



LA Primary Center #5



East Valley High School #3



LA Area New Elementary School #1



Richard Riordan Primary Center



Belmont Elementary School #6



JG Management Consultants, Inc.

NEWPORT-MESA UNIFIED SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS RFQ#119-21 for

CONSTRUCTION MANAGEMENT SERVICES

February 22, 2021



Central LA High School #1



South LA Area New High School #3



Central LA Middle School #1



Ramona Elementary School



Santa Monica New Primary Center



Central Region High School #16



JG Management Consultants, Inc.

February 22, 2021

Mr. Jonathan Geiszler
Director of Purchasing & Warehouse
Purchasing Department
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, CA 92626
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Re: Statement of Qualifications for the Newport-Mesa Unified School District RFQ #119-21 for Construction Management Services

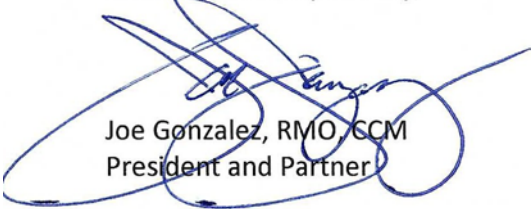
Dear Jonathan,

We are submitting our qualifications for the Newport-Mesa Unified School District's (LBUSD) Request for Qualifications to provide Construction Management Services as a Prime Consultant. We are also a certified Small Business Enterprise. Our experience is concentrated in Southern California and is comprised of full-time Program, Design and Construction Project Managers, Technology Project Managers and Administrative Support personnel for LBUSD's \$2.7 Billion Repair and Safety Bond Program (since 2010); and for the \$35 billion Los Angeles Unified School District (LAUSD) Building Program (since 2002).

Firm Legal Name:	JG Management Consultants, Inc.
Firm Address:	3281 Stoneberry Lane Corona, Riverside County, CA 92882
Main Contact:	Joe Gonzalez, President, RMO, CCM
Phone:	213-272-7071
Fax:	951-520-0268
Email:	joe.gonzalez@jgmcinc.com
Website:	www.jgmcinc.com

We acknowledge having reviewed and signed Attachments B, C, D, E, F, G and H and agree to all the various Scope of Work Requirements listed in Attachment A, the District response to the Questions and Answers issued on February 19th and the Bid Holders List for this RFQ. No Addenda issued by the District as of 12:00pm, February 22nd. This proposal shall be valid for 60 calendar days and the Firm is available to immediately provide services. I am authorized to bind the Firm to the terms, and to make binding decisions in all matters relating to this RFQ, the Agreement and Task Order(s), and to negotiate the contract with the District.

Sincerely and respectfully,

A blue ink signature of Joe Gonzalez is written over the typed name and title.

Joe Gonzalez, RMO, CCM
President and Partner



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Attachment B – Certification – Request for Qualifications

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Attachment G – Firm Proposal/Offer Form

Attachment H – Non-Collusion Declaration

Attached Copy of SBE Certification

Attached Resumes



1. BUSINESS PROFILE

JG Management Consultants, Inc. (JGMC) was founded on November 14, 2002 by Joe Gonzalez, President/Chief Executive Officer; and Greg Koenig, Treasurer/Secretary/Chief Financial Officer. We are an “S” Corporation structure, California Corporate #C2451765, and a certified Small Business Enterprise (SBE). There is no parent company of JGMC.

For the past 12 years we have invoiced over \$45M for Staff Augmented Program and Project Management Services for the LAUSD, LBUSD and LACCD Building Programs. We continue to provide On-Call Staff Augmentation Construction Management services for the Long Beach Unified School District’s \$2.7 Billion Classroom Repair, Student Safety Bond Program and the Los Angeles Unified School District’s \$35B Building Program and have provided over \$10 Billion in management assistance in development, planning, design and construction of new schools, additions, modular, modernizations, comprehensive modernizations and repair projects. The State of California (OSDS #59476 and NAICS #541618) recognizes JG Management Consultants as a Small Business Enterprise as well as the Los Angeles Unified School District.

Our plan is to bring the best of our past experiences with the State and local governing agencies to safely execute, project schedules, ensuring building quality, accurate documentation and delivering successful projects. All of this is accomplished through our most valuable asset – OUR PEOPLE. Our continuing success is built on the skills of our professionals and our dedicated approach to achieving our Client’s goals.

Current Team Tenure

The following is a current list of our employees working in the LAUSD Building Program. We have 4 employees that have been working for our Company and have over 15 years working at the LAUSD. We also have two employees that have retired while working at the LAUSD and another scheduled to retire this year. This is definite proof that we are doing it right and the right way, but we are not comfortable with the status quo, and are planning to improve where needed and not change the things that are working. The following is a list our current employees showing their durations with our Company and their tenure in the LBUSD and LAUSD Building Programs:

1. Robert Lester, Regional Director, April 7, 2003 – **Over 15 years**
2. Dan Larsen, Project Engineer, June 2, 2003 – **Over 15 years**
3. Rick Salvato, OAR I, April 26, 2004 – **Over 15 Years**
4. Eddie Nishi, Senior Design Manager, January 17, 2006 – **Over 15 years**
5. Jonathan Goodman, OAR I, July 21, 2014 – **6-1/2 years**
6. Ricardo Ascencio, Project Engineer, April 1, 2015 – **5-1/2 years**
7. Mickey Kim, Senior Technology Project Manager, June 17, 2015 – **5-1/2 years**
8. Charlotte Sahara, Design Manager, September 14, 2015 – **5 years**
9. Robert Megowan, Technology Project Manager, December 5, 2016 – **4 years**
10. Arturo Reyes, Technology Project Manager, June 26, 2017 – **3-1/2 years**
11. Bung Ko, Senior Design Manager, July 17, 2017 – **2-1/2 years**



12. Jean Baaden, OAR I, July 31, 2017 – **2-1/2 years**
13. Adam LaFreniere, Construction Assistant Project Manager, March 12, 2018 – **2-1/2 years**
14. Christy Wong, Assistant CEQA Project Manager, May 1, 2018 – **2-1/2 years**
15. Lauren Willingham, Construction Assistant Project Manager, June 11, 2018 – **2-1/2 years**
16. Robert Lawn, CAFM Specialist, July 10, 2018 - **2-1/2 years**
17. Michelle Slater, OAR I, December 10, 2018 – **2 years**
18. Evangelique Zhao, Design Manager, December 16, 2019 – **1 year**
19. Magdalena Suen, Design Manager, February 3, 2020 – **1 year**

Proposed Candidates

Attached to this proposal are resumes for Josef Nejat and Prithwish Gupta. Both are senior candidates who have been working in the Southern California area. Below are the billable hourly rates, which account for all direct labor costs, fringe benefits, insurance, overhead, profit, and all other expenses the candidate's positions will incur in providing Construction Management Services.

<u>Candidate</u>	<u>Title/Position</u>	<u>Billable Rates</u>
Josef Nejat	Senior Construction Project Manager	\$155/hour
Prithwish Gupta	Senior Construction Project Manager	\$155/hour



2. EXPERIENCE

Since 2002, we have managed over \$10 Billion of planning, development, design and construction of new schools, additions, modulars, modernizations, comprehensive modernizations and DSA certifications for the LBUSD and LAUSD Building Programs. We currently employ 24 full-time persons (19 billable employees) and are engaged in contracts with The Long Beach Unified School District, the Los Angeles Unified School District and the Los Angeles Community College District Building Programs.

We plan to submit Staff Augmented Program Planning, Project and Construction Management candidates for this proposal. These skills positions include Technology Project Managers, CAFM Specialists, CEQA Project Managers, Senior Design Managers, Design Managers, Construction Project Engineers, Assistant Construction Project Managers, OAR's, Senior Project Managers and Construction Directors and Program and Construction Schedulers. We currently employ such persons in our Company for the LBUSD and LAUSD Bond building programs. We are experienced in complex design, planning, development, design and construction of new schools, additions, modulars, modernizations, comprehensive modernizations and repair projects.

Current Project Team

Below is a list of current staff on the LAUSD and LBUSD Building Bond programs:

Current LAUSD Billable Personnel

1. Robert Lester, Regional Director
2. Eddie Nishi, Senior Design Manager
3. Bung Ko, Senior Design Manager
4. Charlotte Sahara, Design Manager
5. Evangelique Zhao, Design Manager
6. Magdalena Suen, Design Manager
7. Jonathan Goodman, OAR II
8. Rick Salvato, OAR I
9. Ricardo Ascencio, OAR I
10. Jean Baaden, OAR I
11. Michelle Slater, OAR I
12. Dan Larsen, Project Engineer
13. Christy Wong, Assistant CEQA PM
14. Dave Olmsted, Senior Project Schedule Manager

Current LBUSD Billable Personnel

1. Mickey Kim, Technical Senior Project Manager
2. Robert Megowan, Technical Project Manager
3. Arturo Reyes, Technical Project Manager
4. Adam LaFreniere, Assistant Project Manager
5. Lauren Willingham, Assistant Project Manager
6. Robert Lawn, CAFM Specialist

We are uniquely qualified because of involvement in two of the largest school construction bond programs in the State of California. We have been and plan to continue to be successful because of our unique experience before starting JG Management Consultants. My partner and I were contracted builders before we started exclusively managing the construction process for District agencies. We believe that has given us an advantage and this proved to be true while managing projects from initial planning, programming and development thru to construction and final DSA closeout. Our performance has allowed our Company to become a Prime Consultant on the LAUSD \$35B Bond Program. We are one of 12 firms that LAUSD has entrusted to provide professional staff-augmented services.



At LAUSD we are currently providing Design Management Services for projects in the amount of \$2.8 billion and providing Construction Management Services \$1.5 billion in construction projects.

Los Angeles Unified School District Experience

Our experience is concentrated in the Southern California area and is comprised of a staff of 14 full-time Design and Construction Managers as well as CEQA project management services for the Office of Environmental, Health and Safety Division. We have been providing On-Call Staff Augmentation Services since 2002 for the \$25 billion Los Angeles Unified School District (LAUSD) Building Program. The following is a history of our subconsultant and Prime Consultant services to the District:

November 25, 2002 to October 31, 2005, Subconsultant
July 1, 2005 to June 30, 2007, Subconsultant
March 9, 2007 to August 31, 2010, Subconsultant
August 18, 2010 to March 31, 2015, **Prime Consultant**
April 1, 2015 to November 30, 2019, Subconsultant
December 1, 2019 to the Present, **Prime Consultant**

Design Management

Our Design Management experience and responsibilities include managing the architect, which includes management of many project teams (30 to 50 professionals) for delivery of new designs for project scope definition and development, architect/engineer fee negotiation and analysis, schedule development and management, management of geotechnical engineers of record. We manage the quality of the documents and the commissioning consultants for delivery of designs, master planning site layout, incorporation of CEQA mitigation measures, utility service coordination and incorporation, B-Permit offsite development and approval, review of projects according to the client's standards, review of projects for constructability, scope development and oversight of photovoltaic system design and incorporation into projects. We review of projects according to local and State governing requirements, process projects through agency approval and ensure project design is in accordance with State and local agency requirements. These responsibilities include management of the designs for new construction, comprehensive modernization, modernization and repair projects using the District's design standards in compliance with the California Department of Education and the Division of State Architects public contracting requirements.

Construction Management

Our Construction Project Management responsibilities include obtaining final environmental approval from abatement and demolition of existing facilities as required, selection assistance for client's architect, leadership in community meetings, assisting in the constructability review, initiation and completion of bidding documents, budget adherence, project construction management. We also manage the scheduling process, coordination of furnishings, punch-list initiation, completion to final turnover to school administration and final closeout and certification, including LEED management, commissioning oversight and final project closeout and DSA certification.

We have also been managing, overseeing and coordinating the design, construction, administration and closeout of modular addition and Prop 39 projects. Responsibilities included the obtaining of final environmental approval from the State, abatement and demolition of existing facilities as required, community meetings, development of construction documents from architect selection to final agency approval, initiation and completion of bidding documents, budget adherence, construction, ADA upgrades in existing facilities, furnishing coordination, punch-list to final turnover.



