Jun 25, 2020	Jun 30, 2020	✓	Closed
132	0	322000	Inc 1 - Grading - Garden at Alley	See attached ...		Jun 23, 2020	Jun 30, 2020	✓	Closed

## RFI screen

< > # 144 REV 0

Closed

### INC 3 - CIVIL - DRAINAGE AT NW PLANTER AREA

#### Question

In review of the utility plans we do not see any area drains in the north west landscape area.

#### Suggestion

Please reference the attached drawing: We would like to add two separate area drains and create a gentle swale to them. These areas provide relatively easy access to the existing storm drain and will minimize any grading needed.

#### Responses

Jul 20, 2020 at 11:18 AM by Andrew Mikkelsen (Aedis Architects)

See attached reviewed RFI 144.

PRIORITY	DRAWING REF	SPEC SECTION
MEDIUM	1-C6	331000
TYPE	REFERENCE	
RFI		

#### Drawings

No drawings added yet.

ADD DRAWING

#### Attachments

	RFI # 144 - Inc 3 - Civil - Drainage at NW Planter Area.pdf Uploaded by Mason Miccichi (Flint Builders Inc) Jul 17, 2020 at 1:38 PM	137.1 KB Version 1	
	RFI # 144 - Inc 3 - Civil - Drainage at NW Planter Area-revised response.pdf Uploaded by Mason Miccichi (Flint Builders Inc)	597.3 KB Version 1	

ADD ATTACHMENT

#### Visibility

PRIVATE PUBLIC

DUE BY Jul 21, 2020

ANSWER MARKED ON Jul 21, 2020

#### AUTHOR

Mason Miccichi (Flint Builders Inc)  
Created On Jul 17, 2020

#### FROM

Mason Miccichi (Flint Builders Inc)  
Sent On Jul 17, 2020

#### TO

Andrew Mikkelsen (Aedis Architects)  
Responded On Jul 20, 2020

#### ADDITIONAL RESPONDERS

#### Impact

SCHEDULE

COST

ROM

#### Related

No Related Records have been added

## Daily Logs - Calendar View

< > MAY 2020 -



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1 1 / 1 COMPLETE 97 🧑 776 HOURS 0 📈 0 📉	2 1 / 1 COMPLETE 8 🧑 69 HOURS 0 📈 0 📉
3	4 1 / 1 COMPLETE 115 🧑 920 HOURS 0 📈 0 📉	5 1 / 1 COMPLETE 102 🧑 816 HOURS 0 📈 0 📉	6 1 / 1 COMPLETE 101 🧑 808 HOURS 0 📈 0 📉	7 1 / 1 COMPLETE 103 🧑 824 HOURS 0 📈 0 📉	8 1 / 1 COMPLETE 88 🧑 704 HOURS 0 📈 0 📉	9 1 / 1 COMPLETE 16 🧑 128 HOURS 0 📈 0 📉
10	11 1 / 1 COMPLETE 95 🧑 760 HOURS 0 📈 0 📉	12 1 / 1 COMPLETE 95 🧑 760 HOURS 0 📈 0 📉	13 1 / 1 COMPLETE 95 🧑 760 HOURS 0 📈 0 📉	14 1 / 1 COMPLETE 96 🧑 768 HOURS 0 📈 0 📉	15 1 / 1 COMPLETE 97 🧑 776 HOURS 0 📈 0 📉	16 1 / 1 COMPLETE 26 🧑 200 HOURS 0 📈 0 📉
17	18 1 / 1 COMPLETE 80 🧑 640 HOURS 0 📈 0 📉	19 1 / 1 COMPLETE 93 🧑 744 HOURS 0 📈 0 📉	20 1 / 1 COMPLETE 96 🧑 768 HOURS 0 📈 0 📉	21 1 / 1 COMPLETE 89 🧑 712 HOURS 0 📈 0 📉	22 1 / 1 COMPLETE 38 🧑 304 HOURS 0 📈 0 📉	23 1 / 1 COMPLETE 10 🧑 80 HOURS 0 📈 0 📉

## 5/4/20 Daily Log Example

< > May 4, 2020 -

### DAILY LOG

DOUG GAMMELGARD (FLINT BUILDERS INC)

Meehleis worked on paint on whiteboard surfaces exterior caulking and setting canopies as well as misc pick-up items  
 R Bros continued taping and finishing at pods H and E, Berg continued overhead rough-in at E and lights and make-up of panels at the Admin,  
 Bothman worked on forming sidewalk and Columns at Pod E, Flint worked on building frames and setting sinks for washstations, signage for same, and general clean-up.  
 AMS roughed in HVAC and Plumbing at E and F and set registers at the Admin. DSGI continued the demo of the site work. GLS worked on site conduit rough-in. PARC worked on Abatement at all phase 2 buildings. Goodfellows graded the quad circle today.  
 Elite Plaster finished the plaster coat at Pod F

#### WEATHER

San Martin, CA, US  
 Summary of Mon May 04 2020



60°F  
 lo 39° | hi 81°

WIND 15 MPH  
 PRECIP 0 IN  
 HUMIDITY 42%

#### CAPTURED WEATHER

TIME	CONDITIONS	TEMP	PRECIP	WIND	HUMIDITY
6:00 AM	☾ Clear	39°F		0 MPH N	75%
11:00 AM	☀ Sunny	66°F		6 MPH NNE	30%
4:00 PM	☀ Sunny	81°F		12 MPH NW	13%

#### WEATHER OBSERVATIONS

WORK LOG 25 +

ORG OR CONTACT	DESCRIPTION	QUANTITY	HOURS	QTY-HRS	
Meehleis Modular Buildings, Inc.	6 men set misc pick-up work and setting canopies	6	8	48	
Meehleis Modular Buildings, Inc.	Kodiak Roofing	6	8	48	
Meehleis Modular Buildings, Inc.	Berg Electric	4	8	32	
Meehleis Modular Buildings, Inc.	AMS	8	8	64	
Meehleis Modular Buildings, Inc.	S&R Drywall	5	8	40	
Meehleis Modular Buildings, Inc.	Elite Plastering	5	8	40	
Meehleis Modular Buildings, Inc.	Aquamatic	1	8	8	
Meehleis Modular Buildings, Inc.	PCI	4	8	32	
Meehleis Modular Buildings, Inc.	R Bros	4	8	32	
Meehleis Modular Buildings, Inc.	Arrow Acoustical	3	8	24	
Meehleis Modular Buildings, Inc.	L and W Cabinets	0	8	0	
Meehleis Modular Buildings, Inc.	Terralite	0	8	0	
Meehleis Modular Buildings, Inc.	West Pac Glass	0	8	0	
Flint Builders Inc	4 men worked on COVID 19 rules and general clean-up	4	8	32	
General Lighting Service, Inc.		7	8	56	
General Lighting Service, Inc.	Intrepid roughed in at gym	3	8	24	
Robert A Bothman Inc dba Robert A Bothman...	Utility Crew	4	8	32	
Demolition Services & Grading, Inc.	DSGI worked on site demo	4	8	32	
Goodfellow Brothers California, LLC.	6 men worked on subgrade for sidewalk	11	8	88	
Elite Landscape Construction, Inc.	4 men worked on Irrigation	4	8	32	
Crusader Fence Company Inc	4 men drilled and set fence posts	2	8	16	
General Lighting Service, Inc.	Cal Network	3	8	24	
Professional Asbestos Removal Corp. dba PAR...	15 worked on abatement at Phase 2 and 3 buildings	19	8	152	
Satellite Painting, Inc.	3 men painted at the Gym	2	8	16	
Robert A Bothman Inc dba Robert A Bothman...	RAB Concrete Crew	6	8	48	
TOTAL		115	200	920	

EQUIPMENT LOG 11 +

NAME	DESCRIPTION	QUANTITY	HOURS	QTY-HRS	
all terrain forklift	Meehleis Forklift	1	8	8	
Mini Ex	GLS Excavator	1	8	8	
Bobcat	GLS Bobcat	1	8	8	
forklift	Kodiak	0	0	0	
5k REach Lift	Forklift	1	8	8	
Skip Loader	GBI Skip Loader	1	8	8	
Mini Ex	GBI Mini Ex	1	0	0	
water Buggie	GBI Water Buggie	1	0	0	
Grade all	Elite Landscape	1	0	0	
5 yd Dump truck	GBI	1	0	0	
Water Truck	Flint Water Truck United	1	8	8	
TOTAL		10	48	48	

NOTES

NOTES, ISSUES, CONCERNS 3 +

SAFETY OBSERVATIONS 1 +

Doug Gammelgard (Flint Builders Inc)

Verified Compliance with new regulations and reviewed signage and Subcontractor Awareness

May 19, 2020 at 5:16 PM

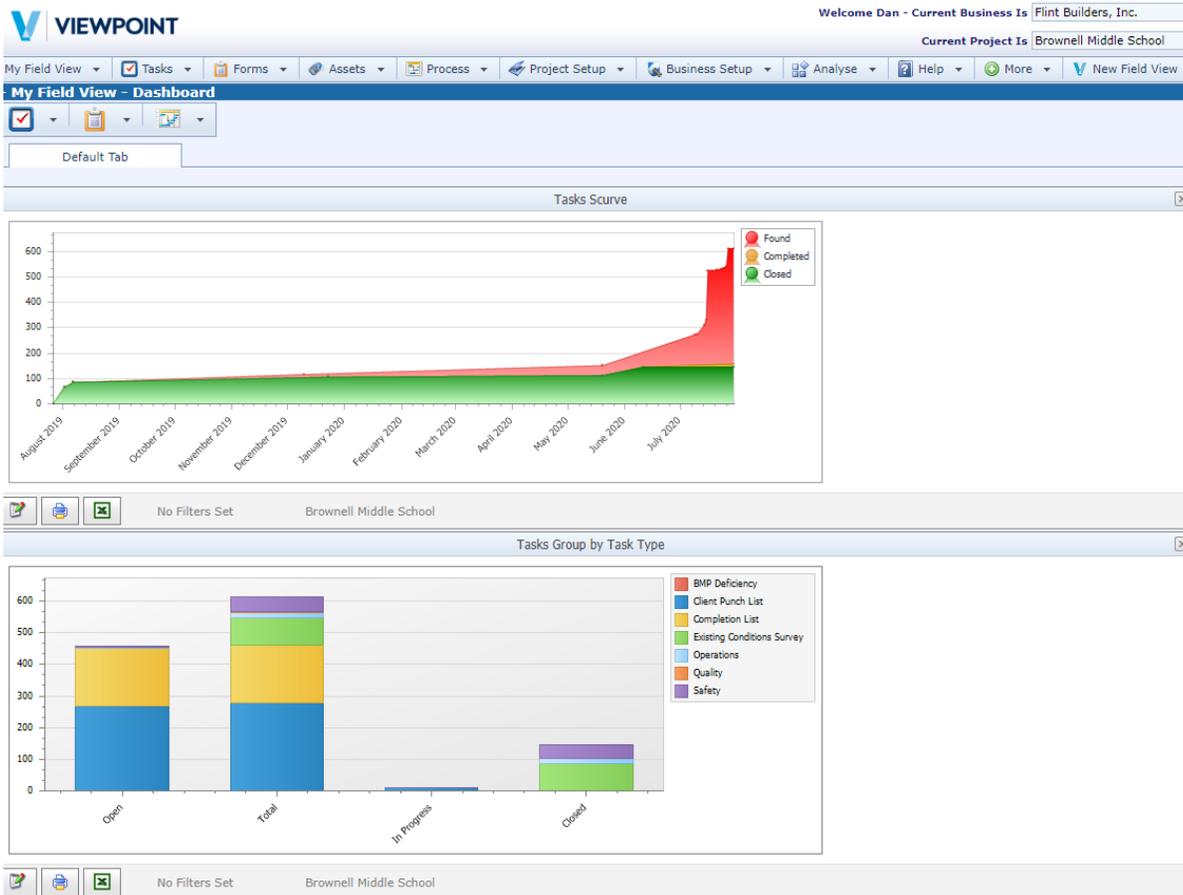
QUALITY OBSERVATIONS 1 +

Doug Gammelgard (Flint Builders Inc)

enviroscience observed the abatement, Earth systems observed fill and took compaction tests as necessary. the IOR was by to observe progress

