

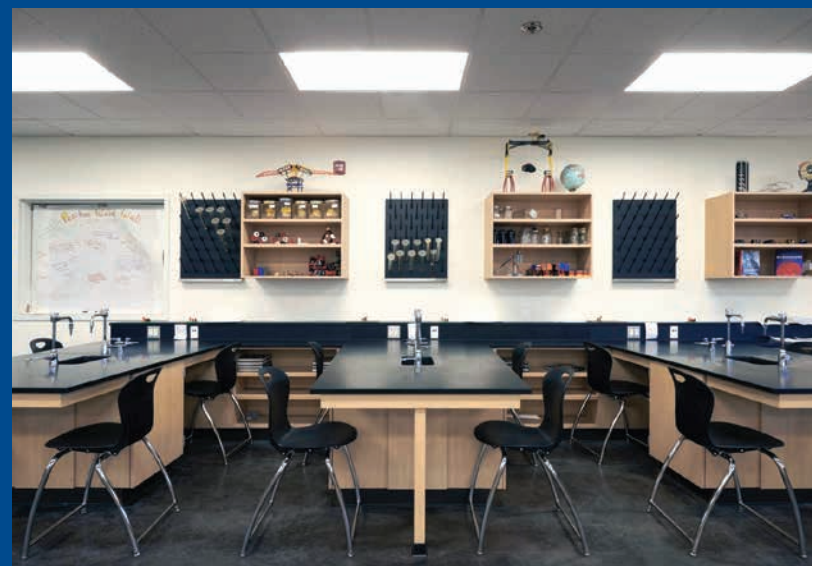
NEWPORT-MESA UNIFIED SCHOOL DISTRICT

Statement of Qualifications for Construction Management Services (RFQ #119-21)



March 2, 2021

Presented to: Mr. Jonathan Geiszler
Director of Purchasing & Warehouse
Newport-Mesa Unified School District
2985 Bear St., Bldg. A
Costa Mesa, CA 92626



Cover Letter



March 2, 2021

Newport-Mesa Unified School District
Jonathan Geiszler, Director of Purchasing & Warehouse
2985 Bear St., Bldg. A
Costa Mesa, CA 92626

Dear Mr. Geiszler and the Selection Committee:

TELACU Construction Management (TCM) is pleased to present to the Newport-Mesa Unified School District (NMUSD) our Statement of Qualifications for Construction Management Services (RFQ #119-21). For over 26 years, our team of professionals have specialized in the planning and construction of California educational facilities. Operating as a subsidiary of TELACU, one of the nation's largest nonprofit Community Development Corporation (CDC), TCM implements TELACU's mission through the development of community assets.

As experienced school builders, we understand the nuances of locally funded projects, as well as general obligation bond programs, and how to properly manage the logistics, planning and collaboration that are required on large scale construction projects. Utilizing tested and proven management techniques, TCM is well suited to meet the needs of the upcoming District's Bond Projects. We are confident that NMUSD will further benefit from the following TCM key strengths:

- Proven **SUCCESS** in working with Southern California school districts on facilities improvement projects.
- The **ABILITY** to successfully manage all project phases including planning, design, procurement and bidding, construction, and closeout.
- A **QUALIFIED** and well-seasoned team of TCM staff professionals with experience working on California educational facilities projects and programs.
- A **STRONG** track record of completing programs and projects on time, on schedule, and with change orders less than industry standard.

TELACU Construction Management possesses the capabilities to provide NMUSD with an unparalleled level of service and dedication. **Dedicated to the construction of K-12 facilities, TCM has the experience to deliver successful projects, as well as the desire and passion to achieve success on behalf of NMUSD.** Thank you for your consideration and review of our team and the firm's qualifications and experience. We look forward to collaborating with NMUSD on the successful implementation of any upcoming projects. Should any questions arise during the District's evaluation process please contact Daniel Clem, dclem@telacu.com or 714.656.7315, who is the main point of contact for this procurement.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Clem'.