DSA Certification

Closeout and DSA Certification of a project starts during the design phase. At the construction phase we begin closeout by completing a submittal log of required deliverables by the contractor. The closeout documents shall include maintenance materials, warranty and guarantee certificates, operation and maintenance manuals. A documentation of the orientation of mechanical and electrical systems and of the contractor's commissioning of the projects systems. We have successfully managed the final closeout and certification on many projects for LAUSD. This process includes compiling and final submission of all change orders by the architect of record to DSA for review and final approval (project certification), and the compilation of maintenance materials, closeout documents, warranty and guarantees and equipment orientation meetings. Our responsibilities include working closely with the program level DSA design coordinators and construction team members to track, monitor and expedite all aspects of DSA certification inclusive of final documentation and drawings, resolution of non-compliant reports, and DSA approval of executed change orders per the DSA's procedures. Additional responsibilities include the utilization of the DSA Tracker to assist in the coordination and prioritization of close-out matters. Other responsibilities will include monitoring and tracking of the timely close-out of unresolved building commissioning issues, outstanding punch list items, and administrative and contract close-out. We are also responsible for the monitoring, tracking and close-out of all warranty related matters inclusive of final (11 month or as applicable) warranty walks. Our Construction Management Team successfully completed DSA certification on 725 historical schools ranging from projects in the 1980's to 2000's. These projects were DSA certified from 2011 to 2017 for the Project Execution Division, North Region under Robert Lester's leadership as a Regional Director.

The following is a list of projects we are currently providing \$2.8B in Design Management services (Asset Management) and \$1.5B in Construction Management services (Project Execution) for the LAUSD Building Program:

Current Design Managed Schools at LAUSD

\$76.6M Foshay Learning Center Seismic Modernization
\$13.2M Dahlia Heights Elementary School Classroom Replacement
\$5.9M Delevan Elementary School Classroom Replacement
\$93.5M Ascot Elementary School Comprehensive Modernization
\$171M Reseda Charter High School Comprehensive Modernization
\$233.8M Hamilton High School Comprehensive Modernization
\$1.6M Verdugo Hills High School New Science Laboratory
\$2.7M Wilson High School Visual & Performing Arts Center
\$175.5M Grant High School Comprehensive Modernization
\$9.4M Marshall High School Tower Repair
\$178M San Pedro High School Comprehensive Modernization
\$150M Huntington Park High School Comprehensive Modernization
\$92.6M South Region Elementary School #2
\$216.3M Lincoln High School Comprehensive Modernization
\$134.4M Elizabeth Learning Center Comprehensive Modernization
\$266.5M North Hollywood High School Comprehensive Modernization
\$191.8M Burroughs Middle School Comprehensive Modernization
\$76.7M 92nd Street Elementary School Comprehensive Modernization
\$159.3M Belvedere Middle School Comprehensive Modernization
\$68.2M Shenandoah Elementary School Comprehensive Modernization
\$6.6M Ramona Elementary School ADA Improvements
\$2.5M Wright STEAM Magnet Middle School Flexible Learning
\$181.4M Roosevelt High School Comprehensive Modernization



\$7M Marlton Special Education ADA Improvements
 \$10.8M Topanga Charter Elementary School Classroom Replacement
 \$3.2M University Pathways Medical Magnet
 \$10.4M Marshall High School ADA Improvements
 \$6.6M Amestoy Elementary School Classroom Replacement
 \$134.8M Kennedy High School Comprehensive Modernization
 \$124.5M Taft Charter High School Comprehensive Modernization
 \$1.6M Venice High School Auditorium Repairs
 \$168.8M Jefferson High School Comprehensive Modernization

Current Construction Managed Schools at LAUSD

\$138.7M Cleveland Charter High School
 \$178M San Pedro HS Comp Mod
 \$175.5M Grant High School Comp Mod
 \$365.2M North Hollywood High School Comp Mod
 \$124.5M Taft High School Comp Mod
 \$93.9M Kennedy High School Comp Mod
 \$158.8M Polytechnic High School Comp Mod
 \$87.8M Sherman Oaks Center for Enriched Studies
 \$122.6M Reseda High School Comp Mod
 \$23.6M Colfax Charter Elementary School Addition
 \$11.2M North Hollywood High School Utilities
 \$14.9M Calabash Charter Interim Housing/Sitework
 \$8.3M Taft High School Plumbing Upgrade
 \$7.4M Verdugo Hills HS Plumbing Upgrade
 \$7.4M Granada Hills Charter HS Plumbing Upgrade
 \$12.6M Maclay Middle School HVAC Systems
 \$10.4M Maclay Middle School Wellness Center
 \$8.3M Canoga Park VAPA
 \$6.9M San Fernando MS Plumbing Upgrade
 \$6.9M Balboa Mental Health Center
 \$5.1M Columbus Middle School Paving
 \$5.1M Woodlake Elementary School Paving
 \$4.9M Millikan MS Plumbing Upgrade
 \$3.7M Sun Valley Magnet HVAC Systems
 \$2.3M Frost Middle School Repairs
 \$2M Chatsworth ADA
 \$1M Northridge MS Temp Ramp
 \$2.5M Vaughn EEC Nature Explore Center
 \$1.9M Haddon EEC Nature Explore Center
 \$1.2M Arleta ES Water Intrusion Phase II
 \$570K Reseda HS Demo
 \$4.9M Dixie Canyon Paving
 \$198K Monroe Electric Media

Current Construction Managed Schools for Modernization and Repairs at LAUSD

Garcetti Learning Academy ADA Improvements
 Academy for Enriched Sciences Magnet Elementary School
 Le Conte Middle School Proposition 39 Repairs
 Haddon Elementary School ADA Improvements



Wilson High School ADA Improvements
Bassett Elementary School Ramp Installation
Cheremoya Elementary School Ramp Installation
Belvedere Elementary School Accessibility Upgrades
Erwin Elementary School ADA Improvements
153rd Street Elementary School ADA Improvements
Chatsworth Charter High School ADA Improvements
Girls Academic Leadership Academy Plumbing Upgrade
Northridge Middle School ADA Improvements
3rd Street Elementary School ADA Improvements
Hamasaki Elementary School ADA Improvements
Dana Middle School ADA Improvements
75th Street Elementary School ADA Improvements
Richland Elementary School ADA Improvements
Fairburn Elementary School Ramp Installation
Fairburn Elementary School Nurse's Office Remodel

Long Beach Unified School District Experience

We have been providing Technology and Construction Program and Project Management Services for the Long Beach Unified School District's \$2.7 Billion Repair and Safety Bond Program since 2010. At the Long Beach Unified School District, we are working on pre-construction development of new and modernization projects, completing Technology and ADA requirement overview for the new as well as the existing schools, and establishing a document control program. We currently employ 6 full-time Technology and Construction Managers positions at the Long Beach Unified School District's Building Program.

In 2011 we began providing Technology Program and Project Management Services to the Long Beach Unified School District's Measure K Bond program. Our Technology Team selected and designed an Enterprise Content Management System to address Long Beach Unified School District's need for Document Control. Utilizing HP Blade Servers and VMWare ESX 5.11, the Team implemented a fully redundant virtual server farm, the first in the District to meet the Facilities and Maintenance Branch's Application Support needs, and then migrated both, Facilities and Maintenance's Novell Netware file servers, GroupWise post office, ECM, CAFM, and ticketing systems into the new virtual environment. The Team also redesigned the data backup strategy, using a Revinetix SAN system to ensure all 22TB of the Virtual Farm could be backed up to a disk.

Due to our success the District asked us to assume management of the over budget and extremely behind schedule \$21 million District Wireless Project. The Technology Team began by completing a network assessment and inventory of all 88 school sites, redesigning the topology to ensure complete coverage of all educational spaces, technically advising the project management team as the project went into construction, built and led the new technology project management team to a successful implementation granting a 1-to-1 access ratio to all students and staff at all the District campus'. The project was completed 17 calendar days ahead of schedule, over \$1 million under budget, and had zero change orders.

The Team had directed the District Technology Group to support two new school sites under construction. The projects included Newcomb K-8 and Roosevelt Elementary schools. The Team partnered with the existing construction management teams to assure all technology systems were installed correctly and on time, ensuring that Newcomb K-8 and Roosevelt Elementary schools opened on schedule.



We had been tasked with taking over additional technology projects; including, IP based Security Cameras at 14 High Schools and one Middle School, assisted in design and implementation of Digital Intercom, Clocks and Speakers Systems at 87 campuses, and including Exterior Wireless Access Points at Middle Schools and High Schools, as well as supporting the new construction efforts at Browning High School and various modernization projects across the District.

The Technology Team has managed and coordinated multiple District technology vendors ensuring timely execution and significant cost savings and led the Facilities Technology Group in supporting all the Facilities Branch technical support needs. We are the first responders to any technology issues, and the Team has implemented a PC refresh cycle, replacing 25% of Facilities' computers every year.

Through leadership, expertise and cooperation the Team has improved and fostered inter-department communication throughout the District, especially benefitting the Facilities and Technology Information Branches. We have also developed and updated design specifications for Facilities to keep up with the newest technologies, demonstrating innovative technologies via my allowing vendors to showcase upcoming educational products and services to the District, and fully supports the Measure K Bond Program staff, including everything from upgrading computers to reducing paper. Our Technology Team assisted in design and implementation of Digital Intercom, Clocks and Speakers Systems at 87 campuses, and including Exterior Wireless Access Points at Middle Schools and High Schools, as well as supporting the new construction efforts at Browning High School and various modernization projects across the District. The following is a list of the projects we have provided Technology and Construction Management Services for the LBUSD Building Program:

Bixby HVAC	Jordan HS Major Renovation	Prisk HVAC
Browning HS	Lakewood HVAC	Riley HVAC
Bryant ES HVAC	Longfellow HVAC	Robinson HVAC
Burcham HVAC	Lowell Portables	Rogers Portables
Cubberley K-8 HVAC	Lowell Port	Sato New Construction
Fremont HVAC	Madison ES HVAC	Security Improvements
Hughes MS HVAC	Mann HVAC	Intercom & Clock Replace
Hughes Field	Millikan Seismic-Reconstruction	Twain HVAC
Hughes Portables	Millikan HS Track & Field	Wilson Aquatics
Naples HVAC	Muir HVAC	Wilson HVAC
Jefferson HVAC	Stevenson Site Improvements	Fire Alarm Phase 5

Retention and Attraction of Candidates

We retain our employees and attract candidates because of our previous construction building experience prior to starting our Company. In other words, our professional reputation of getting the project done on time, and at the same time incorporating integrity and a necessary degree of fairness during management of our projects. Potential candidates are also attracted to our Company compensation and benefits packages and our Company culture and philosophy. What makes us different from other Teams? We believe that companies do not build and manage successful projects, people do! Concentrating our efforts in the Southern California area for our entire careers, we have been able to select those certain individuals that professionally can get the job done and meet our Company cultural standards. These standards say, "Do the right thing the right way," and "Treat people the way you would want to be treated."



First, we have some of the most knowledgeable and accomplished design, development and construction experts in the industry. Our staff includes professionals in development program management, design management, and construction project management, all with seasoned experience. Since some of our team members are also builders and licensed architects, this gives us the technical knowledge and makes us familiar with the materials and their installation methods required to complete a successful project. Most importantly we resolve issues in a timely manner, therefore allowing all parties to maintain focus on delivering a quality project on schedule.

Second, we treat our people the way all of us want to be treated - with respect, and we offer an excellent benefit and salary package. Just imagine a satisfied employee at work. It is this attitude that affects performance in the workplace. What does this mean to the client? A content employee is productive and ready to take their responsibilities and duties to the next level.

Third, we have worked with, trained and mentored our people that work for us. We know the area architectural firms and their consultants. We are familiar with the contracting and subcontracting sector and their ability to deliver.

We provide excellent benefits for all full-time employees. These include a vision, dental and health insurance plan; a Company phone; a comprehensive Company Paid-Time-Off (PTO) package; a Company Retirement plan; paid employee parking; encouragement to use Company paid public provided transportation services such as the Metro-Train and Bus Lines; and a Company severance plan.

Candidate Screening and Recruiting

Our due diligence for potential candidates includes reviewing their stated experience, qualifications, education records, certificates, licenses and references. We also complete a Department of Justice fingerprinting and background check.