May 19, 2020 at 5:15 PM

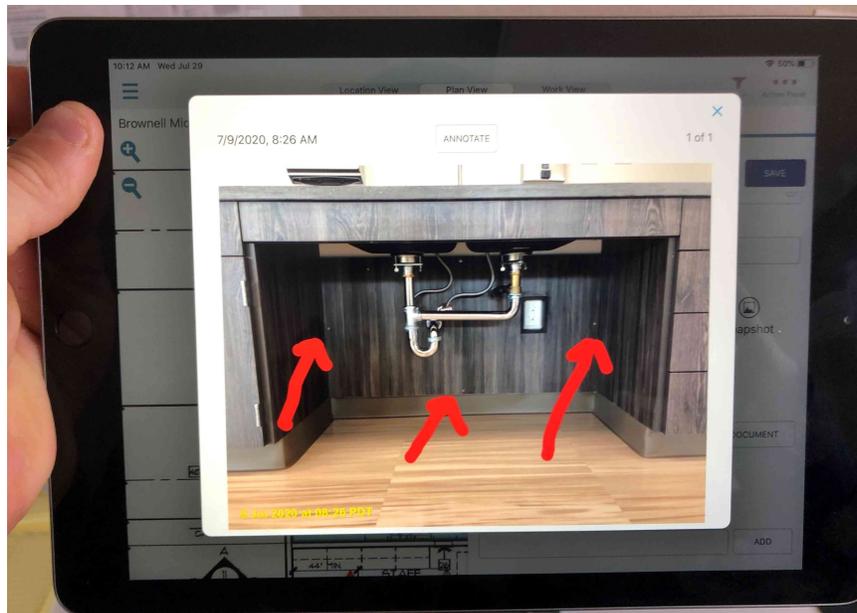
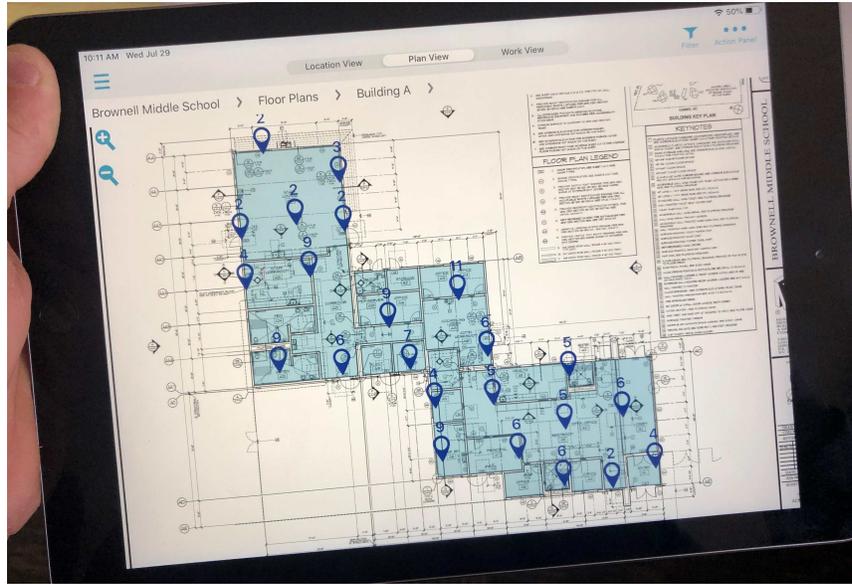
# ViewPoint FieldView - QA / QC, Punchlist, Safety



## Punch / Completion List Grid

REF	STATUS	LOCATION	DESCRIPTION	CREATED	TARGET	TYPE	TO ORGANISATION	TO PACKAGE	BY USER	BY ORGANISATION	STATUS CHANGED
T56082.264	Opened	7 - Makerspace > Building E > Floor Plans	paint exposed weld plate, typical all science/maker space.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.263	Opened	7 - Makerspace > Building E > Floor Plans	install missing soap/paper towel/ accessories, typ all locations.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.262	Opened	7 - Makerspace > Building E > Floor Plans	install missing plumbing fixtures, typ all locations.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.261	Opened	7 - Makerspace > Building E > Floor Plans	install all missing outlets, faceplates, typ.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.260	Opened	7 - Makerspace > Building E > Floor Plans	install door closer covers, typical	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.259	Opened	7 - Makerspace > Building E > Floor Plans	install missing building signage, typical.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.258	Opened	7 - Makerspace > Building E > Floor Plans	touch up door/frame paint, typical.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.257	Opened	7 - Makerspace > Building E > Floor Plans	install missing countertops.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T56082.256	Opened	7 - Makerspace > Building E > Floor Plans	touch up door/frame paint, typical.	7/16/2020	7/23/2020	Client Punch List	Meehleis Modular Inc.		Andrew Mikkelsen	Aedis Architects	7/16/2020
T41480.211	Opened	Phase 1 > Materials Plans > Site Plans	Joint sealant - all locations typical	7/27/2020	8/3/2020	Completion List	American River Caulking, Inc.		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.210	Opened	Phase 2 East > Materials Plans > Site Plans	Patch stucco at kitchen fire riser	7/27/2020	8/3/2020	Completion List	O'Donnell Plastering, Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.209	Opened	Phase 2 East > Materials Plans > Site Plans	Patch stucco at gym patio area	7/27/2020	7/31/2020	Completion List	O'Donnell Plastering, Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.208	Opened	Phase 2 East > Materials Plans > Site Plans	Install gutters	7/27/2020	7/29/2020	Completion List	Commercial Waterproofers, Inc.		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.207	Opened	Phase 2 East > Materials Plans > Site Plans	Complete HVAC controls - gym	7/27/2020	8/4/2020	Completion List	O.C. McDonald Co., Inc.		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.206	Opened	Phase 2 East > Materials Plans > Site Plans	Patch drywall at controls line sets - gym locker room	7/27/2020	8/5/2020	Completion List	Coffey Building Group		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.205	Opened	Phase 2 East > Materials Plans > Site Plans	Check tamper and flow switch on riser (intrepid)	7/27/2020	7/27/2020	Completion List	General Lighting Service, Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.204	Opened	Phase 2 East > Materials Plans > Site Plans	Check tamper on existing backflows (intrepid)	7/27/2020	7/27/2020	Completion List	General Lighting Service, Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.203	Opened	Phase 2 East > Materials Plans > Site Plans	Repair track at Hanna street large gates - both locations	7/27/2020	8/5/2020	Completion List	Crusader Fence Company Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.202	Opened	Phase 2 East > Materials Plans > Site Plans	Complete painting of Wainscot - gym perimeter	7/27/2020	7/31/2020	Completion List	Satellite Painting Inc.		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.201	Opened	Phase 1 > Materials Plans > Site Plans	Clean / mop stage (interior)	7/27/2020	8/3/2020	Completion List	Complete Building & Office Cleaning		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.200	Opened	Phase 1 > Materials Plans > Site Plans	Rework handrail at stairs - MPR stage	7/27/2020	8/5/2020	Completion List	Crusader Fence Company Inc		Dan Bright	Flint Builders, Inc.	7/27/2020
T41480.199	Opened	Phase 1 > Materials Plans > Site Plans	Paint Eave "leafy lettuce" at backside of MPR	7/27/2020	7/31/2020	Completion List	Satellite Painting Inc.		Dan Bright	Flint Builders, Inc.	7/27/2020

**ViewPoint FieldView - Interactive Smartphone or Table App - GC, Owner, Design Team, and subcontractors all have access to real time punchlist, completion list, and safety data**



[hummingbirdbuildings.com](http://hummingbirdbuildings.com)

CA Lic 982487

**CORPORATE OFFICE:**

401 Derek Place  
Roseville, CA 95678

**BAY AREA:**

333 W San Carlos St #1000  
San Jose, CA 95110

**SOUTHERN CALIFORNIA:**

5151 Shoreham Pl, #280  
San Diego, CA 92122



# GILROY UNIFIED SCHOOL DISTRICT

Proposal for JL Modular

December 11, 2020



## SOUTH VALLEY MIDDLE SCHOOL CAMPUS REPLACEMENT PROJECT - MODULAR CLASSROOMS





December 11, 2020

Flint  
401 Derek Place  
Roseville, CA 95678

**Re: Executive Summary/Design Narrative for South Valley Middle School**

Dear Selection Committee:

JL Modular was born out of a necessity to create smarter modular and prefabricated buildings to the K-12 and Higher Education markets. With a background as Builders, we've combined the best of prefabricated and site-built construction to create buildings that provide the cost and time savings of modular buildings but still provides for the flexibility and aesthetics of a site built building.

Our modular system permits us to create buildings allowing more windows and storefront, clerestory windows, higher plate heights, and longer clear spans. We continue to push the envelope of modular construction creating buildings that would never be mistaken for modular, but still come with the advantages of greater time and cost savings as compared to conventional construction.

As an education focused contractor, we have extensive experience designing and permitting various structural systems through DSA. We bring a plethora of Pre-Checked structural designs and other custom prefabricated solutions. The JLM Team has approved over 100 Pre-Checked buildings projects over the past 15 years as well as 45 additional custom projects utilizing their prefabricated system. JLM maintains standard drawings and details that have been approved again and again with DSA and have proven to be a faster overall approval than conventional construction. In addition, the JLM system is flexible allowing us to deliver custom looking projects that would never mistake for modular or prefabricated. Evidence of these buildings can be seen locally at the San Benito HS Visual and Performing Arts Building as well as the nearly completed Santana Ranch campus in Hollister

As an experienced design-build contractor, one of the best things we can do is learn from our mistakes and correct them so we don't make the same mistake twice. Prior to the start of each project we perform a drawing constructability review to scrub the drawings of any potential problems that could lead to RFI's, change orders and delays. Similarly, at the end of each project, we perform a post construction drawing review. We review all design changes, RFI's and change orders and make sure we have satisfactorily resolved the issues and then incorporate the changes into our future projects and drawings. All of our future projects will benefit from our past mistakes and lessons and we are constantly improving our overall product and delivery.



