

Statement of Qualifications

For

Critical Solutions, Inc,

For

*Program Management Services
In Response to
Alum Rock Union School District's
RFP No. 2021-BUS01*

August 27, 2020

Alum Rock Union Elementary School District
 RFP No. 2021-BUS01 – Due August 27, 2020 – 3:00 pm
 Purchasing Department
 2930 Gay Avenue
 San Jose, CA 95127
 Attn: Mr. Kolvira Chheng, Assistant Superintendent Business Services

Dear Mr. Chheng,

Critical Solutions, Inc. (CSI) has been in business for over 26 years and since 2012 has worked primarily with school districts on multiple DSA required construction projects totaling over \$500 million dollars. CSI offers comprehensive program, project and construction management (PM/CM) consulting services to school districts throughout the Bay Area and Northern California. Services include program planning, project management and construction management services and this would include preconstruction services for the projects. CSI offers a wide range of services, including but not limited to:

Program / Project / Construction Management Services

Preconstruction Design Review and Bidding Phase

- Review Program- related documents
- Evaluate Facility Master Plans and Assessments
- Prepare Program Costs per District's Budget
- Prepare design and consultant-based services RFP
- Bond Program Management administrative support
- Planning sessions
- Schedule and sequence program deliverables
- Prepare project document for entitlements
- Monitor and support assessments/certifications
- Conduct meetings
- Maintain status reports and reference data
- Proposal evaluation and solicitation procurement
- Document and Submittal Review Procedures
- Facilitating Interpretation of Contract Documents

Construction Phase

- Construction and Contract Administration
- Project Site Meetings
- Budget Management and Cost Control
- Schedule - CPM Analysis and Reporting
- Quality Review and Inspections
- DSA Construction Oversight Process Management
- Change Orders and Claims Management and Entitlement
- Progress Payments and Retention Release
- Contractor Safety Program Review
- Permits and Approval
- Coordination of Technical Inspection and Testing
- Daily Log and Project Site Record-Keeping
- Start Up Operation and Punchlist
- Final Completion; Warranty and Payment

We professionally manage construction projects to facilitate completion within the established budget and schedule with conformance to, and compliance with, all applicable Federal, State, and local laws, ordinances, and codes. We take this obligation seriously, and our team will work diligently to facilitate a timely completion of all projects.

A successful project is the result of a team effort. CSI believes success is achieved by developing and maintaining professional collaborative working relationships. CSI provides their employee's the tools they need to ensure clear communication between the District, the Construction Manager, the Architect, Contractor, and other parties involved with the Project. CSI coordinates the work to optimize efficiency and minimize conflict between project stakeholders.

CSI's contact information is as follows:

Firm: Critical Solutions, Inc.

Address: 1801 Oakland Blvd., Suite 300, Walnut Creek, CA 94596

Telephone: Number: 925-944-5060

Fax Number: 925-944-8815

Principal to Contact: Ronald K. Johnson, PMP®, President

Thank you for reviewing our qualifications. We welcome the opportunity to work with the Alum Rock Union Elementary School District and to assist the District in achieving its project goals.

Should you have any questions regarding this proposal, please contact Diane Hardy, our Sr. Program Manager at 925-890-9128, or by email at diane_h@csipm.com.

Sincerely,



Ronald K. Johnson, PMP®
President, Critical Solutions, Inc



TABLE OF CONTENTS

TAB 1:..... Firm Description
TAB 2:.....Project Team
TAB 3: . Experience of Firm with California K-12 School Districts
TAB 4:..... References
TAB 5:..... Proposed Methodology and Capabilities
TAB 6:.....Legal Issues
TAB 7:Fees
TAB 8:Other

Description of Firm

Legal Name: Critical Solutions, Inc.
Address: 1801 Oakland Blvd., Suite 300, Walnut Creek, CA 94596
Phone: 925-944-5060
Fax: 925-944-8815
Website: www.csipm.com
Name/Email of Main Contact: Ronald Johnson ronj@csipm.com
California Corporation: #C1835291
California DIR #: 1000036114
State of California Certified SBE: #10426
CSI Federal Tax ID #: 94-3209546
Class B California Contractor License #: 377928 expires 9/30/2020
Employees: 20

Critical Solutions, Inc. (CSI) was incorporated in August 1994 and offers comprehensive project and construction management (PM/CM) consulting throughout the Bay Area and Northern California. Over the last 26 years, CSI has provided complete PM/CM services on new, renovation, and seismic upgrade projects for educational institutions. CSI has worked with many School Districts on projects totaling over 500 million dollars. We have worked closely with the Districts to comply with all DSA related requirements from the design phase through DSA close-out.

Critical Solutions, Inc. operates out of their Walnut Creek office, which gives them proximity to the Districts in the East Bay, including the Alum Rock Union Elementary School District. CSI teams are often situated on site to ensure that Program activities are safely and seamlessly integrated with the school's primary objective of service to the students. Detailed Fees are described in Tab 8 included in this Proposal.

CSI has the professional staff, the depth of labor resources, internal (full and part time), and services are provided by in-house personnel with the exception of subject matter experts required for Constructability Reviews. CSI has assembled a team of experienced design professionals from the various architectural and engineering disciplines, along with our own seasoned project and construction managers, to systematically review construction documents, including the front-end documents, the technical specifications and the contract drawings.

CSI's staff will perform the services described here, and CSI may utilize consultants to perform constructability reviews, or subject matter expert services such as SWPPP, on an as-needed basis.

Project Team Summary

Critical Solutions, Inc., employs professionals properly licensed and skilled in the execution of the functions required for the planning, program management and project/construction management of the projects.

A **Sample** Organization Chart enclosed, provides an example of the role consultants may play when required. These consultants are available on an as-needed basis; in order to ensure that excess overhead is not included in operating costs that would be passed on to the District.

Resumes for key personnel and/or team members can be found on the resumes following this Summary. Each of these persons are employees of the Company whose qualifications include senior level roles and responsibilities working on school district (K-12) capital facility programs including experience in working with local and state agencies including DSA to be assigned to the District. Resumes of the consultants CSI uses for constructability review are available upon request.

Experienced Team

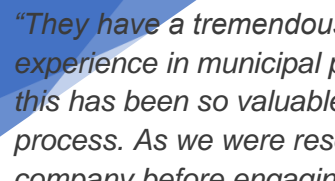
CSI is proposing a team of Project Management and support staff (PM/CM) professionals who have demonstrated experience and expertise working on a variety of major projects and capital improvement public work projects for cities throughout the Bay Area and Northern California.

Key Team Members

Key team members are proposed at this time include:

Critical Solutions, Inc.