We ensure minimum requirements for experience, education, knowledge and skills for each specific position are met with each potential position. We filter all candidate resume submissions with specific qualification questions. Once that is met, it is then reviewed by the recruiting manager, and then passed on to a senior level manager or principal. Our recruiting and advertising process consist of the following steps before a candidate is submitted to a client. First, we post positions on iHire Construction, Indeed, Career Builders, active search on LinkedIn and other classified search engines. Second, resumes are requested with qualification questions. Third, if selected, an initial phone interview is requested with a completed application providing release of background, education, work and reference checks. Fourth, a one-on-one interview is conducted. If needed, a second in person interview is conducted with a senior level manager or a principal. Fifth, we verify the candidate's education, certifications, licenses and references, social media and a DOJ criminal background check. Sixth, we utilize the background services of a Company like GoodHire.

Employee Support

We support our employees by having monthly meetings with all our employees to go over human resource issues, marketing plans, project concerns, and face-to face networking for an employee-to-employee conversation. We also provide an annual employee retreat, and year-end Holiday Employee Family dining experience. We believe this gives our employees an added sense of relief and contentment that they are really needed and cared for.

We also provide our employees with an extended education reimbursement cost. We encourage an employee extending their education in obtaining their Masters' Degree, Professional License and/or certifications. We also provide a 100% reimbursement for obtaining a LEED AP Certificate through the



Green Building Institute (GBCI), the Construction Management Certificate through the Construction Management Association of America (CMAA), a Project Management Credential or Certificate through the Project Management Institute (PMI) and DBIA certification. We encourage extended education and emphasize that our employees pursue their MBA or a Masters' Degree in Project Construction Management, which JGMC financially participates. One of our employees is currently pursuing an MBA degree.

Training and Professional Development

We strongly encourage that our employees continue their education by offering to reimburse all costs for obtaining a professional certificate. We also give our employees an annual expense allowance for continuing their education by pursuing a Bachelors' Degree or Masters' Degree.

We provide a 100% reimbursement for obtaining a LEED AP Certificate through the Green Building Institute (GBCI), the Construction Management Certificate (CCM) through the Construction Management Association of America (CMAA), a Project Management Credential or Certificate through the Project Management Institute (PMI) and Design Build Institute of America (DBIA) Certification, CASp Certification, ARCHIBUS Facilities Management Software Training, and OSHA Training Certification. We were successful in having 6 of our employees complete the Associate DBIA Certifications. One of our employees is currently pursuing an MBA degree.

We shall continue to ensure our employees continue to execute certifications required by the District, such as OSHA 10-hour and 30-hour training, CAAT Certifications, Ethics Training, and required Personal Protective Equipment (PPE). We also provide and complete formal Company Mentoring and Training for our employees. Our Training Sessions include the following topics:

Daily Protocols - Safety	Submittals
Reviewing Contract Documents	RFC's/RFI's
Establishing and Leading Meetings	Inspector of Record
Reporting	Constructability
Hot Lists/To Do Lists	Value Engineering
Schedule	Directories
Look-Ahead Schedules	Partnering
Cash Flow	Project Closeout and DSA Certification
Change Orders	Most Important PM Skills
Estimating and Dispute Resolution	Open Forum

We encourage training in the following programs that can assist our employees in achieving their professional goals:

1. Construction Management Certificate (CCM) through the Construction Management Association of America (CMAA)
2. Project Management Credential or Certificate through the Project Management Institute (PMI)
3. LEED AP Certificate through the Green Building Institute (GBCI)
4. Design Build Institute of America (DBIA) Certification
5. OSHA Training
6. Continued Monthly Meeting Training

Commitment to Professional Certifications

We are committed to support our employees in continuing their professional training and education. We are a registered member of the Construction Management Association of America (CMAA). The following is a list of our employees who have obtained additional licenses, certificates and a Masters' Degree:



- Joe Gonzalez, OAR Certification, CCM Certification
- Robert Lester, OAR Certification, Associate DBIA & OSHA
- Eddie Nishi, Licensed Architect, LEED AP, Associate DBIA, SWPPP Certification & OSHA
- Charlotte Sahara, Licensed Architect, LEED AP, CAAT Certificate & OSHA
- Bung Ko, Licensed Architect & OSHA
- Rick Salvato, OAR Certification, LEED AP, Associate DBIA, CMAA Certificate of Achievement, SWPPP Certification, JOC Certification & OSHA
- Dan Larsen, OAR Certification, Associate DBIA & OSHA
- Ricardo Ascencio, First Aid and CPR Certification & OSHA
- Jonathan Goodman, First Aid and CPR Certification & OSHA
- Jean Baaden, CAAT Certificate, OSHA
- Christy Wong, Master's Degree, CAAT Certificate & OSHA
- Michelle Slater, CAAT Certificate & OSHA 30
- Mickey Kim, MBA Degree in Process, CCNA, MCITP, COMP TIA, Apple MIB
- Robert Megowan, EMC Implementation Engineer, EMC Information Storage Associate, EMC Big Data, Converged Infrastructure, Software Defined Storage and SE Technologies, HPE ASE Storage Solutions Architect, Apple Certified Support Professional
- Art Reyes, Construction Inspector Certification, Telecommunications Training Technical Training RWM Fiber Optic, Inc. 2000 & OSHA
- Adam LaFreniere, TWIC (Transportation Worker Identification Credential), Primavera P6v15.2 Pro Fundamentals Certification, Engineering and Architectural AutoCAD Certification, California Real Estate License & CSULB Ethical Leadership Certification
- Michelle Slater, Child Abuse Awareness Certificate
- Evangelique Zhao, Licensed Architect, CCM, LEED AP, NCARB, AIA Member, OSHA
- Magdalena Suen, Licensed Architect, LEED AP, OSHA

Transition Plan

Our goal is to never have or use a Transition Plan, but to keep our employees employed continuously in the District School Bond Programs we are contracted with. We have an employee severance plan that assists any potential layoffs that sometimes do occur.



3. PROJECT AND COST MANAGEMENT

Our Construction Management Services cover a broad spectrum of project requirements, beginning at the conceptual stage and finishing with the hand-over of the site to the client. These services include:

Preconstruction	Constructability/Peer Review
CEQA	Construction
Quality Assurance and Safety	Project Scheduling
Monthly Reporting	Progress Payments
Submittals and RFI's/RFC's	Document Control
Cost Control	Community Outreach
Change Orders	DSA Closeout
Dispute Resolution	

Preconstruction

We begin by reviewing the client's guidelines and procedures, assist in completing the bidding documents to ensure that qualified contractors and subcontractors are invited to bid on this project and review the completed constructability and value engineering review of the construction documents. Prepare the project to bid by holding pre-bid meetings, establish procedures for this process, ensure inclusion of any addenda. Complete review of the schedule requirements and inclusion of an approved schedule of values and integrate into the schedule for monthly reviews and approvals of the monthly invoicing. Open and read bid proposals, review and recommend award of a contractor. Develop a log of submittals and coordinate with the Architect on review and approval procedures and review durations, noting all deferred approval requirements and any long lead delivery items. Establish a turn-around time for Requests for Information/Clarification and submittals with the architect. This is important that the architect and the construction management company be on the same page with turn-around of submittals and especially RFI's/RFC's and agree to a daily review of a "hot Items" list to prevent the contractor from developing a sense of "hurry-up and wait" mode of construction.

We also review all the bid documents, including plans, specifications, CEQA (if applicable), and Soils Report (if applicable). It is critical that the general conditions section of the specifications require the contractor to use a premium scheduling program, that allows the contractor to cost load the schedule with the approved schedule-of-values and procurement items, such as materials and submittals required for the project. These procurement items should be a part of the construction schedule. After approval of the contractor's schedule, issuance of the cost loaded schedule would ensure that the contractor does not get ahead of itself with its invoicing process. We review if adequate requirements are in place to sieve the contractor's qualifications, such as:

- Years in Business and Ownership of a Contractor's License
- Years of Experience with this Type of Renovation Work
- Any Members of the Contractor Involved in any Type of Claims, including being to any Member or being Issued to a Client by any Member
- Proposed Project Team Members and Subcontractors Years with this Contractor, and in the Southern California Construction Business and References
- Professional Affiliations
- Safety record in the Industry
- Storm Water Prevention and Pollution Plan
- Project Security and Fencing
- Temporary Facilities
- Daily Clean-Up Requirements
- Inclusion of Project CEQA and Environmental Requirements
- Inclusion of Architect's Addenda



- Allowable Working Hours and Days
- Contractor and Subcontractor Minimum Limits on Volume of Project Size
- Establishment of a realistic and fair construction schedule
- Establish a Fair Scoring System for Evaluating and Awarding the Contract
- Requirements for Limits on Submitting for Material Substitutions
- Ensure Open Specifications on Manufacturers and Material Types
- Ensure Contractor Attendance at Meetings

Constructability Review and Value Engineering

Though the aspect of value engineering in construction is certainly undesirable, and should not be needed if everything was perfect, there are times when this action is necessary. We maximize the quality and scope of the project while minimizing the cost for our client through our value engineering services, and we are systematic and thorough in our review. We first identify our client's needs and functional requirements. Each item during the constructability and value engineering process is recorded by specification section and is carried on the report until the issue is closed, as agreed by the design team and the client. Signed initials provide proof of approval. We apply our practical experience and brainstorming to come up with creative suggestions. Often, it is our "out-of-the-box" thinking sessions which produce the most effective solutions. Then, we carefully evaluate each idea, not merely for its short-term cost reduction, but for long term and maintenance concerns as well. When the ideas are selected and agreed upon, we ensure that these ideas are incorporated into the contract documents. As an example, we performed value engineering services on the LAUSD Los Angeles New Elementary School #1. Along with the 50 percent construction document submittal the Architect submitted its required estimate which reflected a budget overage of over \$700K. This was unacceptable. Due to the positive relationship cultivated from the initial program review meetings, and through all phases of design, our project manager worked with the Architect to come up with value engineering ideas to eliminate the budget overage. This philosophy of teaming with all the client's consultants to better the quality is how a project becomes successful.

CEQA

The CEQA approval process will quantify the mitigation measures required to alleviate the environmental impacts due to the project or program. Impacts from project implementation and CEQA mitigations can include street improvements, traffic signalization, construction working hours, specific road access to and from the project, construction staging locations and hours, and enhancements or expansions to local infrastructure. The costs associated with these mitigation measures can have dire economic consequences. The CEQA process can exert a profound influence over the potential impacts and costs the client will be required to undertake to mitigate impacts. We engage the report writer from the Initial Study and Notice of Preparation challenging any measures that are questionable or interpretive counter-productive to the client's best interests.

Construction

We define the meeting agenda for the Notice-To-Proceed meeting and discuss the contract guidelines and provide all the Team members (architect and its consultants, contractor, subcontractors, inspectors, consultants, the District) how this project is going to be successful. We discuss the District safety standards and requirements of the contractor and its subcontractors, emphasize action by the contractor for a SWPP Plan and submittal and RFI/RFC turn-around process, schedule requirements and inclusion of a schedule of values, weekly meetings, change orders, monthly progress payments, and include the discussions by the inspection team on their requirements.



We are not a major fan of formal team partnering. We believe that you should work with others the way you want people to work with you. As the leader of the project, we set this precedence. This can be emphasized during the initial job start meeting. We strive to set the table with fairness and prove it every day on the project site. Present at this meeting should be the client, contractor, all or major subcontractors, architect, consultants and the inspection agency so that all parties hear the same thing for the first time. The meeting will emphasize safety, environmental issues, temporary facilities, project entrances, fencing, public access, quality control, inspections, scheduling, submittals and RFI procedures, contractor payments, schedule review, change orders and community concerns.

Quality Assurance and Safety

The contractor is responsible for quality control and safety on the project. We perform daily site walks of the project to assist the contractor in keeping the project safe for all who enter the site. Our goal is that not there are no accidents on the project, not just no "lost-time accidents," something the contractor pursues for a better insurance rating. ZERO ACCIDENTS! Our safety motto is that "Everyone is Responsible for Safety" We perform weekly project site walks with the architectural design team to oversee quality assurance on the project. We also initiate pre-installation meetings with the contractor's subcontracting team members and the inspection team to ensure overall project success.