# JL MODULAR

December 11, 2020

Flint  
401 Derek Place  
Roseville, CA 95678

**Re: Executive Summary/Design Narrative for South Valley Middle School - Page 2**

Collectively we've built thousands of classrooms. Some have conventional designs and layouts, some more progressive, and others trying to envision the future of the classroom. We can bring our collective knowledge and experience from building these classrooms to advise you best on what works, what doesn't and if you're getting the most bang for your buck.

Respectfully submitted,

Kyle Chamberlain  
Vice President  
JL Modular, Inc.

## CONTENTS

1. Project References
2. Firm Information & Personnel
3. Methods & Strategic Plan
4. Safety
5. Bonding
6. Potential Construction Issues/  
Challenges
7. Project Approach
8. Bid Form

## **PROJECT REFERENCES**

## Riego Creek Elementary School | Roseville, CA



Built in 12 months on a fast-track schedule, Riego Creek is an entirely new school to accommodate Roseville's growing population. JLC, in conjunction with JL Modular and DCA Architects, designed and built the school using JL Modular's Prodigy21 DSA prechecked classroom design.

Features include:

- 6 Kindergarten and TK classrooms with play structure
- 3 learning community clusters organized by grades with outdoor learning space and shade structures
- 28 classrooms plus associated restrooms, small group instruction rooms
- 4000 square foot multipurpose building with warming kitchen and stage
- Administration building with associated offices

### **Client**

Roseville City School District  
John Tallman  
(916) 757-6622

### **Architect**

DCA Architects  
Ramon Gomez  
(408) 320-4871

### **Contract Amount**

\$26,272,424

**Santana Ranch Elementary School | Hollister , CA**



Design build construction of a new two story, 56,000 square foot K-8 school campus. The campus includes 27 classrooms, administrative offices, library, science, arts, food services and a multi-purpose room.

**Client**  
Hollister School District  
Aaron Buzzetta  
(831) 630-6300 ext 375

**Architect**  
Nichols Melburg & Rossetto  
Steve Gonsalves  
(530) 891-1710

**Contract Amount**  
\$28,807,973

# San Benito Visual and Performing Arts Building | Hollister, CA



Design-build delivery of a new, modular, two-story visual and performing arts building featuring nine classrooms, dance studio, ceramics studio with kiln, and associated restrooms and offices. JLC worked with the district and AEDIS Architects to design and build the new modular classroom building.

**Client**  
San Benito High School District  
Rob Zimmerman  
(831) 637-5831 ext. 152

**Architect**  
AEDIS Architects  
Joe Vela  
(408) 300-5160

**Contract Amount**  
\$7,490,896

## Mabel Mattos Elementary School | Milpitas, CA



Mabel Mattos Elementary School is a two building campus which is designed to be expanded to an 800-student elementary school. It features phased construction with the first phase opening in August 2018 to serve 250 students. The two-story steel frame buildings connected by a metal staircase were designed by AEDIS Architects and will total 19,258 square feet. The first phase features:

- A two-story modular classroom building with eight classrooms
- An adjacent two-story administration building
- All underground utilities for future phases

### **Client**

Milpitas Unified School District  
Kelly Eng  
(408) 466-3406

### **Architect**

Aedis Architects  
Joe Vela  
(408) 300-5160

### **Contract Value**

\$8,956,000

**San Jose Evergreen Community College District, Milpitas Campus | Milpitas, CA**



A unique collaboration between San Jose Evergreen Community College District, and Milpitas Unified School District. The new Joint Use 21st Century Education Center provides 13,000 square feet of new classrooms for high school and college students. The classrooms are designed around a central courtyard and a Hub to foster collaboration and learning. High School students will use the building during the day and the college students will use the building at night. The new building provides lecture classrooms, biology lab, robotics, technology and standard classrooms. Designed to be LEED Silver, the building incorporates several sustainable and efficient building systems. The project delivery method is design-build.

**Client**  
San Jose Evergreen Community College District  
Michael Mooney  
michael.mooney@sjcc.edu

**Architect**  
AEDIS Architects  
Joe Vela  
(408) 300-5160

**Contract Amount**  
\$4,714,153

## San Pedro Elementary School New Classrooms and Modernization | San Rafael, CA



JL Construction and its affiliate JL Modular, oversaw this project which was completed with school completely operational during the entire project.

The addition added three new permanent modular buildings. The first building is the administration which serves as the focal point for the entry. The building includes reception areas, offices and faculty meeting rooms. Two new buildings house three kindergarten and three transitional kindergarten (TK) classrooms and associated restrooms. The building design was a proprietary JL Modular design which is pre-approved by the Division of the State Architect which ensures faster approval and construction.

Modernization work included new playgrounds, a covered lunch area and existing classroom renovation with new floors, walls and casework.

### **Client**

San Rafael City Schools  
Dan Zaich  
(415) 492-3285

### **Architect**

Hibser Yamauchi Architects  
Marcus Hibser  
(510) 446-2222

### **Contract Value**

\$14,378,396

## Summit Shasta High School | Daly City, CA



New 400-student high school campus on 2.5 acres in Daly City, CA. Project includes five 1-story modular buildings totaling 26,000 square feet. There will be 10 standard classrooms, two STEM classrooms, one Special Education classroom with associated office, an administration space and a gym building. Sitework includes driveway, parking and all outdoor learning spaces and landscaping.

### Client

Summit Charter Schools  
Norman LoPatin  
(248) 790-7770

### Architect

Artik Art & Architecture  
Marty Hochroth  
(408) 224-9890

### Contract Amount

\$9,659,814

## Tice Creek K-8 School - Classroom Building | Walnut Creek, CA



### **Project Description:**

JL Construction, in partnership with JL Modular designed and built a classroom building and multipurpose building for this K-8 school. The classroom building is a single story, 7200 square foot, permanent modular building including site work. Each of the six STEM classrooms is 1,100 square feet and features extensive daylighting and adjacent outdoor learning areas. The architect used JLM's DSA Prechecked design to ensure prompt DSA approval, and faster construction.

The new, modular, 8,600 square foot modular Multi-Purpose building features a 5,000 square foot assembly room; warming kitchen, changing rooms, restrooms and overhead doors to open to adjacent playgrounds.

Sitework included converting a field to two outdoor basketball courts, a new concrete Amphitheatre, a play structure and lunch area.

### **Client**

Walnut Creek Unified School District  
**Ruben Fernandez**  
**(925) 944-6850**

### **Architect**

Hibser Yamauchi Architects  
Marcus Hibser  
(510) 446-2222

### **Contract Amount**

\$11,841,061

## Spring Lake Elementary School | Woodland CA



The new school for the Woodland Joint Unified School District was built by JL Modular in conjunction with HMC Architects and Otto Construction. JLM was responsible for the construction of the modular buildings including:

- administration building
- three kindergarten classrooms
- eight classrooms with adjacent collaboration spaces and restrooms
- a student center with library

Design features and unique architectural elements include:

- Collaboration space between classrooms
- Limited built-ins for flexible use of classroom space
- Mobile furniture for adaptable spaces
- Natural lighting from windows
- Outdoor learning areas
- Mixed-use student center

### **Client**

Woodland USD  
Nick Baral  
(530) 406-5930

### **Architect**

HMC Architects  
Arturo Levenfeld  
(916) 325-1100

### **Contract Amount**

\$6,000,000

# Irene Snow Elementary School | Napa, CA



**Project Description:**

JL Modular designed and built seven classroom buildings plus an administration building for this complete school replacement. There are seven classroom buildings with a total of 21 classrooms plus associated restrooms. The classroom design used JL Modular’s DSA-prechecked clerestory design to save design and approval times and ensure the classrooms would be open on the first day of school in August 2019. The administration building features a welcoming school entrance, community room, administration offices and conference rooms.

**Client**

Napa Valley Unified School District  
Jennifer Gibb  
(916) 706-3538

**Architect**

Wilson Architects  
Norm Wilson  
(209) 577-0114

**Contract Value**

\$11,432,000

## Stanley Middle School STEM and Standard Classrooms | Lafayette, CA



### Project Description:

JL Modular designed and built three classroom buildings using its DSA pre-checked design. Two buildings are configured to make an I-shape which converges around an established outdoor learning area. The other six classroom building is on another side of the campus. Classroom types are science with prep rooms, eye wash, movable furniture and science-spec countertops. The buildings also feature student and faculty restrooms and a conference room with partition wall for optional divider.

### Client

Lafayette School District  
Richard Lowell  
(925) 927-3502

### Architect

HKIT Architects  
Felix Hunziger  
(510) 625-9800

### Contract Value

\$7,725,000

## **FIRM INFORMATION & PERSONNEL**



### Company Details

JL Modular, Inc.  
70 Stony Point Road Suite D  
Santa Rosa, CA 95401  
☎ 707.527.5788  
🌐 [www.jlcbuild.com](http://www.jlcbuild.com)  
JLM Lic. No.: 835496

### Contact

Jeff Luchetti  
✉ [jeffl@jlcbuild.com](mailto:jeffl@jlcbuild.com)

### Number of Employees

38 Total Employees  
Executive- 4 Employees  
Project Managers- 6 Employees  
Superintendents- 12 Employees  
Project Engineers- 5 Employees  
Admin Staff- 7 Employees