President
TELACU Construction Management

Firm Information

*TELACU Construction
Management, Inc.
604 North Eckhoff St.
Orange, CA 92868
Phone: (714) 541-2390
Fax: (714) 541-9411
www.TELACU.com*

Main Contact

*Daniel Clem
Director
t: (714) 656-7315
dclem@telacu.com*

Licenses and Business Information

*Federal Tax I.D. Number: 954528779
California Business License: 163096
Type of Organization: Corporation
Owner/Officer: John Clem, President
Business Type: General Contractor
Years in Business: 25
Date Established: February 1995
CA Contractor's License: 741851
License Classification: B
Date of Issuance: 1997
Number of Employees: 100
DIR Number: 1000012893*

Professional Registrations, Certification, and Affiliations:

- Construction Management Association of America (CMAA)
- Coalition for Adequate School (CASH)
- LEED U.S. Green Building Council Association (USGBC)
- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)
- Design-Build Institute of America
- Certified Erosion, Sediment, and Stormwater Inspector (CESSWI)

**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: TELACU Construction Management

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	Orange, Orange County	5
2. Past Performance	Write in:	Max. Pts.
a. Identify the Firm's number of years' experience in providing services for K-12	26 years	5
b. Project listing - Identify the number of K-12 projects the Firm has worked on within last 3 years	30+	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	100+	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	0	5
b. Identify the number of settlements or judgments involving such actions within the last five (5) years	0	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)	Ron Hacker, Centinela Valley UHSD 310.467.5086 John Forney, Capistrano USD 949.289.3902 Jodee Brentlinger, Solana Beach SD 858.794.7104	5

I hereby certify that the above information is true and correct to the best of my knowledge.

By signing below, I further acknowledge that should any of the information I provide be found to be false, the Firm's Response shall be considered nonresponsive and ineligible for consideration.

John Clem
Printed Name


Signature

2.19.2021
Date

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Newport-Mesa
Unified School District

*A pioneering institution committed to **service, empowerment, advancement,** and the creation of **self-sufficiency.***



Business Profile



Corporate Structure and History

TELACU Construction Management (TCM) is a wholly owned subsidiary of TELACU Industries, the for-profit subsidiary of TELACU, one of the nation's largest Community Development Corporation (CDC), founded in 1968. The founders of TELACU recognized the need for the construction of community assets, such as schools, parks, municipal structures, roads, and infrastructure. With the creation of community assets in mind, TELACU Construction Management was formed. TCM is committed to providing its clients and their communities with the leadership and innovation required for the management and successful completion of projects and programs.

TELACU recirculates the dollars earned from TCM and its other for-profit companies to fund social initiatives such as a nationally renowned scholarship program, more than 4,000 units of affordable housing, workforce development programs, and a variety of other initiatives to ensure economic equality and social justice. While the impact of TELACU's social programs is exceptional, each subsidiary must provide world-class service in the technical areas in which they operate and TCM is no exception. TCM has provided superior service to clients in project management, program management, and construction services and is a leader in the design, management, and construction of private and public projects.

Since our incorporation in 1995, we have brought our expertise to the completion of public buildings, capital improvement projects, transportation, governmental and medical facilities, water transmission and distribution systems, public housing, and recreational centers. What sets us apart is our depth of understanding and our ability to integrate the different facets of a construction program - planning, schedule, budget, accounting, design, procurement, construction, commissioning, and closeout, into one seamless process; providing for standardized technical and management expertise across large multiphased complex capital improvement programs or projects.

TCM's team of 100 professionals provides unparalleled expertise in project and program management. Utilizing tested and proven management techniques, TCM directs all program services, including project development, design oversight, project funding, pre-construction, public outreach, scheduling and construction oversight for various delivery methods. We pride ourselves in the management of California K-12 construction projects and consider ourselves experts in the renovation and expansion of California schools.