Project Scheduling

Before construction, we establish a realistic schedule with all key construction milestones and reasonable construction durations. We incorporate major phasing, long lead items and any early occupancy requirements into this schedule. This schedule will be used as a reference against the contractor's schedule to determine if the contractor will be able to meet completion dates or used when purchasing the trade scopes of work to ensure that the project will meet the project completion dates. With the contractor's approved construction schedule, we ensure that the schedule is being maintained properly to reflect actual construction. We monitor construction progress closely and work hard to avoid any possible delays. A two-week look-ahead schedule will be used for tracking and monitor the contractor's daily progress.

At the beginning of the project, we proactively monitor the contractor's submittal process to ensure all materials are submitted, approved, ordered and delivered on site at the required time to meet the schedule. We coordinate with the design team to ensure their timely review of submittals. We utilize a detailed control log to track the submittal process. We monitor construction progress just as closely by conducting field walks to ensure actual work in place. Whether it is an unanswered RFI or a discontinued specified product, we work with the project team and find an effective solution to keep the project on schedule to avoid any possible delays. But if delays occur, we perform a delay analysis to complete a plan to get back on schedule.

Monthly Reporting

This will be a compilation of the weekly project meeting minutes, including the weekly summary report high lighting how the past month has gone and any recommendations. We plan on keeping the client abreast of any issues daily. If an issue arises that cannot be resolved at the project site, we will not hesitate to inform the client of the issue and begin to solve the potential problem.

Progress Payments

We recommend that the contractor's construction schedule be reviewed and approved by all team members, including the architect and the client. This schedule should be initiated and completed using the specified scheduling software program, for example, Primavera. The program should have no limitations and will work for the benefit of the contractor, its subcontractors, the client, the architect and the team member reviewing the schedule on a monthly or bi-weekly basis. After the contractor has



submitted its draft of the schedule-of-values we complete a thorough project walk-through with the architect to verify completion of the work for that month. We also complete a monthly review, of the schedule using a scheduling consultant. A meeting will be held with the contractor to discuss any revisions and approval of the monthly schedule update and payment application. If the contractor gets behind schedule, we, on behalf of the client, recommend the contractor submit a revised schedule bringing it back on track. This procedure also ensures success of the project.

Submittals and RFI's/RFC's

We set the tone on contractual requirements for submittals and RFI's, but also to discuss how the process will be fast-tracked through a system between the client's construction manager and the architect. Our goal is to return all RFI's submitted by the contractor within a 24-hour period, and submittals within a one to two-week period. All submittals that meet the project requirements but need corrections shall be returned with "make corrections noted and submit a record copy only." This can only be accomplished by a willingness by the architect, contractor and the CM team to work together.

Document Control

Though construction technology has many advances, the paperwork associated with the construction process is still sizable. With increased communication conducted through phone, fax and emails, having a stringent document control system is crucial. Our document control procedures ensure systematic recording and archiving of all project correspondence and documents. Starting in the design phase, we maintain a stringent document control system for all design documents and all correspondence. From conceptual drawings to the final construction document, we keep each rendition of the drawings to record the progression of change. When the project is ready to go out to bid, we monitor and log the distribution of bid documents and track all addenda. This process continues through construction project closeout and DSA certification.

Cost Control

We understand that cost control starts at project inception. An uncomplicated design decision can cause major cost impacts. That is why our team members monitor all design progress and changes closely to flag these impacts. When new design decisions cause a budget overage, we will utilize value engineering ideas to bring the design back within budget. We manage cost control for all the phases of the project from design; environmental; site acquisition; project management; community outreach; construction; testing and inspections; and furniture and equipment. We also review all costs on a weekly basis to ensure budget adherence.

During construction, we pro-actively resolve any issues before they become problems, which both saves time and controls costs. The best way to control costs is to be knowledgeable of all changes and participate in their resolutions. When a change issue arises, whether owner, agency, architect or contractor generated, the team tracks this issue by entering it into our project log and provides an estimated cost impact associated with the change. We discuss the need for this change with the initiating party to determine the best course of action which leads to the least cost and time impact while maintaining client requirements. When this change is approved by the client, we issue a field directive to ensure that all members of the project team are aware of the change and the implementation of this change.

Community Outreach

Engaging the community is one of the greatest challenges a client can face in terms of garnering public support for the program/project goals and informing the community. Our development team is adept at managing the Community Outreach program, personally engaging stakeholders, civic and municipal leaders, leading public meetings and forums to inform and discuss issues related to the project, and



responsibly representing the client. This service extends from conceptualization through project approvals, real estate acquisition, construction and close out.

Change Orders

Since our team members are also builders, we have the technical knowledge of time and materials required to accomplish different tasks. This enables us to negotiate equitable change orders which are favorable for our clients. Most importantly we resolve cost issues in a timely manner, therefore allowing all parties to maintain focus on delivering a successful, quality project on schedule. Timely change order review and resolution is the key to accurate project control. When change orders occur, our goal is to resolve all changes within thirty calendar days (30) from issuance by the contractor. This one commitment, along with returning RFI's in a 24-hour period, are the most critical issues a client and its construction manager can accomplish for the contractor, its subcontractors and the design team, and resolve final closeout issues. We also recognize that a clear line of communication needs to be established between ourselves and our client. Therefore, we monitor and update our client on crucial issues daily through communication and weekly reporting of all change order issues.

Dispute Resolution

Initial Meetings: It is important that the “ground rules” and expectations of stakeholders are discussed at all initial meetings. For example, the architect is going to review and deliver all submittals and RFI/RFC's as noted in the contract documents, and in some cases earlier; the contractor is going to submit all deliverables to the architect as noted on the schedule and complete the work safely and on schedule; the construction manager is going to manage all of the work on a daily, weekly and monthly basis, review and respond to all change orders on a fair basis and approve the work for payment to the contractor as described in the contract documents; the State inspector is going to be available for scheduled inspections, be fair in reviewing the work and flexible in completing unscheduled inspections; and the client is going to review all issues for approval, and pay the architect and contractor per the contract documents and be fair.



4. SUBCONSULTANTS

We are not submitting any subconsultants at this time, but we are familiar with scheduling and estimating subconsultants that we have worked with in the past. These firms are:

Estimating Services

Jacobus and Yang
355 North Lantana Street, Suite #220
Camarillo, CA 93010
Ph: 805-339-9434
Ph: 213-688-1341

Scheduling Services

Gilbert Consulting Company
2781 Beechwood Street
Orange, CA 92865
Ph: 714-926-4735

5. REFERENCES

LAUSD Contract and Reference Contact Information

The Los Angeles Unified School District
Contract began on November 14, 2002
\$35 Billion Bond Building Program
Contract Amount \$5,350,000
Los Angeles Unified School District
333 S. Beaudry Avenue, 19th Floor
Los Angeles, CA 90017
LAUSD Contact: Mr. Greg Garcia
Construction Director of Facilities Project Execution
Off: 213-241-3442
Cell: 805-914-9096
LAUSD Contact: Mr. David Tatevossian
Deputy Director of Facilities Project Execution
Off: 213-241-7519
Cell: 213-248-4194
LAUSD Contact: Ms. Alix O'Brien
Deputy Director of Facilities Asset Management
Off: 213-241-4165
Cell: 213-435-8559

LBUSD Contract and Reference Contact Information

The Long Beach Unified School District Contract began on August 18, 2010
\$2.7 Billion Bond Building Program
Contract Amount \$7,800,000
2425 Webster Avenue, Long Beach, CA 90810
Contact Person: David Miranda, Executive Director
Cell: 949-943-7510
Email: dmiranda1@lbschools.net
Contact Person: Brooke Murray, Planning Director
Cell: 657-203-1784
Email: bmurray@lbschools.net
Contact Person: Alan Reising, Business Services Administrator
Cell: 562-631-8037
Main Office Phone: 562-997-7555
Email: areising@lbschools.net
Contact Person: Les Leahy, (Former) Business Services Administrator, Retired
Cell: 714-397-3862



6. LEGAL ISSUES

Our Company has not been involved in any litigation since our inception in 2002. There is no pending litigation, threatened litigation, settlements, or notices of termination against our Company or our Owners. We have not received any claims, nor have we issued any claims and have not filed for bankruptcy at any time.

7. INSURANCE REQUIREMENTS

JG Management Consultants, Inc. uses the following Insurance Company to provide General Liability, Professional Liability, Automobile Liability insurance requirements. Workmen's Compensation is carried thru State Fund Compensation Insurance Fund.

Insurance Requirements:	Broker: Dealey Renton & Associates, License #0020739 199 South Los Robles Avenue, Suite 540 Pasadena, CA 91101 Contact: Ms. Sheryl Nichols, Vice President Phone: 626-696-1893 Mobile: 661-254-7188 Email: snichols@dealeyrenton.com
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COVERAGE	INSURANCE COMPANY	AM BEST RATING
General Liability	Travelers	A++/XV
Hired/Non-Owned Auto Liability	Travelers	A++/XV
Professional Liability	Lloyds	A/XV

8. FINGERPRINTING AND CRIMINAL BACKGROUND INVESTIGATIONS

Our due diligence for potential candidates includes reviewing their stated experience, qualifications, education records, certificates, licenses and references. We also complete a Department of Justice fingerprinting and background check.

We ensure minimum requirements for experience, education, knowledge and skills for each specific position are met with each potential position. We filter all candidate resume submissions with specific qualification questions. Once that is met, it is then reviewed by the recruiting manager, and then passed on to a senior level manager or principal. Our recruiting and advertising process consist of the following steps before a candidate is submitted to a client. First, we post positions on iHire Construction, Indeed, Career Builders, active search on LinkedIn and other classified search engines. Second, resumes are requested with qualification questions. Third, if selected, an initial phone interview is requested with a completed application providing release of background, education, work and reference checks. Fourth, a one-on-one interview is conducted. If needed, a second in person interview is conducted with a senior level manager or a principal. Fifth, we verify the candidate's education, certifications, licenses and references, social media and a DOJ criminal background check. Sixth, we utilize the background services of a Company like GoodHire.

9. COMPENSATION AND PAYMENT

We agree to article 10. Agreement Requirements:, item c. Compensation and Payment requirements.

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

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

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

Firm: JG Management Consultants, Inc.

1. Location/Accessibility		Write in:					Max.
a. Firm's location - Write in city and county of headquarters or local office, whichever is closest to the District		JG Management Consultants, Inc. 3281 Stoneberry Lane, CA 92882 (Headquarters) County of Riverside, CA					5
2. Past Performance		Write in:					Max. Pts.
a. Identify the Firm's number of years' experience in providing services for K-12		We have been providing construction management services for over 18 years at the LAUSD \$35B Bond Building Program					5
b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years		We are currently providing \$2.8B in Design Management services (Asset Management) and \$1.5B in Construction Management services (Project Execution) for the LAUSD Building Program. For a listing of the projects we have worked on and are currently working on see section 6. Past Experience/References of our proposal located on page 10.					5
c. Industry experience - Circle the type of projects the Project Team has worked on within the last 3 years (circle all that apply)		K-12	Community College	Charter/Private School	Non-school District	Other Project Types	5
d. Identify the Firm's number of employees		24 total employees 19 total billable employees					5
3. Claims, Lawsuits, Arbitrations		Write in:					Max. Pts.
a. Identify the number allegations against the firm or any employee for any violations of law		None. Our Company has not been involved in any litigation since our inception in 2002. There is no pending litigation, threatened litigation, settlements, or notices of termination against our Company or our Owners. We have not received any claims, nor have we issued any claims and have not filed for bankruptcy at any time.					5
b. Identify the number of settlements or judgments involving such actions within the last five (5) years		None. Our Company has not been involved in any litigation since our inception in 2002. There is no pending litigation, threatened litigation, settlements, or notices of termination against our Company or our Owners. We have not received any claims, nor have we issued any claims and have not filed for bankruptcy at any time.					5