## Firm Overview

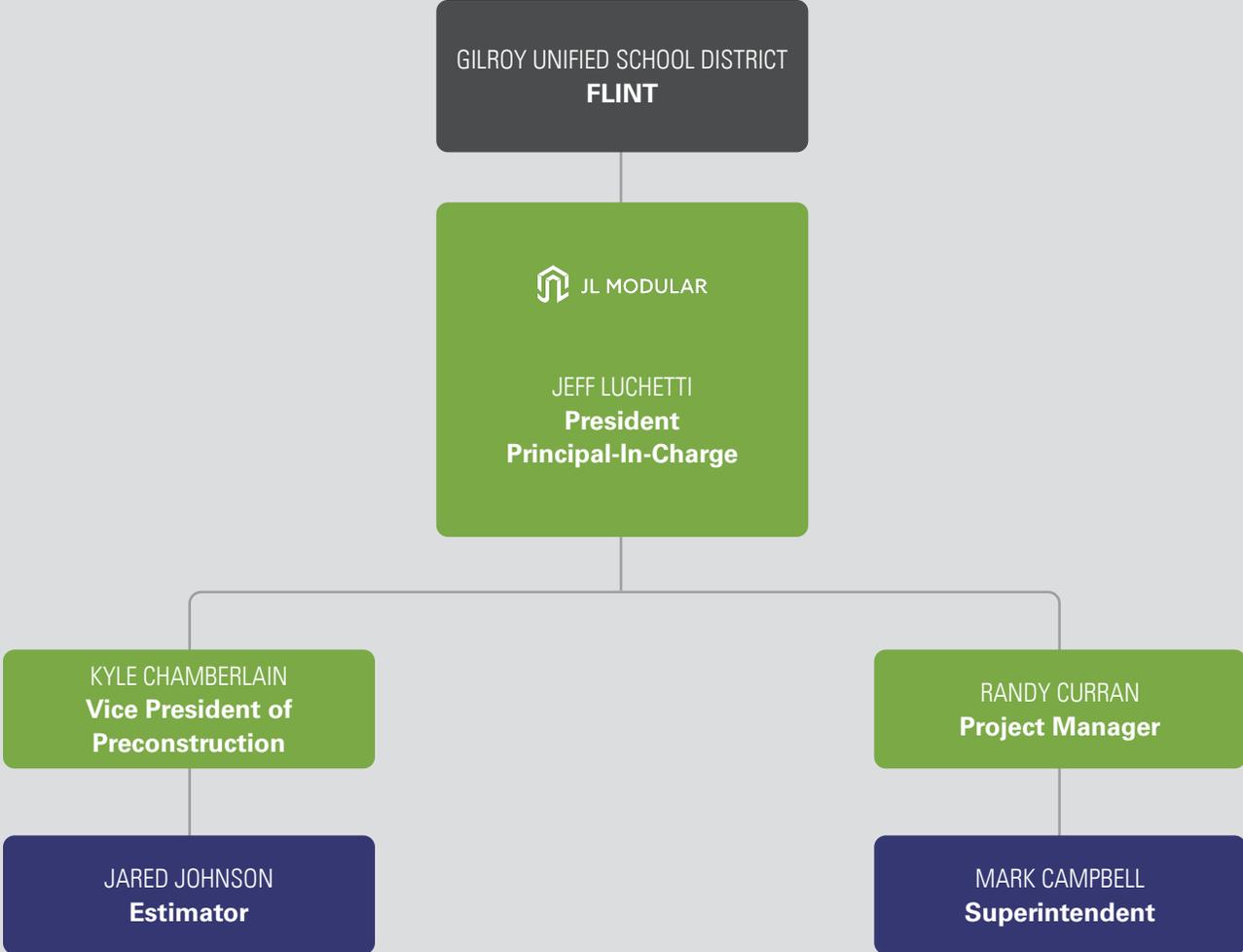
**JL Modular, Inc.** was founded in 2004 as an affiliated company to JL Construction, Inc. to fulfill a need for high quality modular buildings in the Bay Area. In 14 years of business we have amassed over 100 design build projects throughout California ranging in price from \$1 million to \$35 million. Our flexibility has made us a favorite choice of architects who would like to utilize modular construction for the time savings, but still want the features of a site built building.

Our modular system permits us to create buildings allowing more windows and storefront, clerestory windows, higher plate heights, and longer clear spans. Another favorite feature of architects and school districts is our two-story modular buildings, which can accommodate an interior corridor and elevator. We continue to push the envelope of modular construction creating buildings that would never be mistaken for modular construction, but still come with the advantages of greater time and cost savings as compared to conventional construction.

Modular construction offers an alternative, faster construction solution that can reduce building costs and environmental footprint. With modular and prefabricated systems, you save with reduced construction time, better production and quality control, lower labor costs, and earlier grand openings. Other factors include reduced jobsite and neighborhood disturbance from construction, reduced traffic from workers and safer working conditions out of inclement weather.

JL Modular offers a full range of construction services to our clients. We apply the same knowledge in general contracting to our modular buildings. With our expanded construction knowledge base, clients are able to enjoy a single source contracting delivery method for both site and building, avoiding the hassles of multi-contract projects.

# Team Organization



## Key Personnel

Our personal interest in your project assures our full commitment throughout the pre-construction and construction phases of the project. With a project of this complexity, it is crucial that a level of trust and accountability be established from the onset. JLM has a proven track record of establishing effective working relationships with subcontractors, Client representatives, the A/E team and other consultants. Our team members achieve this through a commitment to the project, and to our client. JLM employs a multi-member team approach to manage your project. We believe using the strengths of our staff at different stages of project development provided a far greater value to the client. Our team for your project is as follows:



**Jeff Luchetti**  
JL Modular, Inc.  
President

As with any project, there needs to be a leader. As Principal in Charge, Jeff Luchetti will provide continuity throughout the process. He will work with the design team to ensure the transformation from project design to a functional facility exceeds your expectations. Jeff has over 30 years experience in construction.



**Kyle Chamberlain**  
Vice President of  
Preconstruction

Kyle has been with JLM since 2007, as an Estimator successfully bidding and negotiating over \$100 million worth of public and private projects. His estimating experience includes schools, police and fire stations, healthcare, prisons, tenant improvements, custom residences, retail, hotels, wineries, offices and industrial complexes.



**Jared Johnson**  
Preconstruction Project  
Manager/Estimator

Jared has been with JL Construction, Inc. since 2017 acting as Project Manager/Estimator on projects ranging from \$1,000,000 to over \$20,000,000. Prior to working at JLC, Jared was the Vice President of Construction at Kirby Construction Company. His project experience includes schools, office and industrial complexes, retail, hotels, and health care facilities.



**Randy Curran**  
Project Manager

Randy Curran has been with JL Construction, Inc. since 2015 acting as Project Manager/Superintendent on projects ranging from \$1,000,000 to over \$30,000,000. His project experience includes schools, office and industrial complexes, retail, hotels, grocery store and restaurants.



## Jeff Luchetti

President, Principal-in-Charge

Jeff started JL Construction, Inc. in 1999, after 17 years as an Estimator, Project Manager, and Vice President of Operations with a large North Bay construction firm. JLC has grown to perform \$50 to \$60 million per year, and performs projects in the range of \$1 million to \$40 million in both the public and private sectors. In 2004, Jeff incorporated a modular division, JL Modular, Inc. and is the Design Team Leader on all of our Design/Build projects.

### Contact

✉ jeffl@jlcbuild.com  
☎ 707.527.5788

### Experience

JLC: 21 Years  
Construction: 40 Years

### Education

B.S., Construction Management  
California Polytechnic University  
San Luis Obispo, CA

### Licenses

California Contractors License Numbers:  
JLC: #761270  
JLB: #808038  
JLM: #835496

As founder and President of JL Construction, Inc., JL Modular, Inc. and JL Builders, Inc., Jeff oversees the work of all companies and respective employees.

With more than 25 years of construction experience, including 19 with his own company, Jeff is an expert in planning and building a wide variety of projects. Jeff is personally involved in every project to ensure that it is planned, scheduled and budgeted to his exacting standards. Clients recognize the diligence and expertise in projects so JLC, JLM and JLB projects have excellent references and repeat business.

An innovator in Modular Construction, Jeff has overseen the design and creation of highly flexible modular school design which can be replicated and customized anywhere in California. Based on lessons learned from hundreds of projects, Jeff's experience in design-build construction is unparalleled and his knowledge of alternate delivery methods is a major benefit to clients and partners.



## Kyle Chamberlain

Vice President of Preconstruction

Kyle has been with JLM since 2007, as an Vice President/ Estimator successfully bidding and negotiating over \$100 million worth of public and private projects. His estimating experience includes schools, police and fire stations, healthcare, prisons, tenant improvements, custom residences, retail, hotels, wineries, offices and industrial complexes.

### Contact

✉ kylec@jlcbuild.com  
☎ 707.310.6915

### Experience

JLM: 14Years  
Construction: 16Years

### Education

B.S., Business Administration  
California Polytechnic University,  
San Luis Obispo, CA

### Construction Expertise

- Academic Facilities
- Commercial Buildings (Office / Retail)
- Medical Facilities
- Emergency Facilities (Police / Fire)
- Correctional Facilities
- Wineries
- High End Residential

### Project Experience

- Riego Creek Elementary School
- Rancho Santana School
- San Benito Visual and Performing Arts Building
- San Jose Evergreen Community College
- San Pedro ES Modular Buildings & Building A Modernization
- Davidson MS Two Story Classroom Building
- Irene Snow Elementary School
- River Charter School
- Soquel Union Elementary School District Multiple Projects
- Santa Rosa Junior College Public Safety Training Center
- Santa Rosa Junior College Petaluma Campus Science Bldg.
- Tice Creek Elementary School
- Stanley Middle School New Classrooms Project
- Mabel Mattos Elementary School
- Alisal Fremont ES New Two Story Classroom Project
- Frank Paul Elementary School
- Garfield Elementary School Modular Classroom Building
- Wilson Elementary School Modular Classroom Building
- Edna Hill Middle School Science Building
- Lydiksen Elementary School New Modular Buildings
- Tokay High School New Classroom Building
- Greenfield High School Classroom Building
- Parkside Middle School
- WC Overfelt Adult Education Center
- SCOE Community School
- Lakeshore Elementary
- California Montessori
- Patterson Elementary MU & Admin Buildings
- SFUSD Modular Buildings
- San Leandro 9th Grade Campus
- Windsor Fire Station
- Avenal State Prison Health Clinics



## Jared Johnson

Project Manager/Estimator

Jared has been with JL Construction, Inc. since 2017 acting as Project Manager/Estimator on projects ranging from \$1,000,000 to over \$20,000,000. Prior to working at JLC, Jared was the Vice President of Construction at Kirby Construction Company. His project experience includes schools, office and industrial complexes, retail, hotels, and health care facilities.

### Contact

✉ jaredj@jlcbuild.com  
☎ 707.5221864

### Experience

JLC: 1 Year  
Construction: 15 Years

### Education

Bachelor of Science  
Business Administration  
Sonoma State University

### References

Norm Wilson  
Architect  
Wilson Architecture  
209.577.0114

### Project Experience

- San Leandro Modular Projects- Multiple Schools
- Greenfield High School
- King City High School Auxiliary Gymnasium
- Tokay High School New Classroom Building
- Lydiksen Elementary School New Classroom Building
- Loma Vista
- 100 McClelland Street New Classrooms
- Tice Creek Classrooms
- Tice Creek Multi-Purpose Room
- Stanley Middle School
- Washington Elementary School
- Roosevelt Elementary School
- Credo High School Phase I & II
- Kenwood Elementary School Upgrades
- Keysight Technologies Building 3A
- Keysight Technologies 1L Cleanroom
- Keysight Technologies Stakeholders Center
- Keysight Technologies Executive Suites
- Medtronic Extrusion
- Medtronic FG Upgrade
- Medtronic FG Cleanrooms
- St Helena Hospital Central Sterile
- St Helena Hospital Out Patient Surgery
- St Helena Hospital Cafeteria
- Enphase Energy Expansion
- Enphase Energy Enviro Chambers
- Tenant Improvements Ranging from \$25,000 to over \$1,000,000



## **Randy Curran**

Project Manager

Randy Curran has been with JL Construction, Inc. since 2015 acting as Project Manager/Superintendent on projects ranging from \$1,000,000 to over \$30,000,000. His project experience includes schools, office and industrial complexes, retail, hotels, grocery store and restaurants.