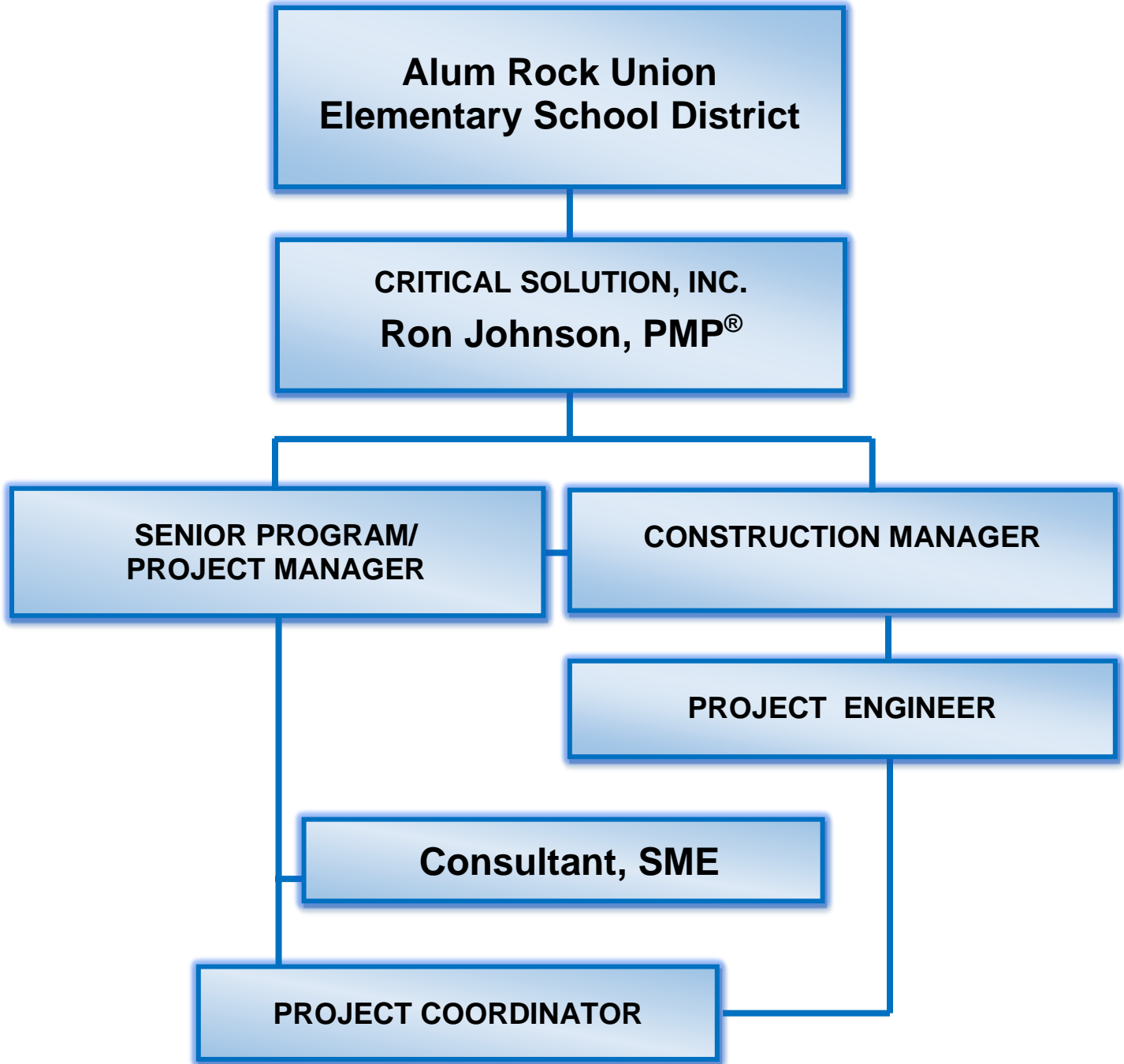
- Principal-in-Charge, Ronald Johnson, PMP
- Senior Program Manager, Diane Hardy
- Construction Manager, Rob Mohr, LEED AP BD+C, EIT, CM
- Construction Manager, Shalilah Bess, MBA



“They have a tremendous amount of experience in municipal projects and this has been so valuable in our process. As we were researching their company before engaging in their services, we found all of their past clients to be extremely satisfied with their work. They can now count upon our reference for any future projects. They are outstanding.” ~ Lonnie Karste, Project Manager, City of Antioch

Additional qualified CSI professionals’ resumes who may be called upon to meet the needs of the District are available upon request.

ORGANIZATIONAL CHART





Ron Johnson – Direct/Senior Project Manager

Ron Johnson is a certified Project Management Professional (PMP®) with over 35 years' experience providing project and construction management services from project inception through closeout. His vast PM/CM experience and expertise has allowed him to be involved in the management of numerous prominent civic building projects. He has prepared and maintained project budgets, schedules, and management plans; managed value engineering sessions, and FF&E contracts; prepared project reports, and contract specifications (Div 0 & 1); analyzed CPM Schedules; negotiated settlements of change order requests; provided claims review and analysis; and counseled countless project owners. Mr. Johnson has also provided expert witness testimony for public owners in disputes with Contractors.

Education, Affiliations

- M.B.A., Project and Construction Management, Golden Gate University (1988)
- B.S., Environmental Planning and Management University of California, Davis (1978)
- Certified Project Management Professional (PMP®)
- Member - Project Management Institute

Typical CSI Project Manager's Responsibilities

PM services during pre-construction include, but are not limited to: Project Initiation; RFP and selection of Professional Design and Engineering consulting services, managing all phases of Design; including stakeholder collaboration; DSA submittal and approval process; preparation of front end bid documents; RFP's and Change Orders for all Professional services; constructability review coordination and value engineering; cost analysis; resourcing, budgeting and scheduling.

PM services during construction include, but are not limited to: CM Team oversight and management; cost monitoring and budget analysis; CPM schedule and risk monitoring; time, cost and resource modeling; OAC meetings and integrated Campus coordination including hazard mitigation, impact analysis and reduction; review of ASIs, oversight of change orders, issuance of CD's and added services requests.

Selected Experience

Contra Costa College (CCC)

New College Center \$55M
New Science Building \$68M
AA Building Renovation \$3.5M
P1 Seismic Retrofits 1.3M

Pleasant Hill Recreation and Park District

New Community, Teen and Senior Center \$28M

City of Santa Clara

Santa Clara Central Park Library \$47M

City of Sant Mateo

San Mateo New Main Library \$65M
San Mateo Police Facility – Design Phase - \$51M



Diane Hardy – Senior Project Manager

Diane Hardy is a certified Project Management Professional (PMP®) with over 31 years of experience providing Project, Construction and Operations management service throughout all Project phases.

Education, Affiliations

- Master's in Business Administration (EMBA), Saint Mary's College of California, Moraga, CA
- Bachelor of Science, Manufacturing Engineering, National University, Sacramento, CA
- Project Management/Facility Management, University of California, Berkeley, CA
- Project Management Institute, Member, Project Management Professional #179359
- Society for College and University Planners (SCUP)
- International Council on Systems Engineering, Member 32884, Contributor
- CSLB, Mechanical Contractor's License Number 715493 (inactive)

Software Tools

Primavera (P6), AutoCAD (certified), 6σ (Six Sigma), Bentley Systems, EADoc, Microsoft Office, Excel, Word, Project, PowerPoint, Visio DBMS, Glovia SMART

Typical CSI Project Manager's Responsibilities

PM services during pre-construction include, but are not limited to: Project Initiation; RFP and selection of Professional Design and Engineering consulting services, managing all phases of Design; including stakeholder collaboration; DSA submittal and approval process; preparation of front end bid documents; RFP's and Change Orders for all Professional services; constructability review coordination and value engineering; cost analysis; resourcing, budgeting and scheduling.

PM services during construction include, but are not limited to: CM Team oversight and management; cost monitoring and budget analysis; CPM schedule and risk monitoring; time, cost and resource modeling; OAC meetings and integrated Campus coordination including hazard mitigation, impact analysis and reduction; review of ASIs, oversight of change orders, issuance of CD's and added services requests.

Selected Project Experience

Diablo Valley College (DVC)

Main Campus Electrical Switchgear and Transformer Replacements \$2M
Campus-Wide Gas Valve Replacement \$.5M
ADA Improvements, Campus-wide \$.5M
Art Complex – Warehouse Demolition \$.25M
PE/Kinesiology Complex Renovation + Western Corridor Underground Utilities \$7M
San Ramon Campus Renovation and Expansion \$15M
Art Complex \$46M
Academic Complex \$60M

Chabot-Las Positas Community College District

Public Safety and Advanced Manufacturing and Transportation Complex \$40M, In Progress
Academic Support and Office Complex \$60M, In Progress

St. Mary's College

McKeon Pavilion ADA and Life Safety Renovation \$10M

Laurence Livermore National Laboratory / Department of Energy/DOD

National Ignition Facility \$6B



Robert Mohr – Construction Manager

Mr. Mohr brings over Fourteen years of experience in the construction industry on public and private projects. Currently employed as a Construction Manager with Critical Solutions, responsible for management of projects on Diablo Valley College Campus, including the current D-4009 Main Switchgear Replacement project and D-4024 Western Utility Upgrades. He has successfully managed numerous projects for the Contra Costa Community College District, including the LMC Student Services Remodel, Gymnasium Modernization, Tennis Court upgrade, roofing and TI projects; as well as CCC DB Boiler Replacement and parking lot work. Qualifications include excellent organizational, analytic, and communication skills, and the ability to lead project teams to collaborate effectively on the delivery of projects.