4. Record of Past Performance	Write in:	Max. Pts.
a. Identify the number of client references from a K-12 school district included in the Response (0-3)	<p>LAUSD Contract and Reference Contact Information</p> <p>The Los Angeles Unified School District Contract began on November 14, 2002 \$35 Billion Bond Building Program Contract Amount \$5,350,000 Los Angeles Unified School District 333 S. Beaudry Avenue, 19th Floor Los Angeles, CA 90017 LAUSD Contact: Mr. Greg Garcia Construction Director of Facilities Project Execution Off: 213-241-3442 Cell: 805-914-9096 LAUSD Contact: Mr. David Tatevossian Deputy Director of Facilities Project Execution Off: 213-241-7519 Cell: 213-248-4194 LAUSD Contact: Ms. Alix O'Brien Deputy Director of Facilities Asset Management Off: 213-241-4165 Cell: 213-435-8559</p>	5
	<p>LBUSD Contract and Reference Contact Information</p> <p>The Long Beach Unified School District Contract began on August 18, 2010 Measure K - \$1.2 Billion Classroom Repair, Student Safety Bond Program Measure E - \$1.5 Billion Repair and Safety Bond LBUSD Contract No. 10492.01 Purchase Order No. C672511 Contract Amount \$7,800,000 2425 Webster Avenue, Long Beach, CA 90810 Contact Person: David Miranda, Executive Director Cell: 949-943-7510 Email: dmiranda1@lbschools.net Contact Person: Brooke Murray, Planning Director Cell: 657-203-1784 Email: bmurray@lbschools.net Contact Person: Alan Reising, Business Services Administrator Cell: 562-631-8037 Main Office Phone: 562-997-7555 Email: areising@lbschools.net Contact Person: Les Leahy, (Former) Business Services Administrator, Retired Cell: 714-397-3862</p>	

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

Joe Gonzalez
 Printed Name

[Signature]
 Signature

2/22/21
 Date

ATTACHMENT B

CERTIFICATION – REQUEST FOR QUALIFICATIONS

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



Signature

President

Title

3281 Stoneberry Lane, Corona, CA 92882

Address

213-272-7071

Telephone

February 22, 2021

Date

Joe Gonzalez

Typed or Printed Name

JG Management Consultants, Inc.

Company

3281 Stoneberry Lane, Corona, CA 92882

Address

951-520-0268

Fax

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

Company Seal Not Available

ATTACHMENT C

STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: JG Management Consultants, Inc.

(Check One): Corporation Partnership Sole Proprietorship

Address: 3281 Stoneberry Lane, CA 92882

Telephone/FAX#: Ph: 213-272-7071; Fax: 951-520-0268

Date and State of Formation/Incorporation: November 14, 2002

Is the company authorized to do business in California? Yes

Basis of Authorization: X California Corporation X California Business License
 California Engineering License Other (specify)

Identify the California office to be used for this contract if organization is located/headquartered outside of California:

Address:
3281 Stoneberry Lane
Corona, CA 92882

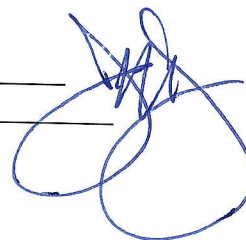
FINANCIAL INFORMATION

State the company's California and total revenues for 2017, 2018, 2019:

	<u>2017</u>	<u>2018</u>	<u>2019</u>
California:	\$4,307,891	\$4,937,954	\$5,260,522
Total:	\$4,307,891	\$4,937,954	\$5,260,522

Identify the largest project, in dollars, which your company has initiated or completed within the past five (5) years:

\$365.2M North Hollywood High School Comprehensive Modification
\$178M San Pedro HS Comprehensive Modification
\$175.5M Grant High School Comprehensive Modification
\$158.8M Polytechnic High School Comprehensive Modification
\$124.5M Taft High School Comprehensive Modification



ATTACHMENT D

ANSWER THE FOLLOWING QUESTIONS

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

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

SIGNATURE:

NAME:



Joe Gonzalez

TITLE:

President

ATTACHMENT E

PROJECT REFERENCE FORM

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

Los Angeles Unified School District
Contract began on November 14, 2002
\$35 Billion Bond Building Program
Current Contract Amount \$5,350,000

Long Beach Unified School District
Contract began on August 18, 2010
\$2.7 Billion Bond Building Program
Current Contract Amount \$7,800,000

We are currently providing \$2.8B in Design Management services (Asset Management) and \$1.5B in Construction Management services (Project Execution) for the LAUSD Building Program. For a current list of projects we are providing Construction Management services for can be found in the 2. EXPERIENCE section of this proposal.

A cost breakdown of the following project components: technical analysis, design and implementation, project management, monitoring, training, educational programs, maintenance (if any), and budgeting are not available for this proposal because of propriety of information the Clients have requested.



ATTACHMENT F

NEWPORT MESA UNIFIED SCHOOL DISTRICT

REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES

STATEMENT OF NON-CONFLICT OF INTEREST

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

Signature

Printed Name

Title

Date



Joe Gonzalez

President

February 22, 2021

ATTACHMENT G

FIRM PROPOSAL / OFFER FORM

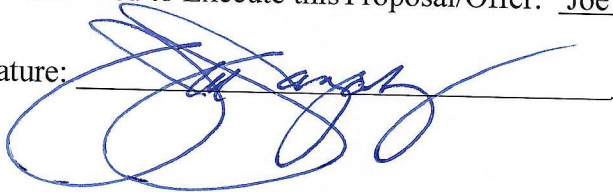
This Proposal/Offer Form must be duly executed and submitted with any proposal/offer to NMUSD.

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

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

Name of Person Duly Authorized to Execute this Proposal/Offer: Joe Gonzalez

Duly Authorized Signature: _____



Title: President

Date of this Proposal/Offer: February 22, 2021

Offeror Name: Joe Gonzalez

Offeror Address: 3281 Stoneberry Lane, Corona, CA 92882

Offeror Telephone: 213-272-7071

Offeror Email: joe.gonzalez@jgmcinc.com

ATTACHMENT H

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

Construction Management Services
RFQ: # 119-21

NONCOLLUSION
DECLARATION
Public Contract Code § 7106

TO BE EXECUTED BY SUBMITTER AND SUBMITTED WITH RFQ

The undersigned declares:

I am the President **[PRINT YOUR TITLE]**
of JG Management Consultants, Inc. **[PRINT FIRM NAME]**.

The party making the foregoing Contract.

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

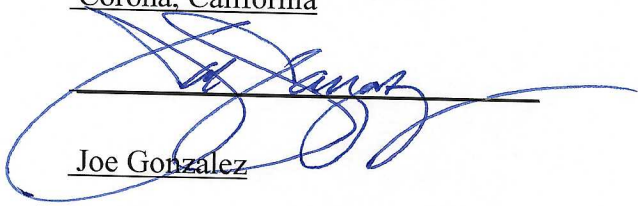
Any person executing this declaration on behalf of a submitter that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of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

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

Date: February 22, 2021

Proper Name of Submitter: Joe Gonzalez

City, State: Corona, California

Signature: 

Print Name: Joe Gonzalez

Title: President



LOS ANGELES UNIFIED SCHOOL DISTRICT SMALL BUSINESS ENTERPRISE PROGRAM

AUSTIN BEUTNER
Superintendent of Schools

JUDITH REECE
Chief Procurement Officer

MARK HOVATTER
Chief Facilities Executive

YVETTE MERRIMAN-GARRETT
*Director of Contracts Administration and
Procurement Services*

LORENA PADILLA-MELENDEZ
*Director of Community Relations and Small
Business*

09/28/2020

JG MANAGEMENT CONSULTANTS, INC.
3281 STONEBERRY LANE
CORONA, CA 92882

Re: Los Angeles Unified School District Certification Application

Dear Vendor,

Thank you for submitting your certification application to the Los Angeles Unified School District (LAUSD) for the following:

Small Business Enterprise

Based on the information that was provided, your company has been approved for the following:

Certification type	NAICS Code (if applicable)	Start Date	Expiry Date
Small Business Enterprise	541618	09/28/2020	09/28/2023

LAUSD is pleased to issue this certificate subject to the following conditions:

In order for your participation to be counted as a Small Business, Micro Business, or Disabled Veteran Business Enterprise, you must maintain a current certification with LAUSD. Prior to the expiration date referenced above, you must reapply for certification with LAUSD by visiting the Supplier Portal at <https://vendors.lausd.net>.

LAUSD reserves the right to withdraw this certification if at any time it is determined that certification was obtained by knowingly providing false or misleading information. LAUSD reserves the right to audit all statements. If any firm attempts to falsify or misrepresent information to obtain certification, LAUSD may, at its sole discretion, disqualify said firm from participation in any LAUSD contract for a period of up to five years.

If there are any changes in your status that may impact your certification, you are required to notify the LAUSD Small Business Program office immediately at (213) 241-1340 or Vendor Services at (562) 654-9404. For your reference, and to assist in researching your certification inquiries, your reference number is 900007971.

Sincerely,

Lorena Padilla-Melendez
Director of Community Relations and Small Business



Prithwish Gupta

Senior Project Manager

QUALIFICATIONS

Prithwish Gupta, a licensed architect in California, has had a successful career for 25+ years. He has delivered with quality, on schedule, and within budget from large to small projects. He has worked extensively on schools and colleges, specifically with LAUSD both A/E services (seismic, critical repair and retrofit projects along with related accessibility/POT and barrier removal) and Asset Management on various projects, including Burbank MS, Pacoima MS, Gulf Elementary, Kennedy HS CMP, Belmont High, etc. He as a Principal and Senior PM has overseen multiple projects and teams concurrently and uses his extensive experience to ensure each project is successful through special interest in project requirements, project planning, sustainability, design review for details and adherence to design programming/quality and LAUSD standards. He collaborates well with different partners, including the owner's project team, user groups, design and sub-consultant teams, OARs, IORs, DSA and other jurisdictions having authority and maintains professional relationship with the contractors. He helps maintain construction schedule through prompt response to RFIs/submittals and minimize Construction Change Orders (CCDs) during construction through proper documentation during design phase. DSA projects like Magnolia school project had only 11 change orders (2% of project cost); LAUSD Burbank MS CCDs within 2.14%. He is a team player and believes in leading the team where it is important that everybody wins by collaborating and delivering a project successfully.

EDUCATION

Master of Architecture (Emphasis in Urban Design and Policy)
University of California, Los Angeles 1994

Bachelor of Architecture
Maharaja Sayajirao University, Baroda, India, 1990

REGISTRATION

Registered Architect in California #C29650

SKILLS

AutoCad 2019, Microsoft Project, Revit, Microsoft Office, Bluebeam

EDUCATIONAL PROJECTS

\$86M LAUSD Kennedy High School, Campus comprehensive modernization and voluntary seismic upgrade
\$17.5M Magnolia Pacific Technology School, Santa Ana
\$5M NOVA Academy, Santa Ana
\$2.5M Los Angeles Harbor College
\$1.5M Puente Learning Center
\$1.4M LAUSD Pacoima Middle School
\$800K LAUSD Burbank Middle School
\$500K LAUSD Gulf Avenue Elementary School
\$3.5M LAUSD Dorsey High School
\$1.2M LAUSD Wright Middle School
\$8M Saddleback College Campus Access Control Project
\$12M KIPP Olympic Middle School
\$10M High Tech LA Middle School



Prithwish Gupta

Senior Project Manager

\$12M Bright Star MLK Stella Middle School
 \$32M Bright Star Rise Kohyang High School
 \$10M Bright Star Valor Elementary School
 \$55M JKL University
 \$132M High School #11
 \$15M East Los Angeles College
 \$17M Early Education Center

EXPERIENCE

Associate Principal, Senior Project Manager

Nov 2019 to Nov 2020

HMC Architects, Los Angeles

\$86M LAUSD Kennedy High School Comprehensive Modernization Project, Granada Hills

A total of 9 packages of a 20,000 sqft New Classroom Building, Modernization and Voluntary Seismic upgrade of existing 6 Historic buildings, Utility Make Ready, Interim Housing and Barrier removal. Additional responsibilities included:

- Manage Client (joint responsibility with PIC) to ensure compliance with project program and move management, schedule and budget
- Managed and coordinated with consultants and engineers, HMC team of 12 to ensure quality of deliverables for compliance with LAUSD standards and guidelines
- Managed design review and process to ensure project delivery to ensure quality, within budget and schedule
- Interfaced and coordinated with DSA, Fire department, City and State authorities having jurisdiction
- Maintained quality of documents to ensure code compliance to minimize back-check time and approval during first back check
- Create work-plan and manage project profitability
- Mentor staff