Experience and Approach to Services

TCM is a full service construction management firm experienced in the management of numerous K- 12 projects. TCM has worked with more than 35 educational facilities districts in California, completing more than \$4.25 billion of construction.

Our Services Include:

Planning K12 capital facilities programs and projects.

Project Controls – financial planning and reporting services on all aspects of the project.

Pre-Construction, Procurement pre-construction services, design management, bid package scoping, public bid process, and multiprime contractor selection.

Construction Management qualified professionals function as the owner's representative to coordinate and schedule the operations of multiple prime contractors.

We also place a high level of importance on proper document control and require our field staff to maintain accurate, up-to-date information and schedules on each project from notice to proceed to notice of completion.

DSA Closeout DSA152 inspection card process, commissioning, DSA6 uploaded, punchlist complete, O&M Turnover, Training, Warranty Walks, and Digital Plan Room turned over to the District.

“TELACU Construction Management has exhibited strong qualities throughout their time period working with the District and any District seeking to hire a professional construction management firm would benefit greatly in bringing on TELACU.”

Eric Mirabal, Director of Facilities and Operations, CVUHSD



TCM Leadership

Construction companies are made up of people, and it is the leadership and experience of our staff that distinguishes our firm. **The majority of our dedicated staff have worked at the firm for more than five years and our leadership team has a combined 75 years of experience working at TCM.** Below you will find detailed resumes of our executive team and in the Experience Section we have included the resumes of potential staff who could be assigned to any NMUSD projects.



LICENSE:

Licensed B Contractor
California
#741851

Our team is led by our **President, John Clem**, who plays an active, hands-on role in each and every project TCM is managing. John brings over 40 years of construction experience lending his knowledge and guidance to each TCM project, and looks forward to working with NMUSD. John's passion for school construction is evident as he is a regular attendee at weekly project meetings, as well as the trusted advisor to our clients on construction related issues. Our clients routinely praise the accessibility and proactive nature of John's leadership style. John started TCM for TELACU over 26 years ago and has served as our President for the entire time.

Relevant Project Experience:

- El Rancho High School Redevelopment, El Rancho Unified School District - \$72M
- Saugus High School Performing Arts Center, William S. Hart Union High School District - \$18M
- Hawthorne High School Phase 3, Centinela Valley Union High School District - \$50M
- Sierra Vista Junior High School New Classroom Addition, William S. Hart Union High School District - \$10M
- Leuzinger High School Campus-wide Modernization - \$58M
- Lennox School District - LMS/Buford/Felton Classroom Additions - \$24M
- Lawndale High School, Centinela Valley Union High School District - \$110M
- Alliance Public School #9, Alliance Public Ready Schools - \$12M
- Segerstrom High School New School, Santa Ana Unified School District - \$58M
- Hawthorne High School Science and Engineering Buildings, Centinela Valley UHSD - \$52M
- 21st Century Upgrades and District-wide Modernizations, Buena Park School District - \$70M
- Lawndale High School Performing Arts Center, Centinela Valley Union High School District - \$8.5M City of Newport Beach - "Fibrary" - Fire Station and Library - \$8.3M
- OCC School of Sailing and Seamanship, Coast Community College District - \$3.5M
- Campus Public Safety Building, Compton Community College District - \$7M
- Compton Community College, Classroom Addition - \$17M
- BuildLACCD, Los Angeles Community College District - \$6B



As **Senior Vice President, Jay Bell** is active in all TELACU Construction Management contracts with a focus on the construction of K-12 educational facilities. Jay is responsible for client relations and strategic planning for TELACU Construction Management and specializes in agency construction management during pre-construction including financial management. Jay's strengths lie in his ability to build, supervise, and coordinate the work of teams of architects and technical personnel, as well as construction teams. He has developed a reputation as a manager with strong financial planning skills based on his work in designing and implementing program and project level financial management systems for clients.