Education, Affiliations

- B.S., Mechanical Engineering, University of California, Berkeley
- LEED AP BD+C
- FE Exam
- Certified Construction Manager

Software Tools

Microsoft Office: Word, Excel, Outlook; Microsoft Project, Bluebeam, Bentley Systems (Eadoc), AutoCAD & ProCore

Typical CSI Construction Manager's Responsibilities

CM services include, but are not limited to: Providing field management oversight; leading OAC meetings/finalizing OAC meeting minutes; reviewing RFIs and submittals; evaluating contractor schedules; preparing and processing Construction Directives (CD)s; evaluating & negotiating Proposed Change Orders (PCO) for entitlement (cost/time); approving change orders (cost/time); reviewing and approving progress payments; preparing monthly status reports; overseeing District consultants; providing input on front end documents; providing Contractor/College coordination; coordinating FFE procurement; preparing FF&E contracts; Coordinating District LEED requirements w/AOR; assisting with project and DSA closeout.

Selected Experience

Diablo Valley College (DVC)

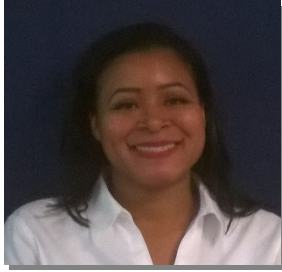
Western Utility Corridor \$7M
Warehouse Demolition \$132K
Main Switchgear Replacement \$2M
Gas Valve and Gas Line Replacement \$407K

Los Medanos College (LMC)

PE and Student Union Complex Phase I - \$1M
PE and Student Union Complex Phase 11 \$44M
Gym Roof Replacement \$53
Student Services Center Remodel \$17M
Tennis Court Re-surface \$426K
College Complex Level 2 Remodel \$3.4M
Roof Replacement Project 1M

Contra Costa College (CCC)

Parking Lot 16 Repair - \$260K
Men's Locker Room Boiler Replacement - \$140K
ADA Door Actuators - \$120K



Shalilah Bess– Construction Manager

Results-oriented, high-energy, hands-on professional, with a successful record of accomplishments in customer service, the management of projects and complex issues within the field of project and construction management. Experience in project management, training, quality assurance and customer service with focus on providing the recipient with the highest quality; experience, product, engineering and construction.

Education, Affiliations

- Capella University, Minneapolis, Minnesota, Master of Business Administration in Project Management
- Clark Atlanta University, Atlanta, Georgia, Bachelor of Science in Civil Engineering

Software Tools

Bluebeam, Microsoft Office Suite, Microsoft Project, Internet, Project Management Applications (Prolog, Teamsight, EAdoc)

Typical CSI Construction Manager's Responsibilities

CM services include, but are not limited to: Providing field management oversight; leading OAC meetings/finalizing OAC meeting minutes; reviewing RFIs and submittals; evaluating contractor schedules; preparing and processing Construction Directives (CD)s; evaluating & negotiating Proposed Change Orders (PCO) for entitlement (cost/time); approving change orders (cost/time); reviewing and approving progress payments; preparing monthly status reports; overseeing District consultants; providing input on front end documents; providing Contractor/College coordination; coordinating FFE procurement; preparing FF&E contracts; Coordinating District LEED requirements w/AOR; assisting with project and DSA closeout.

Selected Experience

Contra Costa College (CCC)

New College Center \$55M

Diablo Valley College (DVC)

San Ramon Campus Expansion; Increment 1 \$3.9M

Oakland Unified School District

La Escuelita Education Center Phase II \$36M



Kelli Glenn – Project Coordinator

Ms. Glenn is an accomplished professional, with a demonstrated track record of conducting a wide range of project coordinating functions and consistently producing top-quality results. With over twenty years of experience providing comprehensive support to project and construction management team members, both on and off the project site, she has proven to be a proactive, team oriented professional. She works effectively in fast-paced environments consistently proving her abilities at prioritizing tasks and meeting deadlines. Ms Glenn displays excellent interpersonal skills, initiative, attention to detail, and consistent follow-through capabilities. Her ability to create and maintain close working relationships with clients, project professionals and service vendors and contractors, allows for a very effective and cohesive working environment.

Education, Affiliations

- BS, Brandman University
- AS, Western Career College

Software Tools

Microsoft Office – Excel, Word, PowerPoint, Outlook; Eadoc (Bentley) Construction Management; Google Docs; Adobe Acrobat; Dropbox; BMET, Bluebeam

Typical CSI Project Coordinator Responsibilities

PC services include but are not limited to working closely with project and construction management professionals, providing: project documentation, including preparing RFQs, RFPs, Division 0 & 1 bid documents, EADOC set-up, bid schedules; reports; Change Order preparation: Pay Application preparation, Google Docs reporting, Board agenda coordination of tiles and reports, managing project closeout activities and documents; collaborating with architects and vendors; scheduling/coordinating meetings; DSA-required document preparation, tracking, collaboration and closeout.

Selected Experience

- **Contra Costa College – Project Number/Name**
C-4001 – Campus Safety Center
C-4016, Inc 0 – New Science Building
C-4016, Inc 1 – New Science Building
C-4008 – AA Renovation
C-633 PAC Retrofit
C-617 New College Center
- **Diablo Valley College – Project Number/Name**
D-611 Student Services, Culinary Arts, Food and Services And Commons
D-642 Softball Bleachers
D-1037 Library Classroom
D-4007 Roof Replacement, Phase 1
D-4009 Main Electrical Switchgear Replacement
D-4004 Gas Loop Closure
- **Los Medanos College – Project Number/Name**
L-612 – Student Services Remodel
L-612 – Swing Space Move
- **John Swett High School Buildings A, B, and E and Site Modernization**
- **Blackhawk Country Club – New Fitness Center \$5M**

Experience of Firm with California K-12 School Districts

Each of the following projects required the complete coordination between school operations and demanding construction process. The skills needed to deliver the project on schedule and within budget required optimal performance of human resources, disciplined use of industry practices and trustworthy relationships. Thorough and frequent communication to ensure fully integrated impact analysis and mitigation also served to improve productivity while enhancing community perception and quality of the deliverables.

CSI is currently working with the John Swett Unified School District to manage their renovation project at John Swett High School as well as their renovation at the Carquinez Middle School.

- John Swett High School Modernization, Crocket, CA -\$15.4M
- Carquinez Middle School Renovation, Crocket, CA – 34.4M

Other K-12 School projects CSI has managed are:

- San Ramon Unified School District, San Ramon, CA, Windmere Middle School - \$21M
- San Ramon Unified School District, San Ramon, CA, Windmere Middle School Gym - \$4.4M
- San Ramon Unified School District, San Ramon, CA, Hidden Hills Elementary School - \$11M
- San Francisco Unified School District, San Francisco, CA, Energy and Conservation Project, 150 schools - \$33M

Over the past 5 years, CSI has managed many complex construction projects from planning/design through occupancy and DSA closeout. These projects have ranged in cost from \$75,000 to \$65 million. Five of our largest projects have been for the Contra Costa Community College District and they are:

- New College Center, Contra Costa College, San Pablo, CA - \$55M
- Student Services, Culinary Arts, Food Services and Commons, Diablo Valley College, Pleasant Hill, CA– \$45M
- Student Services Remodel/Seismic Upgrade, Los Medanos College, Pittsburg, CA - \$17M
- PE/Student Union, Los Medanos College, Pittsburg, CA – \$61M
- New Brentwood Center, Los Medanos College, CA - Construction Cost –\$65M

Other smaller project CSI have completed:

- Main Switchgear Replacement, Diablo Valley College, Pleasant Hill, CA- \$2M
- Roof Replacement Phase 1, Diablo Valley College, Pleasant Hill, CA - \$1.3M
- Gymnasium Modernization, Los Medanos College, Pittsburg, CA - \$1.1M
- P1 Seismic Retrofits, Contra Costa College, San Pablo, CA – \$1.6M

Critical Solutions, Inc. Project Information

School	Project Name and Cost	DSA Cert. Date	Const. Cost at bid	Const. Cost at end	Comments (DSA App. No.)
John Swett High School, Crocket	Academic Bldg. C Modernization and Gym	10/29/2018	\$15,400,000	Ongoing	01-117575
Carquinez Middle School, Crocket	Site Improvements, demolition and new construction	11/1/2018	\$34,400,000.00	Ongoing	01-117681
Contra Costa College, San Pablo	New College Center, \$55 million	11/8/2016	\$51,560,000.00	\$56,760,000.00	01-111356
Diablo Valley College, Pleasant Hill	Student Services, Culinary Arts, Food Services and Commons, \$45M	6/17/2016	\$42,777,000.00	\$44,692,917.70	01-111139
Los Medanos College, Pittsburg, CA	Student Services Remodel/Seismic Upgrade, - \$17M	3/19/2018	\$902,000.00	\$1,074,639.80	01-116392
Los Medanos College, Pittsburg, CA	PE/Student Union, Los Medanos College, Pittsburg, CA – \$61M	N/A	\$43,129,926.00	In Construction	01-115488
Los Medanos College, Brentwood	New Brentwood Center Construction Cost – \$65 M	N/A	\$45,984,037.00	In Construction	01-116287
Diablo Valley College, Pleasant Hill	Main Switchgear Replacement, \$2M	Approved	\$1,898,583.00	\$1,954,588.65	01-117152
Diablo Valley College, Pleasant Hill	Roof Replacement Phase 1, \$1.3M	N/A	\$1,308,000.00	\$1,234,049.08	.
Los Medanos College, Pittsburg	Gymnasium Modernization \$1.1M	2/28/2018 3/28/2018	\$556,000.00 \$581,000.00	\$610,653.67 \$598,215.33	01-114959 Gym 01-114882 Bleachers
Contra Costa College, San Pablo	P1 Seismic Retrofits \$1.6M	6/15/2015	\$955,737.00	\$1,128,317.00	01-113799

References

Name of District	Size of District	Type of Services	Description and Dollar Amount
<p>Ines Zildzic Vice Chancellor, Facilities Planning and Construction Contra Costa Community College District 500 Court Street, Martinez, CA 94553 Work: 925- 229-6873 izildzic@4cd.edu</p>	<p>CCCCD serves a population of 1,019,640 people, and its boundaries encompass all but 48 of the 734-square-mile land area of Contra Costa County.</p>	<p>CSI provided all phases of program and project management, from scoping, budgeting, design pre-construction, procurement construction through project close-out.</p>	<p>Measure E Bond \$450 million bond measure passed on June 3, 2014</p>
<p>Charles Miller Superintendent John Swett Unified School District 400 Parker Avenue, Rodeo, CA 94572 Phone: 510-245-4300 x2105 Cell: 925-639-7408 cmiller@jsusd.org</p>	<p>The District is located in the East Bay and consists of an area of approximately 20 square miles</p>	<p>CSI provided all phases of project management, from pre-construction, procurement construction through project close-out.</p>	<p>\$75 Million Bond projects at John Swett High School and Carquinez Middle School, CA</p>
<p>Ann Kroll Project Planner/Manager Chabot-Las Positas Community College District 7600 Dublin Blvd, Dublin, CA 94568 Phone: 510-723-.7637 Cell: 510-514-1369 Akroll@clpccd.org</p>	<p>CLPCCD serves 29,000 students annually, in the San Francisco East Bay Area,</p>	<p>CSI provided all phases of program and project management, from scoping, budgeting, design pre-construction, procurement construction through project close-out.</p>	<p>\$950 Million bond measure for Chabot and Las Positas Colleges</p>

References - Continued

Name of District	Size of District	Type of Services	Description and Dollar Amount
Windemere BLC Land Company David Geist, Lennar Communities 6121 Bollinger Canyon Rd., Ste. 500 San Ramon, CA, (925) 242-0811	Several projects facilitated at the Windemere Ranch Middle School.	CSI provided all phases of project management, from pre-construction, procurement construction through project close-out for several projects.	\$50 Million bond
Robert Berggren Pleasant Hill Park and Recreation District 147 Gregory Ln, Pleasant Hill, CA 94523 Pleasant Hill Park and Recreation District Community Center Cell: 925-250-5698 General Manager (Retired)	Pleasant Hill Recreation and Park District (Rec & Park) is a Special District, serving 40,000 people within the community, an area about 20% larger than of the City of Pleasant Hill.	CSI provided all phases of project management, from pre-construction, procurement construction through project close-out.	\$40 Million Bond for Facilities Construction

Proposed Methodology and Capabilities

Relevant Qualifications

CSI has demonstrated competence in California general obligation bonds programs for providing comprehensive, quality, Bond Program Management and Bond Project Management Services; with an experienced staff who provide timely support of Bond programs and projects; and demonstrable experience with coordination between - and presentations to - elected governing board of higher education entities and with representative Citizen's Bond Oversight Committees.

Project Approach

In this section, we will describe the technical capabilities for scheduling, budgeting, cost estimating, document control and public information web sites used by Critical Solutions, Inc. in working with K-12 California school districts.

Facilities Assessment Report –

Facilities Assessment Report— Using the Alum Rock Union Elementary School District's Facilities Assessment Report as a tool, Critical Solutions, Inc shall update cost estimates, provide feedback on appropriate scope, and advise the District on phasing, grouping of projects and other cost saving methods.

Program Management –

-- Assist the District in prioritizing construction and improvement projects

• Information gathering and reporting control mechanisms, policies & procedures

Information gathering is a participatory process; involving the stakeholders representing the colleges and the District. The District has invested significant resources in the facility assessment report and capital outlay plans. Our planning team works closely with the representatives or committees to analyze existing conditions, review planning data, evaluate a series of development options, and make recommendations for prioritization and goalsetting.

• Review period of District-provided information

Integrating the needs of the District will require the application of the goals set forth in voter-approved Bond measures and facilitate a decision tree process which reflects the District's commitment to providing students with high-quality 21st century learning environments. These guide the obligation to meet the District's criteria to provide parity for all their students and work to ensure its schools and facilities are treated as public assets that are maintained and improved to protect the taxpayers' investments.

Once the scope of work statements are prepared, the Work packages are initiated by the District with an appropriate sponsor. Scope will be defined by phases, responsibilities, schedule budget

and resources, characterizing each as a Project. Each Project will be prioritized on the basis of the findings from the review period and estimated in order to determine the capital outlay required for successful execution.

A schedule will be developed for each Project indicating the resources necessary for each phase. A project communication plan that includes project participants, District and College administration, Campus and Facilities personnel, and student representatives; using this plan the Program scope will be brought to the District for review and approval.

This will allow for seamless transition between planning Program Planning and Project Management.

- Project management preparation and documentation development methods, timing, and procedures

Critical Solutions, Inc., has the capability to undertake appropriate research to review Bond program schedules, to develop program and specific project budgets and budget projections / cash flow planning, and assist in resolving problems specific to the needs of the bond program or projects.

CSI will identify and coordinate obtaining necessary consultant proposals for projects, as well as coordinate with District to ensure agreements are in place for the project work.

CSI will:

- Assist the District in the selection of the most appropriate construction delivery method for each project (design-bid-build, design-build, lease-leaseback, etc.)
- Assist the District in the development of the overall project and construction project delivery schedule, and proactively communicate discrepancies or other relevant information.
- Assist the District in finding documents necessary for project development (review old drawings and files including scanned archive materials, etc.).

-- Verify and update cost estimates

Budgeting

Preparation of and verification of project budgets and cost estimates occur throughout the project process (from inception through construction and financial close).