Director of Technical Design, Senior Associate

Jun 2015 to Nov 2019

Berliner Architects

I was responsible for Office's overall technical and quality control, and office standards Project Manager and Architect on listed projects below. Additional responsibilities included:

- Manage owner and sub-consultants contracts to ensure continuous compliance
- Meet and coordinate with owner to ensure compliance with project program, schedule and budget
- Managed process to identify and select the Engineering sub-consultants best suited for each project based on the firms' qualifications and ability to meet performance standards
- Coordinate the design process to ensure compliance with owner's standards and guidelines, including interactions with M&O and PEX
- Managed sustainability goals and interacted with authorities
- Interfaced and coordinated with DSA, Fire department, City and State authorities having jurisdiction. Maintained quality of documents to ensure code compliance to minimize back-check time and approval during first back check. Ensured timely project certification
- Managed and coordinated with internal design team, sub-consultants and engineers to ensure quality document/deliverables in time and within budget
- Minimize Construction Change Orders (CCOs) during construction through proper documentation during design phase. Magnolia school had only 11 change orders (2% of project cost); LAUSD Burbank MS CCOs within 2.14%



Prithwish Gupta

Senior Project Manager

- Managed Construction Administration to avoid change order and timely response to RFIs and Submittals

Projects included:

\$17.5M Magnolia Pacific Technology School, Santa Ana

I was the Project Architect during the CD phase and Project Manager & Architect during the construction phase of a 48,353 sqft K-12 Charter School + 6509 sqft Gymnasium, Type III-B wood construction of a DSA project

\$5M NOVA Academy, Santa Ana,

I was the Project Architect during CD phase and Project Manager & Architect during the construction phase of a 42,199 sqft 9-12 Charter School + 81,199 sqft Parking. Project consisted of a renovation and seismic upgrade of existing 4 story office building to separated school and parking

\$2.5M Los Angeles Harbor College, LACC, Barrier removal project

Project Architect/Project Manager

\$1.5M Puente Learning Center, Los Angeles, 7,500 sqft renovation and addition of 2,500 sqft to an Elementary Charter School + 81,199 sqft Parking reorganization

Project Architect/Project Manager

\$1.4M LAUSD Pacoima Middle School, Auditorium Voluntary Seismic Improvement Project

Project Architect/Project Manager

\$800K LAUSD Burbank Middle School, Home Economics Building, Voluntary Seismic Improvement Project

Project Architect/Project Manager

\$500K LAUSD Gulf Avenue Elementary School, Open Concrete stair, Voluntary Seismic Improvement Project

Project Architect/Project Manager

\$3.5M LAUSD Dorsey High School, CTEIG Broadcast / Video production Renovation Project

Concept Design

\$1.2M LAUSD Wright Middle School, Maker Space, Flexible Learning Science Lab and Robotics Classroom Renovation

Project Manager / Project Architect

\$8M Saddleback College Campus Access Control Project, Mission Viejo,

Project manager / Criteria Architect for Design-Build bid

\$12M KIPP Olympic Middle School, LA, 28,000 sqft Charter School for 450 students.

Project Architect

\$10M High Tech LA Middle School, Van Nuys, 27,000 sqft Charter School for 400 students.

Project Architect



Prithwish Gupta
Senior Project Manager

\$12M Bright Star MLK Stella Middle School, LA, 35,000 sqft Charter School.
Project Architect

\$32M Bright Star Rise Kohyang High School, LA, 52,000 sqft Charter School.
Prop51 and LAUSD funded, DSA project.
Project Architect

\$10M Bright Star Valor Elementary School, LA, 32,000 sqft Charter School.
Project Architect

Consultant

Jul 2013 to May 2015

Architectural Consultancy and Project Management services to P & S Construction – Residential retrofitting and renovation.

Principal Architect, Head of Production

May 2008 to Dec 2012

STUP Consultants

Managed Production & Operation of STUP Architecture Group in New Delhi.

Responsibilities include among others:

- Prime contact and manage owner, client communication, and contracts to ensure continuous compliance
- Meet and coordinate with owner to ensure compliance with project program, schedule and budget
- Managed sub-consultant selection and contracts
- Managed sustainability goals and interacted with authorities
- Interfaced and coordinated with Fire department, City and State authorities having jurisdiction. Maintained quality of documents to ensure code compliance to minimize back-check time. Ensured timely project certification
- Managed and coordinated with internal design team of 25, sub-consultants and engineers to ensure quality document/deliverables in time and within budget

Projects Included:

\$15M Solar Energy Center Buildings, Ministry of New & Renewable Energy, Gurgaon, India, 129,120 sqft research center- highest green/sustainability rating for Indian institution

\$65M Aerospace Museum Indian Air Force, Ministry of Defense, New Delhi, India
380,000 sqft national museum

\$55M Ministry of Defense Head Quarters, Kabul, Afghanistan
Financed and managed by US Department of Defense
80,000 sqft Design–Build project with ITSI (US California, Danville-based contractors)

\$40M Office Complex– Delhi Metro Rail Corporation (DMRC), New Delhi, India
170,000 sqft 10 story office building

\$72M 3 underground metro stations: ITO, Delhi Gate and Jama Masjid for Delhi Metro Rail Corporation (DMRC), New Delhi, India. Design-build project in historical, high-density Old Delhi.



Prithwish Gupta

Senior Project Manager

Design challenges include coordination with client, system-wide consultants, and local/historic neighborhood constraints

\$40M IT Park with Data Center for Bharti Realty, Kolkata, India, 591,800 sqft

\$5M ONGC (Oil & Natural Gas Corporation) Helibase Airport, Juhu, Mumbai, 37,660 sqft

\$5M Maruti Automobile Stockyard, Nagpur, India, 45,000 sqft. Technical/Production overview

\$110M National Institute of Food Technology, Sonapat, India, 1million sqft

\$55M JKLU University, Jaipur, India, 650,000 sqft

Technical Consultant

Jan 2008 to May 2008

Morris Architects

Technical and quality control overview to the project team

Disney Grand California Hotel, A 250 room hotel

Project Manager

May 2007 to Dec 2007

RNL Design

Project Manager on all Al Raha projects. Additional responsibilities included:

- Manage owner, client communication, and to ensure continuous compliance
- Meet and coordinate with owner to ensure compliance with project program, schedule and budget
- Managed sub-consultant selection and contracts,
- Controlled management documentation, schedules, work plan, budgets
- Maintained quality of documents to ensure code compliance.
- Managed and coordinated with internal design team of 12, sub-consultants and engineers to ensure quality document/deliverables in time and within budget

Projects included:

\$56M Al Raha Master Plan, Abu Dhabi

A 2,750,000 sqft of reclamation of peninsula in the sea and land use master plan

Project Manager

\$65M Al Raha Beach Existing Hotel – Extension, Abu Dhabi

A 250,000 sqft new 125 room extension wing to existing 100 room hotel

Project Manager

\$125M Al Raha Beach Hotel – Phase II, Abu Dhabi 1000,000 sqft new 400 room

Project Manager

\$18M Fontana Library, Fontana, California 55,000 sqft library, auditorium

Project Architect



Prithwish Gupta
Senior Project Manager

Senior Associate, Project Manager/Architect

Jan 2001 to Mar 2007

WWCOT Architects

Project Manager and Architect/Job Captain on listed projects. Additional responsibilities included:

- Manage owner contracts to ensure continuous compliance
- Managed sustainability goals and interacted with authorities
- Interfaced and coordinated with DSA, Fire department, City and State authorities having jurisdiction. Maintained quality of documents to ensure code compliance to minimize back-check time
- Ensured timely project certification
- Manage sub-consultants contracts
- Managed and coordinated with internal design team, sub-consultants and engineers to ensure quality document/deliverables in time and within budget
- Managed Construction Administration to avoid change order and timely response to RFIs and Submittals

Projects included:

\$132M High School #11, Los Angeles 90,000 sqft new construction/renovation/parking
Project Manager & Architect for the new buildings during CA phase

\$15M East Los Angeles College, Students Services Building
20,000 sqft new construction + 30,000 sqft renovation
Project Architect

\$19M North Valley Police Station, Los Angeles
Two 55,000 sqft police station + 110,000 sqft parking structure (helipad on the parking structure in West Valley police station only) + 8,000 sqft vehicle maintenance facility + fueling station
Job Captain for DD & CD phases, *Project Manager/Project Architect* during CA phase

\$19M West Valley Police Station, Los Angeles
Two 55,000 sqft police station + 110,000 sqft parking structure (helipad on the parking structure in West Valley police station only) + 8,000 sqft vehicle maintenance facility + fueling station

Job Captain

Mar 1999 to Sep 2000

Gruen Associates

Project Manager/Project Architect during CA phase and Job Captain for DD & CD phases. Additional responsibilities included:

- Lead team
- Produced SD through construction documents
- Coordinated other disciplines and consultants
- Construction administration

Projects included:

\$225M Capitol East End, Sacramento 1.5 million sqft state office complex.
Design-build project by Clark-Gruen

\$17M Early Education Center, West Hollywood
35,000 sqft four-story school building + 15,000 sqft parking



Prithwish Gupta

Senior Project Manager

\$6M Christian Dior, Rodeo Drive, Beverly Hills

15,000 sqft two-story renovation

\$5M Dolce & Gabbana, Rodeo Drive, Beverly Hills

12,000 sqft two-story renovation

\$1.5M Louis Vuitton, South Coast Plaza, 6,000 sqft two-story renovation

\$11M Louis Vuitton - Rodeo Drive, Beverly Hills, 12,000 sqft two-story new construction

\$5M Louis Vuitton - Union Square, San Francisco Renovation

Senior Architect

May 1996 to Aug 1998

Stein Mani Chowfla

Managed concept through CD phase, coordinated all sub-consultants, statutory bodies

\$85M The Beant Singh Memorial and The Chandigarh Center for Performing Arts

350,000 sqft New Delhi, India

Project Manager / Senior Architect

\$5M Kalagram, Chandigarh 100,000 sqft traditional arts & crafts cultural center

Project Manager / Senior Architect

Job Captain

Dec 1994 to Nov 1995

Alejandro Ortiz Studio

Mabery House, LA

High-end residences



Josef Nejat, PME, CBCP
Senior Project Manager

QUALIFICATIONS

Josef has over 30 years of experience designing and constructing public and private projects. He worked for ARUP for 28 years and has totaled more than \$300 billion in completed projects in his career. He has been involved with the engineering design and construction of projects ranging from civic and government buildings to university, laboratory, and healthcare facilities, as well as cultural institutions throughout the U.S. and worldwide. He has also been responsible for field coordination, site inspection, administration, and coordinating with general contractors through the construction phase.

As the Construction Administration Department Manager for the Arup's Los Angeles office, he has been responsible for the day-to-day oversight of major projects involving a high degree of attention to detail and technical consideration. His knowledge and background ensure that project delivery is complete, on schedule and within budget, and meets the vision and goals of all project stakeholders, such as the architect, contractor, DSA, inspectors, school principals, M & O departments, agencies and clients.

He created a 1-1/2 hours safety presentation video for Arup and taught all the Arup staff on protocol while attending construction sites. He did this for over 20 years. He also worked as a College Instructor from 1982 to 1985 teaching Math, Computer Science and Physics at the Montgomery College in Maryland.

Josef has worked directly with the two principals for JG Management Consultants, Joe Gonzalez and Greg Koenig from 1997 to 2002 on the DreamWorks Animation Studios in Glendale, CA and the SOKA University in Aliso Viejo, CA. Due to this experience JGMC endorses Josef's approach to successfully administrate and complete major projects on schedule and on budget.