Relevant Project Experience:

- Lake Elsinore Unified School District - \$105M Bond Program
- BuildLACCD, Los Angeles Community College District - \$6B
- OCC Professional Mariner Training Center, Coast Community College District - \$15M
- WeBuild, Los Angeles Unified School District - \$27B
- Vista Unified School District - \$292M
- Saddleback Valley Unified School District - \$300M
- North Orange County Regional Occupation Program
- Temple City Unified School District - \$160M
- Centinela Valley Union High School District - \$450M
- Lennox School District - \$26M Bond/\$111M LAWA
- Segerstrom High School New School, Santa Ana Unified School District - \$58M
- District Performing Arts Center, Placentia-Yorba Linda Unified School District - \$12M
- 21st Century Upgrades and District-wide Modernizations, Buena Park School District - \$70M

EDUCATION:

B.F.A., Art and Design
Parsons School of
Design, 1996

Construction
Management
Coursework
Pratt Institute
1997-1998

REGISTRATIONS:

California Contractors
License, No. 785476
("B" General Contractor
and "C-8" Concrete
Construction)

Division of State
Architect
Project Inspector,
Class 3, No. 3076

OSHA 30-Hour Safety
Certification

COMMUNITY SERVICE:

President, Encinitas
Educational Foundation

Board of Management,
Ecke YMCA

Former Legislative
Committee, Coalition
for Adequate School
Housing

Former Board
Member, Californians
for School Facilities



Business Profile



EDUCATION:

Bachelor Degree at
California Polytechnic
University, Pomona, CA

AFFILIATIONS/ CERTIFICATIONS:

C.A.S.H. Leadership
Academy Graduate
C.M.A.A. Member
C.A.S.H. Member
C.C.S.A. Member
OSHA 30 Hour

As **Director, Daniel Clem** will be responsible for direct management of all TCM staff assigned to any NMUSD project. Over his 10 year career with TCM, Daniel has completed numerous DSA school construction projects, utilizing the numerous different delivery methods, which has provided him with the relevant experience to lead a construction management team on any upcoming projects.

Daniel will assist the District in the procurement of any and all Architects/Engineers, Inspector of Records, and Special Inspection Services and will work with the District to create solid front end documents for each scope of work listed. Daniel will also manage the procurement process of all general or trade contractors and will advise the District on delivery methods for each project while providing an in-depth knowledge of best practices for public works procurement and contracting. Daniel is a K-12 expert and a committed leader who has demonstrated success on high school projects in Capistrano USD, Menifee USD, El Segundo USD, Centinela Valley UHSD, Lennox SD, Santa-Monica Malibu USD, Los Angeles USD, and Los Angeles Community College District.

Relevant Project Experience:

- New k-8 School, Capistrano Unified School District - \$92M
- Elementary School #15, Menifee Union School District - \$50M
- Middle School No. 4, Menifee Union School District - \$68M
- Hawthorne High School Phase 2 Classroom Addition - Centinela Valley UHSD - \$50M
- Lennox School District - Lennox/Buford/Felton New Classrooms - \$24M
- Hawthorne High School - Nyman Hall Theatre, CVUHSD - \$10M
- El Segundo Unified School District Measure ES - \$92M
- Aliso Niguel High School New STEM Buildings, Capistrano USD - \$14M
- Newhart Middle School New STEM Buildings, Capistrano USD - \$14M
- Ambuehl Elementary School Modernization, Capistrano USD - \$8M
- Palisades Elementary School Modernization, Capistrano USD - \$4M
- Solar PV District-wide, Capistrano USD - \$25M
- Esencia K-8 School New School, Capistrano USD - \$32M
- Tesoro High School New Classroom Building, Capistrano USD - \$10M
- Hawthorne High School S.T.E.M. Science and Engineering Buildings, Centinela Valley UHSD - \$52M
- Franklin E.S. and Roosevelt E.S. Modernizations, Santa Monica-Malibu USD - \$9M
- The Learning Connection, El Segundo Unified School District - \$4M
- Emergency Shelter and Centralized Services Center, City of Pomona - \$8M