In a challenging economic climate, accurate cost estimates for publicly funded projects and programs are more critical than ever. Realistic estimates are essential for good planning, and effective funding of any project. Accurate estimates should take into account the various risks that a project may face during its development and construction. With that in mind, Critical Solutions, Inc., incorporates a simplified approach, considering risks during the preparation

of cost estimates that will result in more robust and accurate estimates. We consider independently verified data, broad participation of stakeholders, recognition of inflation, and the use of work breakdown structures to ensure no portions of the estimate are omitted. The result is a realistic estimate that inspires confidence for project and program funding decisions.

With tight project budgets, identifying cost alternatives for consideration by the team has been an essential service on most of our public building projects. Our team of experts has the experience to present cost and value engineering alternatives that can be implemented during the design phase to keep the project on budget. We also generate lists of add alternates that can be included with the bid documents to provide financial flexibility at the time of the bid opening to ensure the project moves forward with the base contract work.

Example (Budgeting)

The Santa Clara Central Park Library project offers numerous examples of an effective partnering strategy between the client, architect, and contractor; overcoming a scheduling impact; and protecting the City from a potentially significant cost overrun. This project was behind schedule during the design phase and structural steel prices and other costs were rapidly increasing. To bring the project back on schedule and reduce the risk of future cost overruns, we collaborated with the client and the architect and developed a construction phasing program that divided construction into three major phases: demolition/excavation, structural steel procurement, and the remaining construction. Although never anticipated by the Architect, this phasing approach provided the Architect extra time to complete the overall design. At the same time, this approach allowed construction to start sooner than originally thought possible, which helped reduce the exposure to cost escalation. By breaking out the structural steel into one package, which was assigned/novated to the contractor of Phase 3 work, it allowed for the early procurement of structural steel at a significant cost and time savings to the City. In summary, this phasing approach helped produce a very successful project that was delivered \$4 million under budget, on schedule and without any construction claims.

Cost Estimating Review and Reconciliation

Having realistic budgets and contingencies at the beginning of the design phase is essential to the success of the project. Many PM/CM firms have construction experience, or only focus on construction costs, but Critical Solutions, Inc., offers a comprehensive review of both hard and soft costs; and we understand the importance of proper budgeting for both.

CSI will be responsible for analyzing potential changes and providing the cost estimating. It involves the review of entitlement, and, when entitlement is justified, a review of the proposed costs. From our experience, entitlement to extra costs is an area where many disagreements can occur. This is an opportunity for the Construction Manager to develop trust and confidence with team members by listening to all points of view and making decisions based on competent interpretations of the contracts; an area where we believe CSI distinguishes itself from the competition.

CSI's cost reconciliation starts with the project budget and is updated as actual costs are identified. We track current monthly costs, previous total costs, total costs to date, and

estimated costs to completion. In compiling the estimated costs to completion, we take special care to look at previous costs, current and known future change orders, and any other items to make sure that projected future costs are as accurate as possible.

.. Assist the District in the development of the timing of construction projects

Scheduling

Master and Design Schedule: Critical Solutions, Inc., works closely with District staff, architect, and the project team to assist the District in developing/updating a comprehensive Master CPM Schedule that explores all time saving opportunities. CSI works to identify potential schedule areas of concern such as design activities durations, construction duration assumptions, and related utility and FF&E activities that can impact the overall project completion date. We constantly seek opportunities to improve on both the design and construction phase schedule durations.

Not just something to hang on a wall, the master schedule can also be used as a working tool to review with the District and project team and to discuss potential delay issues, staging/phasing strategies and “what if” scenarios. We have found using a master CPM schedule to be a very valuable tool in keeping projects on schedule and that effective communication is the key to keep activities on schedule and avoiding slippage.

More important than software tools, however, is the disciplined routine implementation, use of status updates and reporting. No matter what tool is utilized, a thorough commitment to data entry, updates, quality of status and timely reporting will ensure that the Owner receives the greatest benefit of the information provided.

Each of the Projects listed herein required the complete coordination between School Operations and the demanding construction process. The skills needed to deliver the Project on schedule and within budget required optimal performance of human resources, disciplined use of industry practices and trustworthy relationships. Thorough and frequent communication to ensure fully integrated impact analysis and mitigation also served to improve productivity while enhancing community perception and quality of the deliverables.

Example (Design Phase)

CSI is currently working on Contra Costa Community College Measure E (\$450 million) Master Program Schedule. We decided to break up the project(s) into various packages to save time and money on the schedule. For example, placing the abatement and demolition work in one package so the work can start while the second package (design of the main building) is underway.

Example (Construction Phase)

On the Student Center project at Los Medanos College (\$17 million), we encountered an unforeseen condition/obstacle at the foundation, which was a critical path activity. Our choice was to either redesign the foundation, and work around the obstacle, or remove and relocate the obstacle. The initial cost to remove and relocate the obstacle was more than the redesign and work around effort. Although the initial cost to redesign and work around was lower, the

impact to the schedule was factored in and the cost of extended general conditions of the Contactor proved the redesign/work around option to be a more expensive option. Therefore, we relocated the obstacle, saving both time and money.

.. Work with District staff in the development and maintenance of reporting systems for the scoping, sequencing, scheduling, budgeting, and communication for all capital facility projects

- Reporting systems used for the scoping, sequencing, scheduling, cost evaluations, budgeting, and communications to ensure all parties agree and approve

Critical Solutions, Inc. provides significant depth in their analytical and quantitative evaluation capability. A menu of budget, financial and schedule tools including earned value management are therefore available to the District, and may include: Project Solve, Primavera P3, the Microsoft suite including Project; Procore, and Eadoc (a Bentley product). Critical Solutions engages professionals who are fluent in the industry-standard computing platforms.

While software and technological sophistication is important, a method of Configuration Management and the disciplined Version Control of project documents is 'Critical' to ensuring that the information shared across stakeholders and participants is current, correctly conformed and contains the correct pedigree for circulation.

Projects within the Program will be evaluated using the Master Schedule process outlined to ensure that the approved Program still achieves the Goals of the District.

.. Advise the District in the selection of the Inspector of Record and coordinate the work of sub-consultants (DTSC, CEQA, etc.)

Techniques applied to ensure successful Pre-Construction administration will include:

- Advise on an ongoing basis the status of submittal and approval of projects by various local and State agencies including, but not limited to, DSA, local Fire Marshals, City or County divisions, etc.
- Assisting the District with the bidding process, including:
 - Coordinating with the District and consultants to create and confirm as complete the bid document package for each project.
 - Participating in the bid process by coordinating with the District and consultants for responses to bidder questions.
 - Creating and coordinating issuing amendments to the bid documents to support each project.
 - Conducting pre-bid conferences (job walks) working with the District Purchasing Department and other District staff.

- Conducting pre-construction meetings.
 - Attending and reporting bid results to District staff.
 - Assisting with bid protest or inquiries after the bid opening.
 - Assisting in coordinating the contracts with the contractors, including evaluation of all necessary bonds, insurance, DIR requirements, licensing, and other contracting compliance requirements.
- Assisting the District in the selection of the Inspector of Record, Special Inspection Firm, etc.
 - Providing assistance with complete project closeout process (financial, regulatory, etc.).

.. Advise the District on an ongoing basis the status of submittal and approval of projects

CSI provides the expertise needed to develop processes and maintain reporting systems for the scoping, sequencing, scheduling, budgeting, and communication for the overall Bond Program as prepared and approved by the District.

CSI will:

- Conduct planning sessions and scoping meetings with a variety of user groups.
- Review scheduling and sequencing of project deliveries over time, based on the findings of a Facilities Conditions Assessment and campus project lists.
- Communicate and coordinate with the District's Bond Program management team, the Bond Oversight Council, District's Board of Trustees, District consultants, Construction Contractors, and subcontractors during construction, and with miscellaneous District staff.