The following is a list of general contractors and architectural firms Josef has worked with in his career:

McCarthy Construction	Perkins + Will	Smith Group
Swinerton Builders	CO Architects	Jerdi
MATT Construction	Ashen & Allen	BTA
Tutor Perini Corporation	Gensler	Richard Meier
Clark Construction Group	ZGF	HOK
Hensel Phelps	Gruen	AC Martin
PCL	Michael Moltzen	Cannon Design

EDUCATION

Bachelor of Science in Mechanical Engineering 1982
University of Maryland, College Park, MD

LICENSES

Mechanical Engineer for State of California (Active #M32207)
Certified Building Commissioning Professional (CBCP)

PROFESSIONAL ASSOCIATIONS

Member of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
Member of the American Society of Mechanical Engineers
Member of the American Society of Energy Engineers
Member of the American Society of Civil Engineers



Josef Nejat, PME, CBCP
Senior Project Manager

NOTABLE PROJECTS

Soka University of America, Aliso Viejo, CA	\$250M
Arizona State University, Millennium Commons, Tempe, AZ	\$90M
LAUSD Belmont Elementary School No. 6, Los Angeles, CA	\$55M
LAUSD Central LA High School #1 (Helen Bernstein High School), Los Angeles, CA	\$125M
UCLA Edythe and Eli Broad Art Center, Los Angeles, CA	\$160M
CSULA, University Auxiliary Services, Golden Eagle Building, Los Angeles	\$75M
University of Arizona, Meinel Optical Sciences Center, Tucson, AZ	\$70M
UC Merced Science and Engineering Building, Merced, CA	\$80M
UCSB Engineering Sciences, Santa Barbara, CA	\$60M
UCSD Eleanor Roosevelt College, La Jolla, CA	\$210M
UCSD Engineering Building 2, San Diego, CA	\$850M
University of Notre Dame, Marie DeBartolo Performing Arts Center, Notre Dame, IN	\$80M
Segerstrom Center for the Arts, Costa Mesa, CA	\$140M
LAX Terminals 2 and 3, remodel and new terminal 3, Los Angeles, CA	\$1.2B
LAX Central Utility Plant, Los Angeles, CA	\$120M
Caltrans District 7 Headquarters, Los Angeles, CA	\$225M
Arts and Culture – Museum: Fresno Metropolitan Museum, Fresno, CA	\$110M
Denver Art Museum Addition, Frederic C. Hamilton Building, Denver, CO	\$140M
J. Paul Getty Villa Museum, Renovation and Central Plant, Malibu, CA	\$185M
DreamWorks SKG Animation Campus, Glendale, CA	\$67M

SKILLS and SOFTWARE

Able to work on the computer both MAC OSX and Windows efficiently, with programs such as Microsoft Word, Excel and PowerPoint

EXPERIENCE

ARUP

11/1992 to 08/2020

Construction Administration Department Manager

As a Construction Administration Manager, he was responsible for day-to-day oversight on major projects to ensure project delivery to be on schedule and within budget. Projects include:

ARTS AND CULTURE – MUSEUM:

Fresno Metropolitan Museum, Fresno, CA

Construction Administration Manager for modifications to the 1922 historic Fresno Bee newspaper building, currently used by the Fresno Metropolitan Museum. The upgraded complex consists of 75,000sqft of new museum space, as well as a refurbishment of 23,000sqft of existing space. (Approximate cost \$110 Million)

Denver Art Museum Addition, Frederic C. Hamilton Building, Denver, CO

Construction Administration Manager for this 146,000sqft addition located south of the existing Museum. The addition is a geometrically complex form which features expansive exhibit spaces, an auditorium and café. Comprehensive integration of all building systems utilizing 3D modeling was required in order to meet programmatic needs and achieve the highly sculptural architectural form. (Approximate cost \$140 Million)



Josef Nejat, PME, CBCP
Senior Project Manager

J. Paul Getty Villa Museum, Renovation and Central Plant, Malibu, CA

Construction Administration Manager for the renovation of an existing villa open to the public housing Greek and Roman antiquities. The project includes the addition of a new laboratory, library, auditorium, café, central plant, and parking structure. Scope of work included day lighting, environmental control and HVAC for the main galleries and restoration laboratories. (Approximate cost \$185 Million)

Children's Discovery Museum of the Desert, Palm Desert, CA Construction Administration Manager for this 1,850sqm museum containing several interactive and educational exhibits. The project features a raised floor air distribution system that provides maximum energy efficiency to cool the large volume space in the heat of the summer. In addition, the systems are designed to accommodate changing exhibits and the building has a unique sloped and pitched roof layout. (Approximate cost \$10 Million)

COMMERCIAL PROPERTY:

DreamWorks SKG Animation Campus, Glendale, CA Mechanical Engineer for this 325,000sqft full animation studio situated on an 11-acre triangular site. The campus features five main buildings housing 863 offices and 1,300 personnel, a five-level parking structure, a full-service commissary, a 150-seat screening room, data center with uninterrupted power and a man-made river. (Approximate cost \$67 Million)

QAD Software Campus, Santa Barbara, CA

Mechanical Engineer for the Ortega Hill which campus includes 110,000sqft of offices with 120,000sqft of subterranean parking on a twelve-acre site. Project consists of four office buildings and a commons building. (Approximate cost \$160 Million)

EDUCATION:

Arizona State University, Millennium Commons, Tempe, AZ

Construction Administration Manager for the Millennium Commons. The building is designed with extremely low ceiling space and some exposed duct and pipe work. The Central plant is on the first floor which required high coordination between all trades to ensure all systems are installed in the space provided with least amount of noise or vibration to adjacent space. (Approximate cost \$90 Million)

LAUSD Belmont Elementary School No. 6, Los Angeles, CA

Construction Administration Manager for the 75,000sqft elementary school in the Los Angeles school district, consisting of two single-story, type-5 buildings for administration, gymnasium, library, kitchen and dining area; as well as a two-story type-5 building for classrooms above an underground concrete parking structure. (Approximate cost \$55 Million)

LAUSD Helen Bernstein High School, Los Angeles, CA

Construction Administration Manager for this new high school, one of the recent major building programs for the LAUSD as part of the new state educational funding, totaling about \$1.2 billion for new schools and modernization of existing schools. The school is designed for 1,500 seats, with 63 classrooms and an enrollment of 2,111 students. The school district has also adopted the federal guidelines on sustainability design (LEED® program). (Approximate cost \$125 Million)



Josef Nejat, PME, CBCP

Senior Project Manager

UCLA Edythe and Eli Broad Art Center, Los Angeles, CA

Construction Administration Manager for this 163,000sqft art center that houses the visual arts program at UCLA and replaces the 1964 Dickson Art Center. A significantly changed floor plan and the addition of new space provides upgraded facilities for interactive multimedia technology, expanded studio space, updated classrooms, galleries for student exhibitions and public presentations, as well as offices and common space. (Approximate cost \$160 Million)

Cal State University Los Angeles, University Auxiliary Services, Golden Eagle Building, Los Angeles

Construction Administration Manager for this 100,000sqft, three-story auxiliary services building. The site is split into two distinct buildings linked by pedestrian footbridges on the upper two floors. Included is a 500-seat food court, office and faculty facilities, a conference center, and a bookstore. Design of unique 3-D canopy. (Approximate cost \$75 Million)

Community College of Southern Nevada Science Classroom Building, Las Vegas, NV

Construction Administration Manager for a new 71,000sqft building providing three floors of lecture classroom, laboratory classroom and faculty office accommodation. The project won an award at scheme stage. Screen walls on the south and west elevations help to minimize envelope gains to the internal spaces and to protect the external air handling equipment from direct solar gains. (Approximate cost \$55 Million)

Gabrielino High School, San Gabriel, CA

Mechanical Engineer for the new high school including classrooms, administration offices, gymnasium, theater, offices, laboratories and cafeteria. Five two-story buildings are arranged around a central recreation area. (Approximate cost \$45 Million)

UCLA Kinsey Hall, Los Angeles, CA

Construction Administration Manager for the seismic and life safety upgrade of the existing 1930's building. The 125,000sqft facility houses classrooms and faculty offices. (Approximate cost \$70 Million)

University of Arizona, Meinel Optical Sciences Center, Tucson, AZ

Construction Administration Manager for this 47,000sqft research lab which is both an expansion and renovation of the university's optical department and contains teaching and research labs, classrooms, interaction areas, and offices. (Approximate cost \$90 Million)

Soka University of America, Aliso Viejo, CA

Construction Administration Manager for this new 103-acre university campus to accommodate 400 students on a greenfield site. The project includes a multi-purpose building, student center, residence halls, gymnasium, research center and a 225,000-volume capacity library with reading rooms and a rare book library. The 1200-ton central plant included two stainless steel-framed cooling towers. (Approximate cost \$250 Million)

Las Virgenes Unified School District, Sumac Elementary School, Agoura Hills, CA

Construction Administration Manager for the modernization of this 31,000sqft Elementary School. The school consists of twelve permanent classrooms, nine portable classrooms, a multi-purpose room, a playground, a library, and a computer lab. (Approximate cost \$35 Million)



Josef Nejat, PME, CBCP

Senior Project Manager

UC Merced Science and Engineering Building, Merced, CA Construction Administration Manager for this 165,000sqft building providing faculty offices, laboratory space, and a small-animal vivarium. Project exceeded energy savings goal of 20% below Title 24, by a further 10%. The building was designed to LEED® Silver standards. (Approximate cost \$80 Million)

University of Arizona, Integrated Learning Center, Tucson, AZ

Construction Administration Manager for the schematic design phase for a 118,000sqft facility which houses 14 classrooms, a 300-computer information commons, an auditorium and lecture halls for first year students Low energy systems such as displacement (underfloor) air handling systems are currently being studied for the building. (Approximate cost \$95 Million)

UC Riverside Sciences Library, Riverside, CA

Mechanical Engineer for this 16,000sqm meter science library. The facility provides state-of-the-art information technology in support of science instruction and research. (Approximate cost \$80 Million)

UCSB Engineering Sciences, Santa Barbara, CA

Mechanical Engineer for this 90,000sqft research laboratories, teaching and conference spaces. One of the unique features is the nanofabrication research and teaching facilities designed as a clean room laboratory for research teaching and an interface with other Universities. (Approximate cost \$60 Million)

UCSD Eleanor Roosevelt College, La Jolla, CA

Mechanical Engineer for this 455,000sqft project which consists of 22 buildings on a 12.5-acre site. The facility includes 460-bed residence halls, 520 apartments, an international house with 258 beds, dining and meeting facilities, academic offices, computer labs, and a five- level parking garage for 1,000 cars. (Approximate cost \$210 Million)

University of Cincinnati Braid Center, Cincinnati, OH

Construction Administration Manager for this new central office building with ground level retail on the University campus. (Approximate cost \$20 Million)

USC Loker Hydrocarbon Institute, Los Angeles, CA

Mechanical Engineer (Approximate cost \$90 Million)

UCSD Engineering Building 2, San Diego, CA

Mechanical Engineer for DPP for 130,000sqft research and teaching facility for the departments of Engineering and Computer Science. (Approximate cost \$850 Million)

UC Berkeley Centralized Dining and Student Services Building, Berkeley, CA

Construction Administration Manager for a four-story, 87,000sqft building, one of the main student dining facilities on campus with a cafeteria and fully equipped kitchen. Building is designed per FEMA 273 for structural “immediate occupancy” level. Developed design criteria and performed non-linear analysis considering material and geometric non-linearities subjected to near-source pulse type loading to simulate an earthquake on the Hayward Fault. (Approximate cost \$50 Million)

UCSB Art Center, Santa Barbara, CA

Mechanical Engineer (Approximate cost \$25 Million)



Josef Nejat, PME, CBCP
Senior Project Manager

University of Redlands, Hedco Hall Laboratory, Redlands, CA

Mechanical Engineer for the two 3-story buildings consisting of a 43,500sqft laboratory building for the Chemistry and Biology Departments, and a 13,500sqft classroom with a large lecture hall. (Approximate cost \$30 Million)

ARTS AND CULTURE – PERFORMING ART CENTER:

University of Notre Dame, Marie DeBartolo Performing Arts Center, Notre Dame, IN

Construction Administration Manager for this 150,000sqft building housing five main performance halls: a 900-seat concert hall, 350-seat mainstage theater, 200-seat cinema, 100-seat organ/choral hall, and a 100-seat studio theater. (Approximate cost \$80 Million)