Business Profile



As **Director, Blaine Yoder** will be responsible for the design development and the bid phase of the project. Blaine will be the lead during the initial phases of the project and will communicate and report directly with District Staff, the Architect and their Engineers and the TELACU Construction Management Team. Over his 15 year career with TCM, Blaine has successfully completed over 75 DSA K-12 projects throughout multiple school districts in California. Having been engaged early in the development of most construction projects, Blaine is thoroughly familiar with the Public Contract Code, alternative delivery methods, CMAA and Pre-qualification requirements, allowing him to lead and provide best management solutions to various procurement strategies. With his background in Structural Engineering and his ability to manage staff, Blaine will provide contract, design, and construction management expertise in order to support the entirety of the project team.

EDUCATION:

Bachelor of Science,
Structural Engineering,
University of California,
San Diego
Irwin and Joan Jacobs School
of Engineering, La Jolla, CA

Fundamental Engineering
Examination Certification, CA

OSHA 30-Hour Safety
Certification

CONTACT:

byoder@telacu.com;
760.801.3849

Relevant Project Experience:

- Lawndale High School, Centinela Valley Union High School District - \$110M
- West Covina PAC and STEM Building, West Covina USD - \$70M
- Leuzinger High School Administration Building Modernization, Centinela Valley UHSD - \$50M
- OCC Professional Mariners Training Center, Coast Community College District - \$15.5M
- Saugus High School Performing Arts Center, William S. Hart Union High School District - \$18M
- Sierra Vista Jr. High New Classroom Buildings, William S. Hart Union High School District - \$10M
- Alliance Public School #9, Alliance Public Ready Schools - \$12M
- Gilbert and Whitaker Elementary School, Buena Park School District - \$7M
- District Performing Arts Center, Placentia-Yorba Linda Unified School District - \$12M
- 21st Century Upgrades and District-wide Modernizations, Buena Park School District - \$70M
- Measure V Bond Construction Program, Lake Elsinore Unified School District - \$105M
- Emergency Shelter and Centralized Services Center, City of Pomona - \$8M

Relevant Project Experience

TCM is a leader in the design, management, and construction of K-12 Educational Facility Improvement Projects. Since 1995, we have brought our expertise to the completion of educational facilities, public buildings, capital improvement projects, transportation, public housing, and recreational centers. **What sets us apart is our depth of understanding and our ability to integrate the different facets of a project - planning, schedule, budget, accounting, design, procurement, construction, commissioning, and closeout - into one seamless process; providing for standardized technical and management expertise across large multi-phased capital improvement projects.**



AMBUEHL ELEMENTARY SCHOOL Modernization, San Juan Capistrano

Client: Capistrano Unified School District

Delivery Method: Design-Bid-Build

Construction Value: \$8,000,000

Client Reference: John Forney, Chief Facilities Officer
(949) 234-9200; jgforney@capousd.org

TCM oversaw a fast paced summer construction modernization project that consisted of abatement, demolition and construction of the administration building, library and MPR rooms and the demolition and construction of a new 12' x 60' shade structure, playground equipment and water bottle fillers. The interior spaces were outfitted with new LVT flooring, tackboard, new flexible furniture, smart projectors and white boards, and new library casework. The project schedule was a tight 62 day schedule over the summer and through proper planning and coordination, our team was able to finish the project on time and on budget ensuring that each student was in their seats on the first day of school.



LAWNDALE HIGH SCHOOL, Campus Modernization and Expansion, Lawndale, CA

Client: Centinela Valley Union High School District

Value: \$75,000,000

Client Reference: Ron Hacker, Assistant Superintendent,
Business Services; (310) 263-3220 hackerr@centinela.k12.ca.us

Student Union/Kitchen: The Student Union is approximately 41,000 SF and houses a Student Union, serving area, kitchen, and eight teaching stations. TCM performed all pre-construction through closeout services that encompassed plan development, value engineering, constructability reviews, creating all the pertinent bid documents, scoping of work, bidder solicitation, and bidder evaluation and recommendation for contract, construction oversight, QA/QC, and project/DSA closeout.