### **Contact**

✉ randyc@jlcbuild.com  
☎ 707.696-0665

### **Experience**

JLC: 3 Years  
Construction: 20 Years

### **References**

Jim Koenig  
Superintendent of Alisal Union School  
District  
831.753.5700

### **Project Experience**

- Rancho Santana School
- Greenfield High School
- Fremont Elementary School Phase II
- Fremont Elementary School
- Frank Paul Elementary School, Salinas, CA
- Santa Cruz Gardens Elementary School New Classrooms
- New Brighton MS Classroom, Locker Room and Wood Shop
- Soquel Elementary School Two Story Classroom Building
- Main Street Elementary School
- San Benito High School Visual Performing Arts
- 300-unit Apartment complex
- 500 Tract homes
- 150-unit, townhome development
- Merced Unified School District
- Elk Grove, public schools
- Calaveras County Water District Building
- Sacramento Co. 911 Communication Center
- St. Anne's Church Community Plaza



## Mark Campbell

Superintendent

Mark Campbell has been with JL Construction, Inc. since 2008 acting as Superintendent on projects ranging from \$1,000,000 to over \$18,000,000. Prior to joining the JLC team, Mark was a licensed General Contractor for over 25 years. Mark's project experience includes schools, government buildings, hotels, apartments, multi-family, mixed use and custom residential.

### Contact

✉ markc@jlcbuild.com  
☎ 805.909.8056

### Experience

JLC: 7 Years  
Construction: 25 Years

### Education

Bachelor of Arts  
Business Administration  
U.C. Berkeley

### References

Ed Kiniecki  
Construction Consultant  
650.245.6571

Dave Bruder  
Energy Reduction Consultant  
626.602.5168

Darrel De La Torre  
University of California, Berkeley  
Capital Projects  
510.643.9262

### Project Experience

- Rancho Santana School
- Greenfield High School
- San Benito High School Visual Performing Arts
- Santa Cruz Gardens Elementary School New Classrooms
- New Brighton MS Classroom, Locker Room and Wood Shop
- Soquel Elementary School Two Story Classroom Building
- Main Street Elementary School
- Easterbrook Discovery School
- Rocketship Senter Charter School
- Antioch Highs Track & Field Renovations
- San Leandro Unified School District Lease/Leaseback Project - Phase I
- San Leandro Unified School District Lease/Leaseback Project - Phase II
- Dwight Child Care Center, U.C. Berkeley
- W.C. Overfelt Adult Education Center
- Capuchino High School Theater Renovation & Arts Building
- Evergreen Elementary School
- Ventana Inn | Big Sur, CA
- Custom Homes \$500,000 to \$3,000,000
- Multi-Family \$1,000,000 to \$10,000,000
- Tenant Improvements \$100,000 to \$1,000,000

## **METHODS & STRATEGIC PLAN**



## METHODS & STRATEGIC PLAN

### **Project Schedules**

On a project of this nature, where we are one part of a larger project that includes many team members, we see schedule management as a joint and collaborative effort of the entire project team. Per the RFP, there is already an established project timeline. We see no problems with this timeline and think we can improve on the timelines that apply to the modular design, approval, and construction. Early in the preconstruction process, we will create our baseline schedule of modular activities. Being that these buildings are based on our Pre-Checked (PC) design and we have built these buildings over 100 times before, we can produce accurate and reliable schedules. We will work with Flint to coordinate necessary building pad dates, utility tie-ins and connections, dates needed for power and gas on, as well as coordinating the site work that they need to perform around our buildings. We work in both MS Project and Primavera P3 and are able to use either depending on the preferences of Flint and/or the District. During the project we will provide updates of the baseline schedule and provide and review three week lookahead schedules at each meeting. Our on-site Superintendent is responsible for management and execution of the schedule with oversight and input from our General Superintendent.

### **Budget**

Our team is accustomed to working within tight and fixed budgets. Acting as the design builder and modular manufacturer of the classroom buildings we can guarantee the budget of the project early in the design phase. Since we are the designer of the buildings, there are no unforeseen conditions or change orders due to scope gaps or incomplete drawings. Using our PC design, we have drawings that have been reviewed and approved by DSA, built numerous times, and details modified and refined to create maximum efficiency. Value engineering will be performed throughout the design process so that the district is getting maximum value and that the project stays on budget. Value engineering is not getting to the end of the bid period and stripping out all the nice finishes and features to reduce the project budget. Effective budget control and value engineering means knowing the value of the project up front and delivering on that budget promise once the project is DSA approved and then throughout the construction process with minimal to no change orders.

### **Subcontracts**

Using our PC design for single story buildings, all of our projects are relatively similar. We have established and refined our subcontracts over the past 16 years to cover all required activities within each scope of work. Subcontract scope of works will be written prior to the bid process and issued to the trade contractors as part of the bid package so they understand what we expect them to include in their bid. We will also issue timelines for their scope of work so that



they understand our schedule requirements. Once the subcontract is issued, they will sign off on the agreed upon scope of work and expected schedule requirements.

## Change Orders

As mentioned previously, once the budget/GMP is established, there will be no change orders from JL Modular for scope gaps, unforeseen conditions, or incomplete drawings. We are responsible for the design of our buildings and therefore stand behind the GMP we submitted. The only change orders that may arise on our projects is requests from the owners to add additional scope of work. Most of our projects have \$0 change orders, or even negative change orders due to the owner deleting scope of work from the project.

## Project Document Control

This project will have an assigned Project Engineer who will perform all project document control including submittals, shop drawings, RFI's, procurement logs, as-builts and close out documents. With the exception of physical samples this project is managed entirely electronically. We prefer to use Sharefile for sharing of project information, however, we regularly use Procore or any other number of file sharing services if they are preferred by the Architect, GC, or District.

## Construction Issues

One of our main project controls we can offer is that we are responsible for the design of our buildings. If we encounter an issue with the design, rather than RFI'ing the detail, waiting for the architect/engineer to review/respond, which can often take several days to two weeks, we instead propose our solution, issue it to our engineer for approval and are back to work within a few hours of the original problem. This eliminates any downtime or subcontractors pulling off from a job and allows us to continue working seamlessly without interruption. One of the other major benefits is that we are building upon a proven modular system. The project utilizes PC designs and details that have been built over and over again. We perform preconstruction constructability reviews to resolve design conflicts prior to DSA approval and eliminating the potential for delays during the construction process. We also perform post construction reviews on all of our projects, so that if we do encounter a problem on a project, we fix it so that it won't be a problem on the next project.



## Project Control Systems

We have discussed most of our various project control systems above, but another major project control system on modular projects is a responsibility matrix. We have our own responsibility matrix that we use on modular projects which is nearly identical to the one provided in the bid package. A well-executed responsibility matrix defining the roles and responsibilities of the modular manufacturer, GC, and owner including both design and construction issues will eliminate all potential scope gaps and disagreements.



## **SAFETY**



## Safety

JL Modular, Inc. is a professional and safety conscious organization which values the effective management of safety and welfare throughout all stages of the project. The clear objective is to minimize harm to persons and property by adopting a proactive approach to effective risk and safety management. All of our work will be carried out in accordance with industry standards and in compliance with Cal/OSHA regulations and any other legislative requirements. JLM also has an established protocol on reducing the risk of exposure to COVID-19. The COVID-19 Safety Plan has been incorporated into our IIPP and Safety Manual.

Please see the attached letter from JLM's insurance agent to see our EMR rating for the last five years.





Insurance | Risk Management | Consulting

Arthur J. Gallagher & Co. Insurance Brokers of California, Inc.  
800 Edgewood Place  
Windsor, CA 95492  
CA Lic # 0726293  
United States

M – 707.687.2200  
F – 707.687.2021  
ajg.com

December 8, 2020

FOR BID & PREQUALIFICATION PURPOSES

Re: EMR History  
JL Construction, Inc.  
Jeff Luchetti Construction, Inc.  
JL Modular, Inc.

To Whom It May Concern:

Please note the following EMR (Experience Modification Rate) history for JL Construction, Inc. and related entities:

10/01/20	76%
10/01/19	66%
10/01/18	90%
10/01/17	98%
10/01/16	96%

For an employer, this is a history to be proud of! Please feel free to contact our office with any questions.

Sincerely,

Michelle Ellwanger  
Client Service Supervisor  
[michelle\\_ellwanger@ajg.com](mailto:michelle_ellwanger@ajg.com)

## **BONDING**



Zurich North America Surety  
525 Market Street, Suite 2900  
San Francisco, Ca. 94105

December 1, 2020

Flint  
401 Derek Place  
Roseville, CA 95678

Re: JL Modular, Inc. – A Letter of Bondability

To Whom It May Concern,

Zurich American Insurance Company and/or its subsidiary, Fidelity and Deposit Company of Maryland, have provided surety credit to JL Modular, Inc. since 2002, for single projects of \$35,000,000 and an aggregate uncompleted backlog of \$75,000,000. Zurich/F&D is rated "A" (Excellent) with a financial size category of **XV** (\$2 billion +) by AM Best and has a US Treasury Limit exceeding \$400 million. The largest bond to date was for \$27,916,289.00.

If JL Modular, Inc. is awarded a contract for the referenced project and requests that we provide the necessary Performance and/or Payment Bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between JL Modular, Inc. and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

Rates are as follows:

Class B		
Contract Price Per		
First	\$100,000	\$11.00
Next	\$400,000	\$8.81
Next	\$2,000,000	\$7.69
Next	\$2,500,000	\$6.63
Next	\$2,500,000	\$5.50
Over	\$7,500,000	\$4.94

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

Laura E. Sudduth, Attorney-in-Fact  
Zurich American Insurance Company  
Fidelity and Deposit Company of Maryland



**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Sandra PARKER, Mary Ann GARCIA, Gina A. RODRIGUEZ, Tannis MATTSON, Mario ARZAMENDI, Laura E. SUDDUTH, Amanda TURMAN-AVINA, Misty M WITT and Barbie NORTON, all of Houston, Texas**, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 30th day of March, A.D. 2020.



**ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*  
Vice President

By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 30th day of March, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Secretary of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 1st day of December, 2020.



*Brian M. Hodges*

By: Brian M. Hodges  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](mailto:www.reportsfclaims@zurichna.com)  
800-626-4577

**POTENTIAL CONSTRUCTION  
ISSUES/CHALLENGES**



## POTENTIAL CONSTRUCTION ISSUES/CHALLENGES

A project of this size and type is our bread and butter and what we build every day. Our 16 plus years of experience in building modular classrooms and 100's of projects worth of experience allows us to identify and plan for any potential construction issues and challenges. The main challenge on a project like this is procurement of materials, specifically some of the longer lead items such as aluminum storefront or Nanawalls. These items can have lead times from 8 – 16 weeks depending on the manufacturer's backlog at the time. We can often build a classroom in 12 weeks or less, so if we do not plan accordingly for materials the project can come to an abrupt halt. We address these challenges by tracking and procuring all long lead items during the preconstruction process. We track doors, frames and hardware, aluminum windows and storefront, Nanawalls and operable partitions, modular steel procurement and fabrication, cabinets, gym equipment, science equipment, foodservice, elevators, and many other specialty items. Oftentimes, we must issue subcontracts and authorize shop drawings well before DSA approval in order to procure the materials on time for construction. Having all of our products on-site and ready to go when we need them allows us to complete our projects under extremely tight timelines and deliver on schedule. See attached sample long lead tracking logs.