Kirk Douglas Theatre, Los Angeles, CA

Construction Administration Manager for the renovation of this 20,000sqft landmark theatre structure in Culver City. The concrete shear wall, wood bowstring truss, plywood roof building was built in 1945 and is classified as a historical monument. Most of the interior was demolished and replaced with a two-level steel structure for a new 320-seat theatre, while the exterior wall was conserved. Roof diaphragm and trusses are retrofitted to meet current building code. (Approximate cost \$36 Million)

Segerstrom Center for the Arts, Costa Mesa, CA

Construction Administration Manager for the new 2,000-seat Concert Hall and 500-seat flexible Music Hall, featuring an impressive six-story glazed atrium lobby. The Concert Hall is environmentally controlled using a low velocity under seat displacement ventilation strategy that achieves the strict acoustic criteria and is highly energy efficient. (Approximate cost \$140 Million)

Tempe Center for the Arts, Tempe, AZ

Construction Administration Manager for this 80,000sqft performing arts center. The 600-seat theater, 200-seat theater, 3,500sqft gallery space and multipurpose rooms are fully enclosed buildings structurally isolated from one another under one dramatic roof and acoustically insulated from the external environment. (Approximate cost \$85 Million)

AVIATION:

LAX Central Utility Plant, Los Angeles, CA

Mechanical Engineer and construction administration lead for a new 20,000-ton, 8-Megawatt cogeneration central utility plant at LAX. As the lead design consultant on the Clark/McCarthy Joint Venture design-build team. (Approximate cost \$120 Million)

LAX Terminals 2, 3, 5 and 6 (Delta Air Line) mobilization, Los Angeles, CA

Project manager responsible for remodeling of terminals 2, 3, 5, and 6 and mobilization of Delta Air Line and over 21 other Air Lines move from terminals 6 & 7 to terminals 2 & 3. Providing scopes from SD thru Construction administration, project cost over \$180M. (Approximate cost \$180 Million)



Josef Nejat, PME, CBCP
Senior Project Manager

LAX Terminals 2 and 3, remodel and new terminal 3 construction (Delta Air Line), Los Angeles, CA
Construction administration lead for all disciplines, as a prime, I was responsible for both the architect firm and all engineering disciplines for new terminal 3 at LAX. (Approximate cost \$1.2 Billion)

GOVERNMENT:

Caltrans District 7 Headquarters, Los Angeles, CA

Construction Administration Manager for this 750,000sqft headquarter building. The complex features 1,142-car underground parking spaces, an auto shop, warehouse, teleconference room, public cafeteria, and a childcare facility for employees and the public. The south facade is entirely surfaced with photovoltaic cells that generate approximately 5% of the building's energy while shielding the facade from direct sunlight. LEED® Silver certified. (Approximate cost \$225 Million)

US Border Patrol Station, Murrieta, CA

Construction Administration Manager for this 30,000sqft border patrol facility that includes detention centers, offices, command center and vehicle maintenance facility. (Approximate cost \$30 Million)

San Francisco Federal Building, San Francisco, CA

Construction Administration Manager for this 605,000sqft, 18-story office building including a conference center, employee and local resident's day care center, a freestanding café and a landscaped plaza. The design team's diligent consideration of the site, climatic conditions and program requirements together with the client's desire to support sustainable development drove the evolution of a fully integrated, responsive design. LEED® Silver certified. (Approximate cost \$350 Million)

San Jose City Hall and Civic Center, San Jose, CA

Construction Administration Manager for this 530,000sqft high-rise office building with council chambers, public meeting rooms and civic rotunda. The project consolidates the City administration within one development. LEED-EB Platinum certification. (Approximate cost \$230 Million)

Orange County Fire Authority Regional Fire Operations and Training Center, Irvine, CA

Construction Administration Manager for the \$50m Regional Firemen Training Center with 911 Emergency Command Center, Office Building, Educational Building, Automotive Center and Burn Simulation Buildings. This new building complex will serve as an integrated control center, automotive center, materials warehouse, prop and training building, room for office space and lockers for the Orange County Fire Authority. This project is striving for LEED Silver Rating. (Approximate cost \$50 Million)

Exposition Park Intergenerational Community Center, Los Angeles, CA

Construction Administration Manager for the refurbishment of the Olympic pool as a new sports and community center. The three- building complex consists of a nursery school, senior center, gymnasium, auditorium and multipurpose rooms. The building uses extensive daylighting and displacement ventilation. (Approximate cost \$45 Million)

HEALTHCARE:

USC University Hospital Facility Infrastructure Assessment, Los Angeles, CA



Josef Nejat, PME, CBCP

Senior Project Manager

Project Manager for the study of the hospital infrastructure systems including general design checks on system capacities and a review of the appropriateness and efficiency of the design. (Approximate cost \$1.2 Billion)

Kaiser Permanente Panorama City, New South Hospital Support Building, Panorama City, CA

Project Manager for a new two-story, 40,000sqft Hospital Support Building. The HSB will include high-volume clinical departments including Gastroenterology, Infusion Care Center, Infectious Disease, ENT, Laboratory/Blood Draw, Nuclear Medicine, PEEC and Radiology. Other Phase I work includes approximately 26,500sqft of improvements to the existing Central MOB and various other department remodels. (Approximate cost \$225 Million)

City of Hope National Medical Center, Beckman Diabetes Research Center, Duarte, CA

Construction Administration for schematic design through construction administration of this \$8.2m, 41,000sqft laboratory building for diabetes research. The four-story building houses clinical research labs and offices, classrooms, and associated support spaces. (Approximate cost \$10 Million)

City of Hope National Medical Center Central Plant, Duarte, CA

Mechanical Engineer for the design of new central plant and existing cogeneration equipment for renovation and extension to Medical Center facilities. (Approximate cost \$35 Million)

Kaiser Permanente, Fontana Medical Center, Fontana, CA

Mechanical Engineer for the new 500,000sqft medical center complexes comprising two medical office buildings, ambulatory care center, nursing tower, and central plant linked together by a four-story medical mall from Schematic Design through OSHPD approval. (Approximate cost \$250 Million)

Kaiser Foundation Hospital Panorama City, Panorama City, CA

Project Engineer for a six-story, 400,000sqft replacement hospital and associated central plant for Kaiser Permanente's existing Panorama City Medical Center. The hospital includes over 200 beds, in-patient facilities, 10 surgeries, digital imaging suites, an emergency department, a clinical laboratory, as well as other critical care facilities. (Approximate cost \$235 Million)

Kaiser Permanente Sand Canyon, Central Plant, Irvine, CA

Project Engineer for this three-story central plant with cogeneration serving the 700,000sqft hospital. The plant includes a 2,400-ton capacity hybrid chiller plant with 3,900 tons of future expansion provision, hot water and steam boiler plants. (Approximate cost \$350 Million)

Saint John's Health Center, Santa Monica, CA

Construction Administration Manager for this 300-bed, 535,000sqft replacement hospital. The project includes a central plant, inpatient building, diagnostic and treatment building with main entrance plaza built above. The building was designed and built in phases to keep the existing hospital completely operational. (Approximate cost \$255 Million)

Saint John's Health Center, Keck Diagnostic and Treatment Center, Santa Monica, CA

Construction Administration Manager for this 275,000sqft four-story treatment facility that housed a state-of-the-art Emergency Department, surgery rooms with the latest technologies, and imaging centers to meet both in and out-patient needs. (Approximate cost \$75 Million)



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Senior Project Manager

UCLA Santa Monica, Orthopedic Replacement Hospital, Santa Monica, CA

Construction Administration Manager for this \$377m, 530,000sqft seven-story replacement hospital which combines the renovation of the existing pavilion building with the construction of a 271-bed patient tower, central plant, parking structure, and associated facilities. (Approximate cost \$375 Million)

Ronald Reagan UCLA Medical Center, Los Angeles, CA

Construction Administration Manager for this 1.2-million-square-foot replacement hospital. The ten-story building with two basement levels includes 520 patient beds, 28 operating rooms, 16 radiology rooms, conference and auditorium facilities, a dining hall and numerous laboratories. Design through OSHPD approval and construction administration. (Approximate cost \$1.2 Billion)

Los Angeles County, High Desert Hospital, Lancaster, CA

Construction Administration Manager for schematic design through OSHPD approval of new 510,000sqft hospital complex. The hospital and support space are in a three-building configuration of twin Nursing Towers and Diagnostic/Treatment block, with adjacent support spaces. (Approximate cost \$275 Million)

City of Hope National Medical Center, Expansion and Renovation, Duarte, CA

Mechanical Engineer for a major expansion/renovation project at the existing hospital campus. This includes a new 70,000sqft faculty office/laboratory building, remodel and an addition to the Ambulatory Care Clinic. A new central plant with thermal storage and chilled water and steam utility infrastructure for the entire campus is also included. (Approximate cost \$35 Million)

Department of Energy Environmental & Molecular Sciences Laboratory, Richland, WA

Mechanical Engineer (Approximate cost \$60 Million)

Metropolitan Water District, Water Quality Laboratory, La Verne, CA

Construction Administration Manager (Approximate cost \$20 Million)

NIH Bio-Medical Lab, India

Mechanical Engineer (Approximate cost \$100 Million)

Veterans Administration Medical Center of Southern California, Expansion and Renovation, Various Locations, CA*

Mechanical Engineer for a major expansion/renovation project at existing hospital campuses. This includes additions, remodeling, extension, and renovation of existing building throughout the region. Design, supervision and construction administration of major projects at VA facilities, including the design and supervision of a Cook-Chill system for VA Hospital at Long Beach California. Major remodeling for both hospitals at Westwood and El Segundo in southern California. (Approximate cost \$35 Million)

LIBRARY:

USC Leavey Library, Los Angeles, CA

Mechanical Engineer for this 100,000sqft teaching library. The building houses over 500 computer terminals to teaching information technology, together with traditional book collection. (Approximate cost \$50 Million)



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Senior Project Manager

Santa Monica College Library, Santa Monica, CA

Construction Administration Manager for 54,000sqft library renovation and 41,000sqft addition. DSA Approval. (Approximate cost \$35 Million)

Riverside Community College, Digital Library/Learning Resource Center, Riverside, CA

Construction Administration Manager for the new 110,000sqft digital library building including an auditorium and multi-media production area. The project is to have a high-density network and connectivity throughout. (Approximate cost \$35 Million)

Seattle Central Library, Seattle, WA

Construction Administration Manager for this \$196m, 412,000sqft library which includes a 275-seat auditorium, facilities for children and adult readers, technology to speed library service delivery capabilities and a 200-car parking structure. The building features a diamond-shaped grid on the exterior skin. LEED Silver. (Approximate cost \$195 Million)

Cal State University Channel Islands, John Spoor Broome Library, Camarillo, CA

Construction Administration Manager for the renovation and new addition of this 200,000sqft library. The existing hospital buildings were renovated and upgraded to serve as new reading rooms, and the contemporary addition is used to house the heavier loads of the book collection. The SMEP systems are coordinated with the book stacks to give a highly integrated design and aesthetic. (Approximate cost \$95 Million)

RESIDENTIAL:

Leona Drive Residence, Beverly Hills, CA

Construction Administration Manager for a 30,000sqft single family residence which includes preservation gallery environments. This project included a detailed energy and life cycle cost analysis to verify the suitability of various cutting-edge technologies with the aim of reducing energy usage and maintaining resilience for the building systems. (Approximate cost \$35 Million)

Cerro Pelon Ranch & Residence, Galisteo, NM

Construction Administration Manager for this 10,000sqft main residence and 4,000sqft horse facility for this New Mexico Ranch. The solar collectors will be integrated into a shallow pond located on the roof. Summer cooling will be achieved via a mixed-mode system. This will include natural ventilation for spring conditions and mechanical cooling with fan-coil units for peak summer conditions. (Approximate cost \$20 Million)

RETAIL:

Prada Retail Store, Beverly Hills, CA

Construction Administration Manager for this 25,000sqft prestigious retail establishment designed by Rem Koolhaas. Design incorporates 40' long air curtain to allow unimpeded sidewalk access from Rodeo Drive frontage. (Approximate cost \$25 Million)



Josef Nejat, PME, CBCP
Senior Project Manager

Meckler Group
Mechanical Engineer

1985 to 1992

David Abrams
Mechanical Engineer

1983 to 1985



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