Classroom Building Addition: The Classroom Building Addition is approximately 50,000 SF and houses over 14 classrooms, 7 office spaces, flexible teaching areas, laboratory spaces and staff and student restrooms.

Experience



NEWHART MIDDLE SCHOOL STEM Building, Mission Viejo, CA

Client: Capistrano Unified School District

Delivery Method: Design-Bid-Build

Construction Value: \$14,000,000

Client Reference: John Forney, Chief Facilities Officer
(949) 234-9200; jgforney@capousd.org

TCM is providing construction management services on the new construction of a 2 story 12 classroom science building. The classrooms contain A/V labs, Science labs, large teaching spaces between classrooms, and the latest 21st century short throw projectors and smartboards.

ALISO NIGUEL HIGH SCHOOL STEM Building, Aliso Niguel, CA

Client: Capistrano Unified School District

Delivery Method: Design-Bid-Build

Construction Value: \$14,000,000

Client Reference: John Forney, Chief Facilities Officer
(949) 234-9200; jgforney@capousd.org

TCM is providing construction management services on the new construction of a 2 story 12 classroom science building. The classrooms contain science peninsulas for each student, a teaching station, acid waste lines for proper disposal, teaching spaces between classrooms, fume hoods, and the latest 21st century short throw projectors and smartboards.

Experience



TEMPLE CITY UNIFIED SCHOOL DISTRICT New Classroom Buildings & Sports Facilities Temple City, CA

Client: Temple City Unified School District

Delivery Method: Design-Bid-Build

Construction Value Phase 1A: \$18,635,000.00

Client Reference: Marianne Sarail, Assistant Superintendent,
(626) 548-5120 msarail@tcusd.net

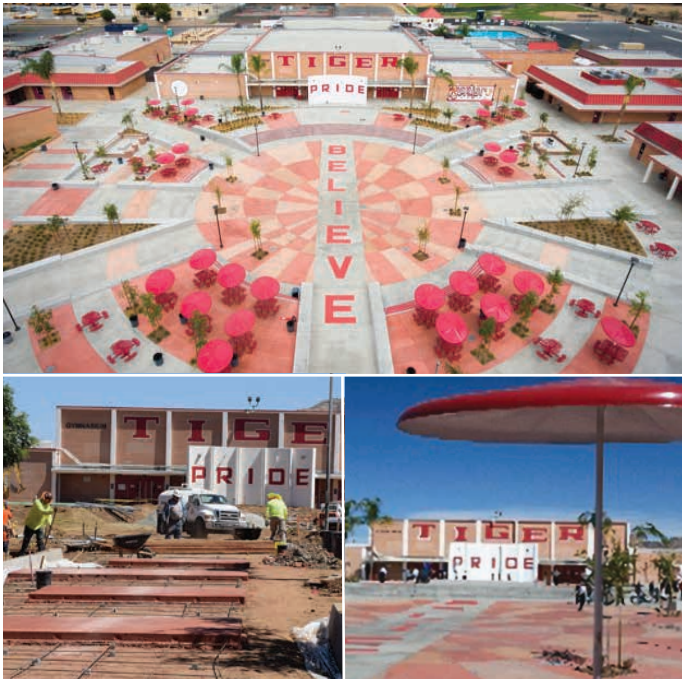
TCM has worked closely with the Architect and Owner to develop a new master plan proposal for the 21-acre Temple City High School, which includes three (3) new Classroom Buildings (32 classrooms), a Sports Complex Upgrade, Demolition of two (2) Existing Classroom Buildings (12 Classrooms), Central Plant and Utility Upgrade as well as various ADA upgrades and modernizations.