Legal Issues

CSI has never been a party in any litigation, arbitration or claims proceedings with an owner, nor has CSI ever been terminated by an owner.

In November 2001, a suit was filed against CSI by a Contractor on a SFUSD project. This action warrants a brief review since CSI played a key role in helping the District obtain a large settlement with the Contractor in 2004. Our firm was hired by the San Francisco Unified School District to replace the existing technical representative on a \$33 million energy efficiency improvements project in schools throughout the District (approximately 150). We provided advice on contract compliance, schedules, RFIs, submittals, change order requests and other typical assignments. CSI found some unusual practices being performed on this project, and through the proper channels within the District and the City of San Francisco, criminal activity was exposed. The Contractor pleaded guilty and paid a fine. Despite admitting to criminal activity, the Contractor filed a lawsuit against the District and CSI for \$7 million. The District counter sued. With the help of CSI, in 2004, the District settled the case in mediation and received \$46 million from the Contractor. CSI is proud of the fact that we provided sound advice to the District and played a key role in helping the District obtain such a favorable settlement.

The only claim CSI had in the last six years was in 2014 when the Architect for the Pleasant Hill Senior Center project sued their Civil Engineer and in response, the Civil Engineer filed a cross-complaint against the Pleasant Hill Recreation and Park District and others involved in the project including CSI. A mediation hearing was held on May 27, 2015 with no disposition as of this date. The District's attorney confirmed that the District has no dispute with CSI.

Our firm has never filed for bankruptcy protection or been declared insolvent by any court, or had a receiver appointed to manage the assets of the firm



Critical Solutions, Inc. 2020 Fee Schedule

<u>Position</u>	<u>Individual</u>	<u>Fully Burdened Rate</u>
PIC	Ronald Johnson	\$205
Senior Program Manager	Diane Hardy	\$195
Project Manager	Kelly Johnson	\$190
	Allan France	\$190
	Bret Miller	\$190
Construction Manager	Rob Mohr	\$150
	Shalilah Bess	\$150
Project Engineer	Pablo Reguero	\$120
	Robert Bagany	\$120
Project Coordinators	Eileen Clark	\$95
	Kelli Glenn	\$95
	Najia Sabeen	\$95
Cost Estimator	*	\$250
Constructability Review	**	\$250
Schedule Review	***	***
Reimbursables	****	****

*Fee reflects independent cost estimating service. Cost estimating during construction phase performed by construction managers and project engineers.

** Constructability Review rate reflects Sub Consultants as needed.

***Schedule reviews are performed by CSI's project managers, construction managers and project engineers at the rates shown for role above

**** As allowed by Contract

Program Management						
	<u>Hours*</u>	<u>Position</u>	<u>%</u>	<u>Rate</u>	<u>Total</u>	
	1992	Sr. PM	100%	\$195	\$388,440	
	1992	PM	60%	\$190	\$227,088	
	1992	CM	50%	\$150	\$149,400	
	1992	PC	30%	\$95	\$56,772	
*From 10/1/2020 to 9/30 2021			Not to Exceed		\$821,700	Per annum
Construction Management						
	<u>Hours*</u>	<u>Position</u>	<u>%</u>	<u>Rate</u>	<u>Total</u>	
	1992	Sr. PM	40%	\$195	\$155,376	
	1992	PM	60%	\$190	\$227,088	
	1992	CM	80%	\$150	\$239,040	
	1992	PC	50%	\$95	\$94,620	
*From 10/1/2020 to 9/30 2021			Not to Exceed		\$716,124	Per annum

Other

Mandatory Forms

Examples of Critical Solutions, Inc. Projects

DISTRICT NONCOLLUSION DECLARATION TO BE EXECUTED AND RETURNED WITH PROPOSAL
(Public Contract Code Section 7106)


The undersigned declares:

I am the President of Critical Solutions, Inc. the party making the foregoing Proposal.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 26 [date], at Walnut Creek [city], CA [state]."

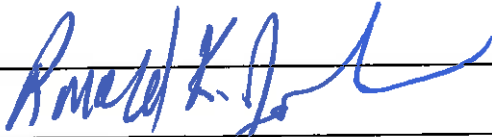
Authorized Signature of Proposer(s):	
Printed Name:	<u>Ronald K. Johnson</u>
Title:	<u>President</u>

RETURN THIS PAGE WITH PROPOSAL

DISTRICT QUALIFICATION CERTIFICATION

I, the undersigned, certify and declare, with specific reference to the California False Claims Act, Government Code sections 12650, et seq., that I have reviewed all of the information presented in this submittal and know its contents. The matters stated in the submittal are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true.

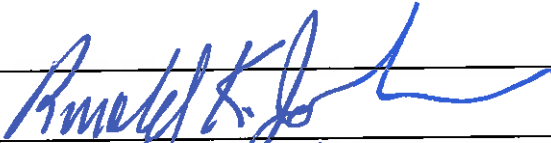
I declare under penalty of perjury that the foregoing is true and correct.

Authorized Signature:	
Printed Name:	Ronald K. Johnson
Title:	President
Date:	9/26/20

6. **NON-DISCRIMINATION.** The Alum Rock Union Elementary School District does not discriminate in the selection, acceptance, or treatment of any contractor based upon race, color, national origin, religion, sex, sexual orientation, handicap, age, veteran's status, medical condition as defined in Section 12926 of the California Government Code, ancestry, marital status, or citizenship, within the limits imposed by law. The District likewise prohibits discrimination by contractors and subcontractors, and may require the successful vendor(s) to give written notice of their obligations to labor organizations with which they have a collective bargaining or other agreement, in compliance with Government Code 12990.

ACCEPTANCE OF TERMS AND CONDITIONS

The undersigned hereby acknowledges receipt and acceptance of the above Terms and Conditions.

Authorized Signature:	
Printed Name:	Ronald R. Johnson
Title:	President
Date:	8/26/20

RETURN THIS PAGE WITH PROPOSAL

**CERTIFICATION BY CONTRACTOR CRIMINAL
RECORDS CHECK**
AB 1610, 1612 and 2102

To the Board of Trustees of the Alum Rock Union Elementary School District:

I, Ronald K. Johnson certify that:
Name of Respondent

1. I have carefully read and understand the Notice to Contractors Regarding Criminal Record Checks (Education Code Section 45125.1) required by the passage of AB 1610, 1612 and 2102.
2. Due to the nature of the work I will be performing for the District, my employees may have contact with students of the District.
3. None of the employees who will be performing the work have been convicted of a violent or serious felony as defined in the Notice and in Penal Code Section 1192.7 and this determination ~~was~~ *will be* made by a fingerprint check through the Department of Justice.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California on 8/26/20
Date

Ronald K. Johnson
Signature

Ronald K. Johnson
Printed Name

President
Title

1801 Oakland Blvd, Suite 300
Address Walnut Creek, CA 94596

925-944-5060
Telephone

CONFLICT OF INTEREST CERTIFICATION

All respondents shall respond to each of the following questions to determine whether any actual or perceived conflict of interest exists.

PRINT NAME Ronald K. Johnson
TITLE OF OFFICER President
NAME OF COMPANY Critical Solutions, Inc.

As part of your Certification, please respond to the following questions listed below:

1. Have you or any of your team members or consultants been employed by the District in the last three years? [Yes] [No] If your answer is "Yes", please provide the following information:

- a. Full-time employee? {YES} {NO}
- Part-time employee? {YES} {NO}
- As-needed employee? Consultant? {YES} {NO}
- Other? Please explain below

Explain: _____

b. Dates of employment/employment contract/consulting contract?

c. Which department(s) did employee(s) work at the District?

d. Name of Supervisor(s)?

e. Describe job duties and responsibilities for each District position held.

f. Last date of employment?

2. Does (has) any District Board Member or District employee have (had) a business position, or serve as an Officer, Partner or Shareholder in your company? [Yes] [No] If the answer is "Yes", please provide the following information:

a. Name(s) of the Board Member(s) or employee(s)?

b. Title/position with your company?

c. If anyone is (was) District Board Member or employee, what percentage of your company's shares does he/she own?