**Long Lead Item Tracking List**

Item	Contract Type	Responsible (JLC Staff)	Preconstruction					Project Management										Status/Comments
			Product Lead time (weeks)	Construction Start	Product Needed On-Site	Out to Bid	Sub / Vendor Selected (21 days)	Responsible (JLC Staff)	Subcontract / PO Issued (14 days)	Shop Drawing / Submittal Authorization	Submittal Received (21 days)	Submittal Approval (14 days)	Order Released (1 day)	Fabrication	Confirmed Delivery Date	Days Ahead (+) Behind (-)		
<b>Santana Ranch</b>																		
Door, Frames, Hardware	DB	Kyle	5 weeks	11/1/2019	1/10/2020	9/6/2019	9/27/2019	Gavin	4/15/2019	4/15/2019	5/14/2019	7/30/2019	12/6/2019	1/10/2020	2/7/2020	0	Released 12/6/19 (Bldg. B & C Frames Only)	
Door, Frames, Hardware		Kyle	5 weeks	11/1/2019	4/6/2020	12/2/2019	12/23/2019	Gavin	4/15/2019	4/15/2019	5/14/2019	7/30/2019	2/12/2020	3/18/2020	3/23/2020	19	Released 2/12/20 (Bldg. D Frames Only)	
Door, Frames, Hardware		Kyle	5 weeks	11/1/2019	4/6/2020	12/2/2019	12/23/2019	Gavin	4/15/2019	4/15/2019	5/14/2019	7/30/2019	3/2/2020	4/6/2020		0	Released 3/2/20 (Bldg. E Frames Only)	
Folding Partitions - Track		Kyle	9 weeks	11/1/2019	3/25/2020	11/20/2019	12/11/2019	Gavin	4/15/2019	4/15/2019	6/10/2019	7/19/2019	12/23/2019	1/27/2020	3/16/2020	58	Track sitting in BT Mancini warehouse	
Folding Partitions - Partition		Kyle	15 weeks	11/1/2019	7/31/2020	1/17/2020	2/7/2020	Gavin	4/15/2019	4/15/2019	6/10/2019	7/19/2019	4/6/2020	7/20/2020	7/9/2020	11	Partition to ship 7/2 + 1 week transit	
<b>SRJC Petaluma Science</b>																		
Lab Casework/Equipment	DB	Kyle	8-weeks per Bo	8/1/2019	1/16/2020	7/25/2019	8/15/2019	Nick	2/21/2019	2/21/2019	7/2/2019	7/16/2019	9/19/2019	11/21/2019	1/2/2020	56	Anticipated 1/2/20 Install Date	
Folding Glass Walls		Kyle	12 weeks	8/1/2019	10/24/2019	5/2/2019	5/23/2019	Nick	5/2/2019	5/2/2019	6/6/2019	6/27/2019	6/28/2019	9/20/2019	9/30/2019	34	Provided guaranteed dimension	
Door, Frames, Hardware		Kyle	5 weeks	8/1/2019	9/29/2019	5/26/2019	6/16/2019	Nick	4/30/2019	4/30/2019	5/10/2019	5/20/2019	5/21/2019	6/25/2019	7/15/2019	97		
Concrete Roof Tiles		Kyle	2 weeks	6/10/2019				Nick								0		
Kalwall (Major Industries)		Kyle	14 weeks	8/1/2019	11/28/2019	5/23/2019	6/13/2019	Nick	5/2/2019	5/2/2019	6/6/2019	6/27/2019	8/7/2019	11/13/2019	10/29/2019	15		
Precast				6/10/2019	7/8/2019						5/6/2019	5/26/2019	5/27/2019	7/7/2019	7/15/2019			
<b>San Leandro</b>																		
Door, Frames, Hardware	Garfield	Jared	5 weeks	6/1/2019	9/21/2019	5/18/2019	6/8/2019	Gavin	4/15/2019	4/15/2019	4/30/2019	5/1/2019	5/16/2019	6/20/2019	6/17/2019	93	All material delivered	
Door, Frames, Hardware	Wilson	Jared	5 weeks	6/15/2019	10/5/2019	6/1/2019	6/22/2019	Gavin	4/15/2019	4/15/2019	4/30/2019	5/2/2019	5/30/2019	7/4/2019	7/2/2019	93	All material delivered	
Cabinets		Jared	8 weeks	6/15/2019	10/24/2019				5/8/2019		5/18/2019	7/9/2019	7/10/2019	9/4/2019	11/6/2019	50	Submittal approved 7/9/19	
Precast																		
<b>Edna Hill</b>																		
Door, Frames, Hardware	DB	Jay/Gavin	5 weeks	10/1/2019	12/30/2019	5/30/2019	6/20/2019	Gavin	6/17/2019		7/8/2019	7/17/2019	10/14/2019	11/18/2019	11/8/2019	42	Door Frames Delivered	
Folding Partitions - Track		Jay/Gavin	5 weeks	10/1/2019	2/10/2020	5/2/2019	5/23/2019	Gavin	6/14/2019		6/28/2019	7/3/2019	10/14/2019	11/18/2019	11/25/2019	84	B.T. Mancini has track in hand 11/25/19	
Folding Partitions - Partition		Jay/Gavin	15 weeks	10/1/2019	3/30/2020	5/2/2019	5/23/2019	Gavin	6/14/2019		6/28/2019	7/3/2019	10/14/2019	1/27/2020	2/25/2020	63	15 week lead time after field measure	
Cabinets		Jay/Gavin	8 weeks	10/1/2019	2/25/2020	5/29/2019	6/19/2019	Gavin	6/19/2019	8/2/2019	9/9/2019	9/16/2019	9/16/2019	12/30/2019	2/24/2020	57	Cabinets released 9/16/19	
<b>Roseville</b>																		
Door, Frames, Hardware	DB	Ron	5 weeks	8/1/2019	10/16/2019	5/27/2019	6/17/2019	Gavin	6/17/2019	6/17/2019	7/3/2019	7/31/2019	8/12/2019	9/16/2019	9/27/2019	30		
Folding Partitions - Track		Ron	2 weeks	8/1/2019	12/17/2019	5/10/2019	5/31/2019	Gavin	5/31/2019	5/31/2019	7/9/2019	8/8/2019	9/23/2019	10/7/2019	12/18/2019	71	Track released 9/23/19; Will install track on 12/18/19	
Folding Partitions - Partition		Ron	6 weeks	8/1/2019	3/26/2020	5/10/2019	5/31/2019	Gavin	5/31/2019	5/31/2019	7/9/2019	8/8/2019	2/10/2020	3/23/2020		3	Lead time for panels after track installed 6 weeks	
Precast Sewer/Storm basins		Ron	4 weeks	6/15/2019	7/13/2019			Gavin		5/14/2019	5/21/2019	7/23/2019	7/24/2019	8/21/2019		-39		
Gym Equipment		Ron	8 weeks	8/1/2019	1/30/2020	6/5/2019	6/26/2019	Gavin	7/10/2019	7/10/2019	10/10/2019	11/1/2019	11/2/2019	12/28/2019	1/27/2020	33	Submittal approved 11/1/19	
Foodservice		Ron	12 weeks	8/1/2019	2/28/2020	7/17/2019	8/7/2019	Gavin	8/7/2019	9/16/2019	9/30/2019	10/21/2019	10/22/2019	1/14/2020	3/12/2020	45	Submittal approved 10/22/19	
Aluminum Canopies		Ron	7 weeks	8/1/2019	4/30/2020	7/17/2019	8/7/2019	Gavin	8/7/2019	8/7/2019	9/3/2019	9/20/2019	1/30/2020	3/26/2020	3/12/2020	35	Deferred Submittal Submitted	
Cabinets		Ron	8 weeks	8/1/2019	12/13/2019	6/3/2019	6/24/2019	Gavin	7/8/2019	7/8/2019	9/6/2019	9/10/2019	9/11/2019	11/6/2019	12/13/2019	37	KA & KB casework ready to ship to the jobsite	
Shade Structures		Ron	12 weeks	8/1/2019	2/17/2020	8/5/2019	8/26/2019	Gavin	9/9/2019	9/9/2019	9/20/2019	10/29/2019	10/30/2019	1/22/2020	4/6/2020	26	Submittal approved 10/29/19	
Wheelchair Lift		Ron	5 weeks	8/1/2019	4/27/2020	6/5/2019	6/26/2019	Gavin	7/10/2019	7/10/2019	7/16/2019	8/8/2019	8/9/2019	10/18/2019	2/24/2020	192	Submittal approved 8/8/19; Released 8/9/19	