Phase 0/Building Demolition - Utility Upgrade – Interim Housing: Prior to starting the new construction of the Phase 1A building, TCM managed the demolition of the existing classroom buildings and provided a new Central Plant to service the existing campus. Additionally, TCM implemented the installation of interim housing units to facilitate instruction for the duration of the construction of Phase 1A.

Phase 1A/New Classroom Building: Over the past few years, the enrollment at Temple City High School has changed sufficiently to warrant the addition of classrooms to meet State mandated student/teacher ratios. To achieve this goal TCM, with the efforts of the Architect, collaborated with the Owner and determined three classroom buildings, totaling 32 classrooms was warranted and within budget. The predominantly CMU structure similarly matches the existing original brick buildings, with eye catching accents indicating a reach into the future. TCM has been integral in the review and oversight of the construction, working closely with the on-site administration to ensure all activities maintain a minimal impact to the day to day instruction.

Phase 1B Sports Complex Upgrade: The Athletic program has historically been strong. While the football stadium recently received an upgrade managed by TCM under a separate project, the Baseball, Softball and Swimming facilities are scheduled for a major overhaul including turf replacement of the fields, provisions of dugouts and reconfiguration of the swimming pool facilities including locker rooms, team rooms, snack area, and the pool equipment area. Additionally, the campus' main electrical service is being relocated. This time sensitive task is scheduled to commence summer 2017.





ELSINORE HIGH SCHOOL Campus Quad Improvements

Client: Lake Elsinore Unified School District **Construction Value:** \$3,298,622

Client Reference: Dr. Doug Kimberly, Superintendent;
(951) 253-7000 doug.kimberly@leusd.k12.ca.us

TCM was contracted by Lake Elsinore Unified School District to provide construction management services to the \$3 Million quad improvement and infrastructure project at Elsinore High School. TCM was engaged relatively late in the process as the District elected to procure the construction projects in house. As such, TCM truly had to hit the ground running on day one of construction of this 60 calendar day project. In order to ensure project success, TCM's field staff was given authority to make on-site design changes to the project due to various existing conditions that would have otherwise delayed the project. TCM worked side by side with the District, Architect, and Contractor to complete this very complicated civil and infrastructure project on an extremely short timeline which necessitated managing two general contracting crews, two electrical subcontracting crews, and three concrete subcontractors working 16 hour shifts 6 days a week to complete this project. Now complete, the quad is the new focal point of the 100 year old campus, damaged and dated electrical feeders have been completely replaced, and most importantly the new wet utility infrastructure system has solved the campus' systemic issue of frequent building flooding, water damage, and field replacement due to previously insufficient site drainage.



SAUGUS HIGH SCHOOL Performing Arts Center/Auditorium

Client: William S. Hart Union High School District
Construction Value: \$18,000,000

Project Size: 18,750sf

Client Reference: Mike Otavka, Director of Facilities,
Planning and Construction; (661) 259.0033 ext 274

TCM is currently providing Construction Management services on the "Forum" a \$16.5 Million Dollar Auditorium at Saugus High School. TCM is managing this project utilizing the Construction Management Multiple Prime delivery method and is managing 17 different prime contractors. Having been brought in early in the process, our pre-construction team was able to work with the Architect and our vast subcontractor list to provide the final estimate for the Saugus High Auditorium Project before it went out for bid. Upon bid opening the actual contract award was within 1/2 of 1% of our estimate, which in this volatile construction market is a terrific feat. Concurrently with the creation of our estimate, our team developed each bid package, solicited to our expansive subcontractor pool, and was able to garner a high interest in this project creating an extremely competitive final bid. Our team, in conjunction with District staff has done a great job at moving along this project with little disruption to construction activities all while capturing the vision of the District. The design of the building features racked masonry walls with complex integrated structural features and will seat a total of 468 patrons. This new PAC will serve as the entrance to the campus and will provide a beautiful focal point for the community.