3. Are any of your former employees or consultants presently employed by the District? [Yes] [No] If the answer is "Yes", please provide the following information for each employee:

a. Name of former employee(s)?

b. Position/title with your company?

c. Please describe their duties and responsibilities for each position held at your company.

d. Dates of employment?

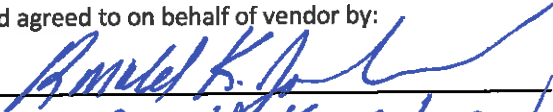
Notice of Policy on Business Gifts and Conflicts of Interest

The following is Alum Rock Union Elementary School District's (ARUSD) policy on business gifts and conflicts of interest. Please sign and return a copy of this policy, acknowledging that you have received it and agree to abide by its terms. We also ask that you circulate the policy to any individuals in your organization that have contact with ARUSD employees.

1. Selection criteria. Vendors are selected based on the quality, timeliness, and cost of the service and/or product they provide. All business decision for ARUSD are to be based solely on what is in the best interest of ARUSD.
2. No gifts. ARUSD employees may not solicit or accept gifts, rewards, payment, commissions, gratuities, discounts, or services of any kind or value from anyone having or seeking business with ARUSD except as follows:
 - a) unsolicited token gifts such as food, flowers, and promotional items inscribed with the supplier's or customer's logo or business name, with nominal values generally not exceeding \$500 in a calendar year.
 - b) business-related functions or meals, so long as the function is necessary and the value and frequency of business meals are not excessive.
3. No personal benefit for employees. ARUSD employees may not have any personally beneficial financial dealings with any individual or business organization that furnishes merchandise, supplies, property, or services to ARUSD. This includes arrangements to receive loans (other than bank loans), commissions, royalties, stock ownership, or anything of value. ARUSD employees are also prohibited from purchasing items for personal use from vendors.
4. Personal investments. ARUSD employees directly concerned with the purchase of merchandise and services from supplier firms, including management personnel with approval authority, may not make investments in those companies, other than normal stock and bond market transactions.
5. No benefit for relatives; disclosure required. ARUSD employees may not make or influence any decision that could directly or indirectly benefit a relative and should disclose to ARUSD whenever a relative has a significant interest in a transaction or a significant relationship with an ARUSD vendor.
6. All employees covered. This policy applies to all ARUSD officers, managers, and employees. Violations of this policy may result in disciplinary action, up to and including termination.
7. Penalties for vendors. Any vendor who violates this policy shall be subject to the immediate and permanent loss of ARUSD business.

As a valued vendor of ARUSD, please acknowledge your receipt of this policy and your agreement to abide by it.

Received and agreed to on behalf of vendor by:

Signature: 

Printed Name: Ronald K. Johnson

Title: President

Date: 8/26/20

Vendor Name: Critical Solutions, Inc.

Vendor Address: 1801 Oakland Blvd, Suite 300, Walnut Creek, CA 94596

RETURN THIS PAGE WITH PROPOSAL

John Swett High School, Crockett, CA



Project Information

Location: Crockett, CA
Construction Cost: \$15.4 Million
Architect: Gelfand Partners
Contact: Tobin Kendrick
Start Date: Oct. 2018
To Be Completed: May 2020
Client: John Swett Unified School District
Contact: Charles Miller, Ed. D.
Superintendent
Phone: 510-245-4300 x2105
Cell: 925-639-7408
Email: cmiller@jsusd.org

Project Summary: This project includes four primary program elements including remodeling the four-story academic building, updating the gymnasium and locker rooms, remodeling the metal and wood shops, and installing an interior elevator. The academic building remodel consists of updating the kitchen, classrooms, labs, offices and restrooms. This includes new finishes, doors, and lighting, as well as power and data upgrades. It will also be receiving a new air conditioning system for all floors. The gymnasium updates include a new ceiling, a modern wood flooring system, and refreshed bleachers. The metal and wood shops are receiving updated office spaces, refreshed floors and ceilings, as well as a new dust collection system. The new interior elevator will allow ADA access to the locker rooms, gymnasium and both stories of the shops. Additionally, the entire fire alarm system in all areas is to be fully upgraded and the fire sprinkler system modified to account for new wall layouts.

CSI's Role/Scope: During the construction phase CSI provided Construction Management services managing all construction aspects of the project for the District; including both schedule and cost analysis as well as client coordination.

Carquinez Middle School, Crockett, CA



Project Information

Location: Crockett, CA
Construction Cost: \$34.4 Million
Architect: LCA Architects
Contact: Cyrus Amani-Taleshi
Start Date: 10/28/18
To Be Completed: Fall 2021
Client: John Swett Unified School District
Contact: Charles Miller, Ed. D.
Superintendent
Phone: 510-245-4300 x2105
Cell: 925-639-7408
Email: cmiller@jsusd.org

Project Summary: This project includes three primary program elements including site improvements, existing building demolition, and new building construction. The site improvements consist of demolishing the existing band room, site concrete, asphalt paving, landscaped areas, and retaining walls. These will then be replaced with a new accessible path of travel, asphalt and concrete paving, cast-in-place stairs and ramps, and new site utilities including electrical, water, fire, storm and sewer. The new building to be constructed includes three stories of classrooms, administration offices, a library, as well as a new gymnasium, kitchen and cafeteria. Upon completion of the new building the existing two-story building will be demolished including associated utilities and will be replaced with fresh landscaping.

CSI's Role/Scope: During the construction phase CSI provided Construction Management services managing all construction aspects of the project for the District; including both schedule and cost analysis as well as client coordination.

New College Center, Contra Costa College



Project Information

Location: San Pablo, CA
Construction Cost: \$55 million
Architect: tBP Architects
Contact: 925-246-6419
Completed: July 2016

Client: Contra Costa Community College District

Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary: The largest bond-funded project in the history of Contra Costa Community College District at that time. (\$55 million, 108,379 square-foot) consists of three new buildings that will define three outdoor campus spaces — an amphitheater, an eating area, and a quad area for social activities. The project's three buildings are the Student and Administration Building, the Fireside Community Building, and a three-level, General Education classroom building, which includes a three-stop elevator. The project also includes a large 139 space parking lot. Construction bid was \$51,560,000; the final cost was \$56,214,447.14 due to change orders.

CSI's Role/Scope: CSI was involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI updated the project budget, summary schedule, and Division 0 & 1 documents, as well as, performed the constructability review. During the bid-phase CSI provided contractor outreach services, managed the bid process including pre-bid meetings, job-walk, contractor interviews and selection. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District. Grand Opening was held on September 13, 2016.

Student Services Remodel/Seismic Upgrade, Los Medanos College



Project Information

Location: Pittsburg, CA
Construction Cost: \$17M
Architect: Charlie Ham Associates
Contact: 925-999-9347
Completed: 2015

Client: Contra Costa Community College District

Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Description: Scope of work for this project included alterations to (E) two-story student services center area and (N) two-story addition, with new offices, classrooms, resource and waiting areas, within a new exterior enclosure. (N) two-story steel-framed addition to accommodate (N) stairs, elevator and restrooms. Total square Footage: 39,000. Minor re-configuration of existing structural shear walls, installation of new mechanical, electrical, plumbing, fire protection and fire-alarm systems and hazardous material abatement and removal were also required. Sustainability goals included mitigation of construction waste and hazardous waste disposal in accordance with agency and regulatory guidelines

CSI's Role/Scope: CSI provided constructability reviews during the design of the project and comprehensive PM and CM services during construction. Construction phase services included all aspects of construction management including RFIs, submittals, change order review and negotiation, schedule reviews and analysis through project closeout.