**Modular Window Schedule**

Item	Responsible (JLC Staff)	Product Lead time (weeks)	Construction Start	Windows Needed On-Site	Request Quote (7 days)	Quote (7 days)	Responsible (JLC Staff)	PO Issued (7 days)	Submittal (7 days)	Submittal Approval (14 days)	Order Released (1 day)	Actual Order Released	Material Procurement (? Weeks)	Fabrication	Will call windows by	Confirmed Delivery Date	Days Ahead(+) Behind (-)	Window Series	Finish	Quantities	Window Types	Status/Comments
<b>SRJC Petaluma Science</b>																						
Wing A & B	Frank	12	5/9/2019	6/20/2019	2/18/2019	2/25/2019	Ankur	3/4/2019	3/11/2019	3/25/2019	3/25/2019	4/9/2019	6/17/2019	6/17/2019	6/17/2019	6/18/2019	2	5000	Clear Anodized	14	4 each Type 1; 6 each Type 2; 3 each Type 3; 1 each Type 4	Windows Onsite
Wing B	Frank	12	5/16/2019	6/27/2019	2/25/2019	3/4/2019		3/11/2019	3/18/2019	4/1/2019	4/1/2019		6/24/2019	6/24/2019	6/24/2019			5000	Clear Anodized	6		
<b>San Leandro</b>																						
Garfield	Jared	12	5/1/2019	6/12/2019	2/10/2019	2/17/2019	Gavin	2/24/2019	3/3/2019	3/17/2019	3/17/2019	4/5/2019	6/9/2019	6/9/2019	6/9/2019	6/11/2019	1	5000	Bronze Anodized	20	10 Type 1; 10 Type 1 Opposite	Windows Onsite
Wilson	Jared	12	5/8/2019	6/19/2019	2/17/2019	2/24/2019	Gavin	3/3/2019	3/10/2019	3/24/2019	3/24/2019	4/5/2019	6/16/2019	6/16/2019	6/16/2019	6/21/2019	-2	5000	Bronze Anodized	12	6 Type 1; 6 Type 1 Opposite	Windows Onsite
<b>San Pedro</b>																						
Building A	Aaron	12	6/15/2019	7/13/2019	3/13/2019	3/20/2019	Ankur	3/27/2019	4/3/2019	4/17/2019	4/17/2019	4/10/2019	7/10/2019	7/10/2019	7/10/2019	6/24/2019	19	5000	Clear Anodized	8		Windows Onsite
<b>Santana Ranch</b>																						
Building B	Ron	12	12/1/2019	2/7/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	4/22/2019	4/22/2019	7/15/2019	7/15/2019	2/4/2020	7/17/2019	205	5000	Bronze Anodized	28	94 each A; 42 each B; 2 each C; 4 each D	Windows in Storage
Building C	Ron	12	12/8/2019	2/21/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	4/22/2019	4/22/2019	7/15/2019	7/15/2019	2/18/2020	7/26/2019	210	5000/6000	Bronze Anodized	30	Incl	Windows in Storage
Building D	Ron	14	12/15/2019	3/6/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	11/26/2019	12/2/2019	3/3/2020	3/3/2020	3/3/2020	4/6/2020		5000	Bronze Anodized	14	Incl	
Building E1	Ron	14	12/22/2019	3/20/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	12/10/2019		3/17/2020	3/17/2020	3/17/2020	4/20/2020		5000/6000	Bronze Anodized	30	Incl	
Building E2	Ron	14	12/29/2019	3/20/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	12/10/2019		3/17/2020	3/17/2020	3/17/2020	4/20/2020		5000	Bronze Anodized	8	Incl	
Building E3	Ron	14	1/5/2020	3/20/2020	3/18/2019	3/25/2019	Gavin	4/1/2019	4/8/2019	4/22/2019	12/10/2019		3/17/2020	3/17/2020	3/17/2020	4/20/2020		5000	Bronze Anodized	30	Incl	
<b>Roseville</b>																						
Building KA-KB	Ron	14	8/26/2019	9/23/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	6/12/2019	6/11/2019	9/18/2019	9/18/2019	9/18/2019	9/27/2019	-4	5000	Clear Anodized			
Building B	Ron	14	9/2/2019	9/30/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	7/2/2019	6/11/2019	10/8/2019	10/8/2019	10/8/2019	10/11/2019	-11	5000	Clear Anodized			
Building A	Ron	14	9/9/2019	10/7/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	7/2/2019	6/11/2019	10/8/2019	10/8/2019	10/8/2019	10/4/2019	3	5000	Clear Anodized			
Building C	Ron	14	9/16/2019	11/11/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	8/2/2019	8/8/2019	11/8/2019	11/8/2019	11/8/2019	11/8/2019	3	5000	Clear Anodized			
LC-1	Ron	14	10/28/2019	11/25/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	7/25/2019	8/8/2019	10/31/2019	10/31/2019	10/31/2019	10/31/2019	25	5000	Clear Anodized			
LC-2	Ron	14	11/11/2019	12/9/2019	5/7/2019	5/14/2019	Mary	5/21/2019	5/8/2019	5/22/2019	8/1/2019	8/8/2019	11/7/2019	11/7/2019	11/7/2019	11/7/2019	32	5000	Clear Anodized			

## **PROJECT APPROACH**



## PROJECT APPROACH

JL Modular places a great deal of emphasis on the preconstruction and design phase of the project. If we can get the project right during the preconstruction phase, we will eliminate potential delays and pitfalls that may happen during the construction period. During the preconstruction phase, our efforts will be led by our VP of Preconstruction, Kyle Chamberlain. He will provide all budgeting, value engineering, scheduling and logistics coordination. We will also have a dedicated Preconstruction Project Manager, Jared Johnson. Jared's job will be to manage our design consultants and steer the project to a timely DSA submittal and approval. Jared will continue on during the construction phase until the end of the project to manage and solve any design issues and be the liaison between the preconstruction and construction phases so there is no lost knowledge between the transition. One of the main benefits of JL Modular is our design team. Our architect, structural engineer, mechanical and plumbing engineer, and electrical engineer are our dedicated team for designing our modular buildings. They each have completed anywhere from 30 to 75 projects with us. They know our systems and use standard designs and details which allow us to ensure the budget accuracy and constructability of the project. Finally, we involve high-level staff during the preconstruction phase to perform constructability reviews, scheduling, and procurement of long lead materials.

As mentioned previously, as the designer and builder of the classroom buildings we can ensure the project budget from the inception of the GMP. There will be no change orders unless the district asks for something to be changed. We can also guarantee schedules because of the repeated use and refinement of our PC designs and buildings and proven constructability from past builds.

During the construction phase, the project will have a dedicated Superintendent, Project Manager, and Project Engineer, as well as being overseen by our VP of Operations and General Superintendent. Our proposed team is coming from a brand new two-story modular campus in Hollister. This \$29 million project included 54,000 square feet of new buildings, with the buildings being completed from start to finish in just over 7 months. They know how to drive a schedule and complete projects under tight timelines, consistently delivering on-time and oftentimes ahead of schedule on all their projects.

Budgets are maintained by thorough plan reviews finding and resolving design issues prior to them becoming a problem. We also maintain excellent relationships with our subcontractors in the South Bay area, working collaboratively with them to execute timely and efficiently, which in turn encourages them to give us reliable and competitive pricing.



Schedules are maintained through timely procurement of materials, having everything you need to build on-site days or even weeks prior to them being needed and accurate scheduling of subcontractors so there is no downtime between scopes. Our construction team also maintains exceptional communication and trust with the IOR, which is critical for delivering fast track projects.



Finally, all our construction team does is build schools, both new and occupied campuses. They are adept at working with GC's and owners in order to maintain safe and clean job sites and adhere with the logistics and safety concerns of active school campuses and neighbors.

We believe in a team approach and all of our staff, whether preconstruction or construction, will be involved and available throughout the course of the project.



## **BID FORM**



The undersigned proposes to complete the work described herein for the above-named project in accordance with the Instructions to Bidders and Contract Documents for the amount hereafter stated.

**Design / Precon:** \$ 

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4	7	0
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0	0	0
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0	0
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**Construction:** \$ 

1	5
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3	8	0
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0	0	0
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0	0
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**P&P Bond Cost:** \$ 

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1	1	8
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8	7	5
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0	0
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**TOTAL COST:** \$ 

1	5
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9	6	8
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8	7	5
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0	0
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(Place figures in appropriate boxes, rounded to nearest dollar.)

**\*Alternate 1:** \$ 

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		N/A
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0	0
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\*Alternate 1 Description: Provide separation of Modular Buildings in lieu of connected (joined).

(Place figures in appropriate boxes, rounded to nearest dollar.)

**\*\*Unit Cost 1:** \$ 

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7	5	0
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0	0
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\*\*Unit cost 1 Description: Provide unit cost per 8'-6" x 9'-0" Exterior Glazed Overhead Door.

**\*\*Unit Cost 2:** \$ 

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	1	2
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5	0	0
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0	0
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\*\*Unit cost 2 Description: Provide unit cost per 8'-6" x 9'-0" Exterior Nanawall Door.

**Schedule Durations:**

Fabrication (Weeks): 8 Installation (Weeks): 26

**Design Team Consultants:**

Architect: Wilson Architecture Structural Engineer: Innovative Structural Engineers

Mechanical / Plumbing: TEP Electrical: Brokaw

Fire Suppression: TBD Title 24: JLM PC

Any qualifications to the Subcontractor's Bid Form may result in rejection of the bid. All portions of this bid must be completed and signed before the bid is submitted. Failure to do so may result in the bid being rejected as non-responsive. Check all that apply:

DVBE: \_\_\_\_\_ MBE: \_\_\_\_\_ SBE: \_\_\_\_\_ WBE: \_\_\_\_\_

Bidder represents that:

1. It has the appropriate active Contractor's License required by the State of California.
2. It is registered with the state Department of Industrial Relations with a valid and active number.
3. It is able to meet the Skilled and Trained Workforce Requirements for this project.
4. All work claimed by the Carpenter's and Laborer's Unions must be performed by signatory contractors.
5. All pricing includes CA Prevailing Wages and will participate in certified payroll.
6. It has carefully read and examined the Instructions to Bidders and Contract Documents for the proposed work on this project.
7. It has become familiar with all the conditions related to the proposed work, including availability of labor, materials, and equipment. Bidder hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed work on this project in accordance with the Contract Documents for the sums quoted if the Contract is awarded to the Bidder. Bidder further agrees that it will not withdraw its bid within 90 days after the Bid Date.
8. If it is selected as the responsive and responsible bidder:
  - a. Bidder agrees to execute the Subcontract Agreement within 10 days after receipt of Subcontract Agreement with no modifications.
  - b. Bidder agrees to complete the proposed work in accordance with Flint's schedule.
  - c. Bidder agrees to complete and submit Flint's Prequalification via Smart Bid prior to issuance of a Subcontract Agreement (reference specification 00 41 01).
9. It is able to meet the following requirements:
  - a. Subcontractor must have the ability to provide 100% payment and performance bonds for the total subcontracted amount.
  - b. Subcontractor must be able to meet the insurance requirements as specified in the Subcontract Agreement.
  - c. Subcontractor is able to meet the Skilled and Trained Workforce Requirements.
10. Contractor has read the subcontract agreement and agrees to the terms indicated. All deviations from the subcontract agreement will be identified and included with the submission of bid proposal.



Signature

December 11, 2020

Date

Kyle Chamberlain

Name (Printed)

Vice President

Title



70 Stony Point Road, Suite D, Santa Rosa, CA. 95401  
Phone: 707-527-5788 Fax: 707-542-7718  
CSCL #835496 Class B  
DIR #100005628

December 11, 2020

VIA Email:

## **PROPOSAL**

### **South Valley Middle School – New Modular Classroom Buildings** **Section: 13 34 24 Modular Building**

We propose to furnish and install all work required to complete the Prefabricated Modular Buildings based on plans, specifications and 2 addenda, including the following:

1. New Single Story Classroom Buildings – based on Flint Front Ends, AEDIS Basis of design, Responsibility Matrix, Gilroy District Standards and JL Modular DSA PC Drawings.