Student and Food Services; Culinary Arts and Commons, Diablo Valley College



Project Information

Location: Pleasant Hill, CA
Construction Cost: \$45 million
Architect: Steinburg
Contact: 415-683-2000
Completed: July 2015

Client: Contra Costa Community College District

Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary: This project includes four primary program elements including Student Services, Food Services, Culinary Arts instructional programs, and the central campus quad. The building program elements are subdivided into two similarly sized structures overall comprised of 86,000 sf. The subdivision and particular displacement of the buildings responds to two primary campus-wide objectives. The space created between the two structures is gently sloped to connect the two main central campus levels together. This public walkway connects the upper levels of the college to a single, larger central campus space, called the “Commons. The building was designed to achieve LEED Gold certification.

CSI’s Role/Scope: During the construction phase CSI provided Construction Management services managing all aspects of the project for the District; including commissioning and closeout.

Physical Education /Student Union, Los Medanos College



Project Information

Location: Pittsburg, CA
Construction Cost: \$43 million
Architect: LPA Architects
Contact: 408-780-7200
Completed: January 2020

Client: Contra Costa Community College District

Ms. Ines Zildzic, Vice
Chancellor,
Facilities Planning and
Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary:

Physical Education building, which is a 30,000 gsf one-story building with weight room, fitness spaces, dance studios, locker rooms, equipment room, faculty offices, trainer’s office, and supporting building spaces. The Student Union building is a 35,400 gsf two-story building with a bookstore, small food services, a large conference room that can be subdivided to smaller rooms, a student activity space, faculty offices, student lounge, and supporting building spaces as well as extensive sitework. The project was designed to achieve LEED Silver certification.

This is another project that is leading the way to the future of sustainability by implementing the following: storm water design & control, light pollution reduction, optimizing energy performance, water efficiency, storage & collection of recyclables, outdoor air delivery monitoring, reduced mercury in lamps and low emitting materials.

CSI’s Role/Scope: CSI is involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI prepared the project budget, summary schedule, and Division 0 & 1 documents, as well as, performed the constructability review. During the bid-phase CSI provided contractor outreach services, managed the bid process including pre-bid meetings, job-walk, contractor interviews and selection. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.

New Brentwood Center, Los Medanos College



Project Information

Location: Brentwood CA
Construction Cost: \$46 million
Architect: Ratcliff
Contact: 510-899-6400
Completed: To be completed March 2020

Client: Contra Costa Community College District
Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary: Acquisition of land and planning, design, and construction of a new campus to replace the Brentwood Center currently housed in the leased space. The design and construction of a new 55,000 SFT Brentwood campus, will feature instructional classrooms, science labs, student support services, library resources, tutorial labs, bookstore and food service areas, “linger and learn” space, faculty/staff offices, and more than 700 parking stalls. Building is designed to achieve LEED Silver certification. This project is leading the way to the future of sustainability by implementing the following: storm water design & control, low-emission and fuel efficient vehicles, light pollution reduction, optimizing energy performance, water efficiency, storage & collection of recyclables, outdoor air delivery monitoring, reduced mercury in lamps, low emitting materials and onsite renewable energy.

CSI’s Role/Scope: CSI is involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI prepared the project budget, summary schedule, and Division 0 & 1 documents, as well as, performed the constructability review. During the bid-phase CSI provided contractor outreach services, managed the bid process including pre-bid meetings, job-walk, contractor interviews and selection. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.

Replacement of Main Electrical Switchgear, Diablo Valley College



Project Information

Location: Pleasant Hill, CA
Construction Cost: \$2 million
Engineer YEI, Douglas Yung,
dyoung@yei.com
Completed: Spring 2019

Client: Contra Costa Community College District
Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary: Replace the existing indoor 5kV metal-clad switchgear metal-with new standard outdoor (non-walk-in) metal clad switchgear located in an outdoor equipment pad adjacent to the Engineering Technology building. Related electrical work included, new outdoor pad mounted oil filled transformer, underground electrical ductbanks, manholes with sump pumps, cables, splices, terminations, grounding system, testing and related miscellaneous incidentals.

The project was completed without disruption to Campus operations, conducting an orchestrated turnover from old to new switchgear during night shifts. Project was completed on budget; final construction cost was just under \$2M.

CSI’s Role/Scope: CSI was involved in all pre-construction phases of the project, from pre-programming through project submittal to DSA. DSA approval received Spring, 2018. During pre-construction CSI prepared the project budget, summary schedule, and Division 0 & 1 documents, as well as performed the constructability review. CSI provided Construction Management services for all aspects of early increment demolition and underground utility phases.

Roof Replacement Phase 1, Diablo Valley College



Project Information

Location: Pleasant Hill, CA
Construction Cost: \$1.3 million
Engineer – Steelhead Engineering,
Contact: 415-585-2601
Completed Spring 2018

Client: Contra Costa Community College District

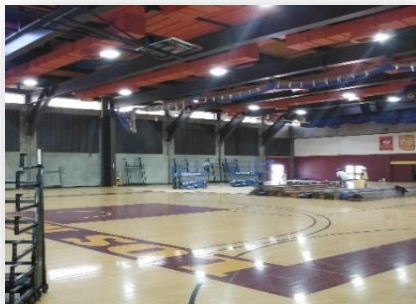
Ms. Ines Zildzic, Vice Chancellor,
Facilities Planning and
Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary: DVC Roof Replacement Phase 1 conducted on the Engineering Technology and Administrations buildings was part of the campus infrastructure maintenance and improvement projects. This work was not a DSA project; therefore, no additional level of LEED certification was required. Construction Cost: \$1,308,000.00. Final Cost: \$1,240,000.00

An allowance of \$160,000 was stipulated in the bid documents to be reserved for District use and unforeseen conditions such as replacing dry rotted roof materials, additional flashing, etc. Just over half the allowance was used, resulting a credit back to the District.

CSI's Role/Scope: CSI was involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI assisted the Project Manager on this project and took over once Construction began. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.

Gymnasium Modernization, Los Medanos College



Project Information

Location: Pittsburg, CA
Construction Cost: \$1.1M
Architect: LPAS
Contact:
Completed: 2017

Client: Contra Costa Community College District

Ms. Ines Zildzic, Vice
Chancellor,
Facilities Planning and
Construction
Phone: (925) 229-6873
Email: izildzic@4cd.edu

Project Summary:

Perform various new improvements in an existing 17,650 square foot gymnasium. Contractor was required to provide protection of the existing facilities and ensure safe, unobstructed student access to existing, unaffected facilities. Note that this project had two DSA numbers, and all costs, schedule and scope were required to be tracked on the basis of the respective scope of each. Sustainability was achieved by ensuring that contracting methods minimized waste.

CSI's Role/Scope: CSI was involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI assisted the Project Manager on this project and took over once Construction began. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.

P1 Seismic Retrofits, Contra Costa College



Project Information

Location: San Pablo, CA
Construction Cost: \$1.6M
Architect: Thornton Tomasetti
Contact: 415-365-6900
Completed: 2015
**Client: Contra Costa
Community College District**
Ms. Ines Zildzic, Vice
Chancellor,
Facilities Planning and
Construction
Phone: (925) 229-6873

Project Summary: Seismically retrofit multiple buildings located on Contra Costs Campus. Other Work included, but was not limited to, abatement, temporary construction, demolition, structural, electrical, mechanical, signage and architectural finishes. Work required the mitigation of hazardous materials without any exposure to Campus.

CSI's Role/Scope: CSI was involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI assisted the Project Manager on this project and took over once Construction began. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.

CCC Music Building - Contra Costa Community College



Project Information

Location: San Pablo, CA
Construction Cost: \$4.6M
Architect: IBI Architecture
Planners
Completed: 2016
**Client: Contra Costa
Community College District**
Ms. Ines Zildzic, Vice
Chancellor,
Facilities Planning and
Construction
Phone: (925) 229-6873

Project Summary: Renovation of existing Music Building. CSI provided comprehensive project and construction management services during all phases of the project.

CSI's Role/Scope: CSI was involved in all phases of the project, from pre-construction through project close-out. During pre-construction CSI assisted the Project Manager on this project and took over once Construction began. During the construction phase CSI provided Construction Management services managing all aspects of the project for the District.