#### **Inclusions:**

- Building Foundations based on slab on grade
- Modular Buildings furnished and installed complete including all interior and exterior finishes, fire sprinklers, plumbing, mechanical and electrical.
- Final Cleaning for our work
- Conduit and back boxes only for Fire alarm and low voltage systems (wiring and devices by others)

#### **Specific Exclusions:**

- Building Pad to grade to +/- 1/2"; Building backfill, if required
- Sub-surface drainage under or around building perimeter, if required
- Off-haul foundation spoils (will stockpile on site)
- Site Concrete including under covered walkways
- Final connection of utilities (Storm drainage shall be brought directly to the building so that we can connect our Rain Water Leaders to the storm drain at finish grade, cleanout, if required, provided by site utility contractor. Sewer, water, and electrical will be stubbed 5' out from building)
- Site conduits to within 5' of buildings; Site feeders and connections to panels inside building from site electrical.
- Temporary Heat
- Permanent power shall be provided no later than 30 days prior to substantial completion to allow for installation of finishes
- Fire alarm and low voltage systems

**General Exclusions:**

- All work in Division 1
- Survey control points for building foundation corners and grid lines
- Any site work or work outside the building line.
- Pavement, landscaping repairs if required or protection of existing
- Temporary facilities, protection, fencing, toilets and wash sinks, water, heat and power for this work. JLM will need minimum 200-amp service for JLM’s trailer and temp power at buildings. Service drop shall be located within 30 feet of each building
- Builders Risk Insurance (JLM shall be named on GC’s policy), bonds (see add below)
- Cost of testing and inspections; DSA fees; Utility Company Fees
- Trailer/furnishings for Architect/IOR
- Tree Protection; Restoration of game court striping, if applicable
- Temporary security

**Qualifications:**

- General Contractor to provide unobstructed all-weather access to buildings for this work to allow direct access to entire perimeter of building and placement and use of scaffolding around building.
- All on-site work will be performed at Prevailing Wage. Carpentry trades will be union.
- We will require a temporary staging area for all modular units onsite.
- We will require an onsite area for lay down and hoisting.
- We are using MC cable for all electrical wiring
- Fire alarm and low voltage wiring will be run on J-Hooks above accessible ceilings. J-Hooks to be installed by site electrician.
- Contractor and JLM to mutually agree on the project schedule within the time limits established in the milestone schedule
- Payments per JL Modular, Inc.’s payment terms and conditions attached.
- 5% Retention shall be due 45 days after substantial completion of our work.
- Change order work will be performed at 15% fee (sub performing work) + 10% fee by JLM

Our bid price for the work outlined above is:

<b>DESIGN/PRECONSTRUCTION</b>	<b>\$ 470,000</b>
<b>CONSTRUCTION</b>	<b>\$15,380,000</b>
<b>BOND</b>	<b>\$ 118,875</b>
<b>TOTAL</b>	<b>\$15,968,875</b>

This proposal is valid for 30 days.

Respectfully submitted,  
**JL Modular, Inc.**

Kyle Chamberlain  
Vice President of Preconstruction Services  
[kylec@jlcbuild.com](mailto:kylec@jlcbuild.com)  
707-527-5788

**JL Modular, Inc.**  
**Invoicing and Payment Terms – Job XXXX**

JL Modular, Inc. (JLM) has established payment terms as a Subcontractor to the Prime Contractor (Prime) on a project. The terms are designed to prevent excess administrative costs and unnecessary payment delays, while protecting the legal interests of the Prime and the Owner. This Invoicing and Payment Terms shall become an addendum to the subcontract agreement.

- 1) **Invoice Submission:** JLM will submit a draft billing work sheet (SOV) for approval by the 25<sup>th</sup> of each month projecting through month end. When approved, a final executed Application for Payment will be delivered to the Prime within 3 business days. The invoice will represent billings for work completed through the last day of the month being billed. JLM will include in the invoice package an updated Schedule of Values and a Conditional Progress release, from JLM, for the month being billed.
- 2) **Invoice Payment:** JLM will expect to receive payment from the Prime within 10 days of the Prime receiving funding from the Owner for the corresponding invoice period or within 30 days net whichever is earlier. Payment should be processed as invoiced. Payment issued in the form of Joint Checks to subs / suppliers will not be accepted. In addition, JLM is not responsible for the invoicing practices of the Prime and expects payment to be made regardless of delays that are unrelated to JLM billing by the Prime Contractor to the Owner.
- 3) **Progress Releases:** JLM will provide Unconditional Progress releases from each lower tier subcontractor or supplier after payment for the corresponding pay period has been received. JLM will not provide conditional releases or invoicing documents from any lower tier subcontractor or supplier as a condition of payment and therefore does not accept payment made by joint check. JLM will provide unconditional releases for those lower tier subcontractors or suppliers who have filed a preliminary notice prior to the billing period and whose monies are being billed in JLM's invoice only. In the event that a resolution cannot be reached with a problem subcontractor or supplier, progress payments shall be released in accordance with the provisions of section 6 below.
- 4) **Certified Payroll:** JLM will submit certified payroll to the Prime. Certified Payroll will be completed on a monthly basis with a one month allowance for proper review and any necessary correction. JLM will submit certified payroll regularly and anticipates resolution of outstanding items in a timely manner. JLM will also ensure that all subcontractors have submitted electronically to the DIR. This assumes that the eDir system is available and the DIR Project number has been provided. In the event that a resolution cannot be reached with a problem subcontractor, progress payment will be released in accordance with the provision in section 6 below.
- 5) **Retention:** JLM accepts that retention funds will be held from each progress payment in the amount prescribed by law or being withheld by the owner, whichever is less. Should the owner reduce the retention withhold at any time during the project, the Prime shall reduce JLM's retention by a proportionate amount. Retention shall be released within 45 days of the filing of the Notice of completion on the project. If requested, JLM shall provide conditional on final payment releases from JLM and all lower tier subcontractors and suppliers prior to release of retention. Upon payment of retention, JLM will provide

unconditional final releases from JLM and all lower tier subcontractors and suppliers. In addition, JL Modular agrees that all certified payroll requirements will be completed prior to the retention release. In the event that a resolution cannot be reached with a problem subcontractor or supplier, retention shall be released in accordance with the provisions of section 6 below.

**6) Payment Resolution:**

**Progress Payments:** If at any time JL Modular is unable to provide documentation, from a subcontractor or supplier, required for the release of a progress payment, the Prime will release payment to JLM with a reasonable withhold commensurate with the financial exposure associated with the missing documents. The withheld amount should not exceed the value of the billing line item associated with the missing documents. The funds retained by the Prime should be released within 5 business days of receipt of the necessary documentation.

**Retention payment:**

Should there be any outstanding items related to retention payment, a reasonable withhold equal to 125% of the value of the outstanding item shall be withheld from the retention payment until such time as the outstanding items are resolved. Payment for resolved withheld items shall be made within 5 business days. In the event a Notice of Completion is filed prior to retention payment, all progress payments must be current prior to JLM releasing its stop notice rights as provided by law.

In summary, JL Modular is requesting that payments be made in a timely manner, based upon the submission of documentation as outlined above. These payment terms shall be included as an Addendum to the subcontract agreement and shall prevail in the event of contradictory provisions therein.

Respectfully,

Dana Scoggins, Controller  
JL Modular, Inc.

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**Flint Builders, Inc.**

I, \_\_\_\_\_ (Authorized Signer) agree to the above payment procedures on behalf of

\_\_\_\_\_ (Prime Contractor).

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## **Value Engineering**

Delete Fiber Cement Siding, Painted Plaster in Place:

**Savings \$165,000**

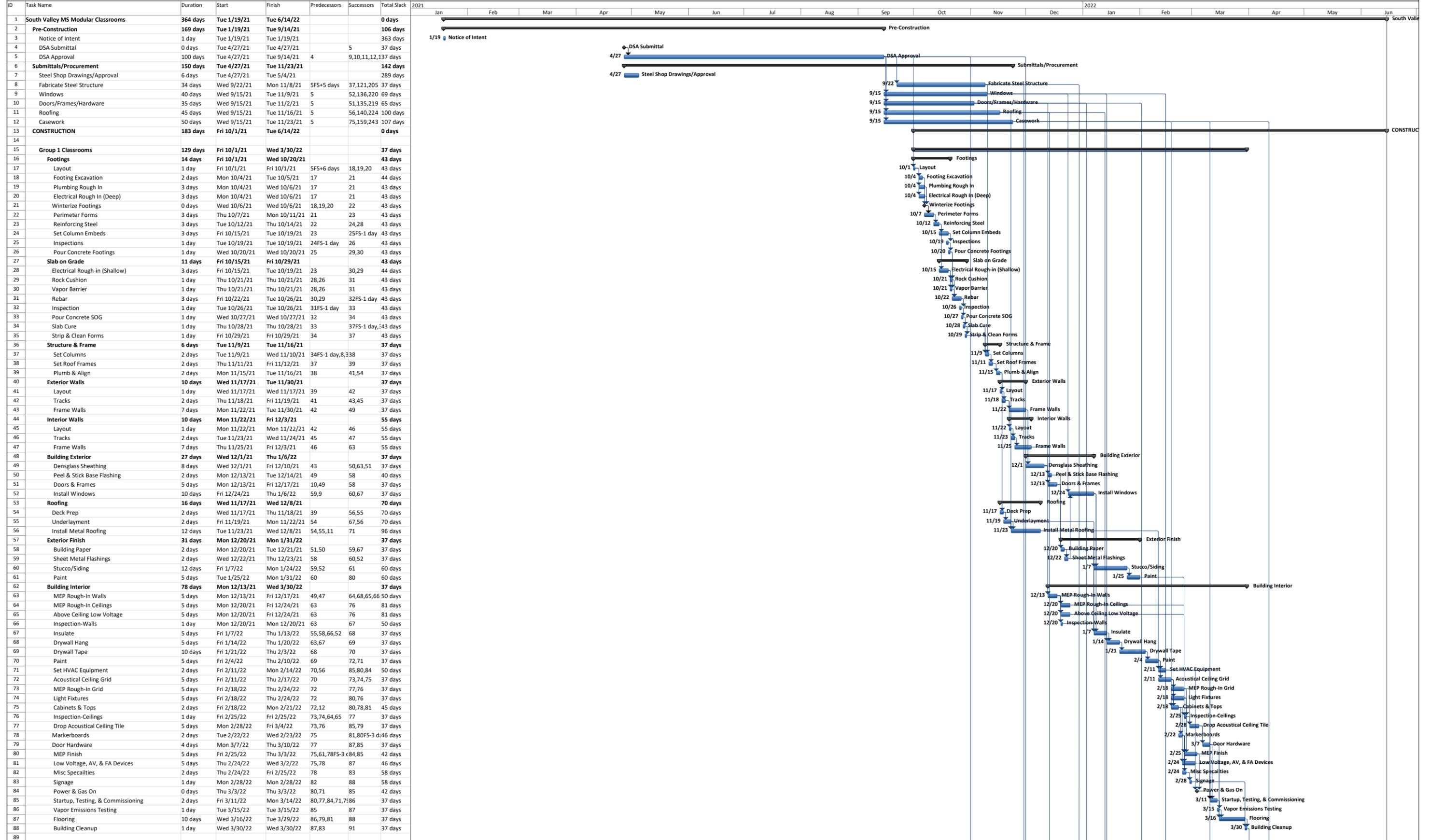
HM Doors and Frames at exterior, All Weather Windows in lieu of Aluminum Storefront

**Savings \$255,000**



South Valley MS Modular Classrooms  
Draft Baseline Construction Schedule

Fri 12/11/20





South Valley MS Modular Classrooms  
Draft Baseline Construction Schedule