MEASURE Q

Four New Classroom Building Additions

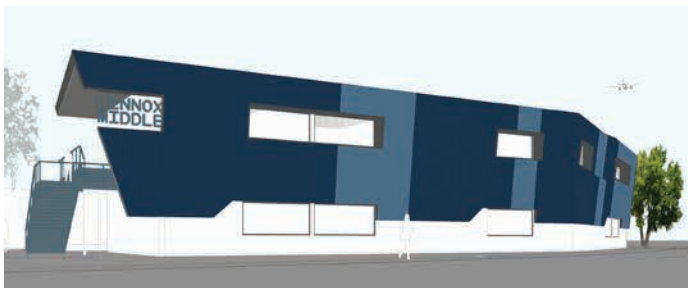
Client: Lennox School District

Delivery Method: CM-Multiple Prime

Construction Value: \$24,000,000

Client Reference: Carlos Avalos, Director of Facilities
MOT (now at Magnolia School District), (562) 577-7328;
cavalos@magnoliasd.org

TCM is in the final month of overseeing the CMMP construction projects for 4 different school sites that are adding 32 classrooms in total. The project consists of three identical two-storied wood framed buildings that contain standardized classrooms within the buildings and 1 single-storied steel framed building that has 4 oversized STEM labs within the building. The project will modernize and expand campuses that have a growing enrollment and will provide adequate learning spaces and lessen the overcrowding conditions the schools are currently facing.





Project Team



EDUCATION:

California State University,
Northridge

Dave Creek, CCM, LEED, Project Manager, brings over 20 years of construction management experience to TCM. Dave has completed numerous public works projects over his career and is considered an expert in public contract code, construction management/contract adherence, and public works construction. Dave has managed a variety of challenging projects in public and private commercial construction including libraries, schools, fire stations, hospitals, parks, office buildings and parking structures. Dave is experienced in a multitude of job scenarios from design through close-out that have been successful beyond the client's expectations.

Utilizing his technical expertise as an experienced builder, Dave will lead the development, implementation and management of the project from conception through project completion. Dave has successfully delivered numerous public works projects and has done so efficiently and effectively making him a great fit for the Lido Fire Station No. 2 and Central Library Lecture Hall projects.

PROJECT EXPERIENCE

- Casa Blanca Library, City of Riverside - \$9M
- Fire Station #3, City of Anaheim - \$7M
- Lennox Middle School New Building, Lennox School District - \$7M
- Buford Elementary School New Building, Lennox School District - \$6M
- Felton Elementary School New Building, Lennox School District - \$6M
- Lennox Middle School "EXTENSION" New Building, Lennox School District - \$5M
- Hull Middle School, Torrance Unified School District - \$22M
- Orchard Hills K-8 School, Irvine Unified School District - \$45M
- Norman P. Murray Community Center, City of Mission Viejo - \$13M



EDUCATION:

2004-2008
General Education
Phoenix University

CERTIFICATION & COMMENDATION:

GSA Authorized Badge
Contractor License
C10-736505
OSHA 40 EM 385-1-1
OSHA 30
DSA Class 2 Inspector
Certified Quality Control
Manager

Donald Fansler is a highly qualified professional and is familiar and active in all aspects of civic/municipal construction. Mr. Fansler has worked on a variety of projects ranging from a few thousand dollars up to \$110M. Mr. Fansler's strengths lie in his ability to conceptualize a project from start to completion. His ability to manage all aspects of the construction process has been honed by 30 years of experience.

PROJECT EXPERIENCE

Julian Charter School, Encinitas CA

Project Manager

April 2015 to Present

- Providing General Contracting Services for a \$2.5M modernization for Julian Charter School which consists of a 2 story, 20 classroom building with administrative offices.
- Constructability review.
- Worked with the A/E team and the owner to provide Value Engineering.
- Responsible for complete bid process which includes creating all bid documents, front end documents, coordinating job walks, field all pre-bid RFI's, and perform all bid review.
- Coordinate all contractor activities, create and manage the schedule, cost management, change order review, site safety and quality control.
- Coordinate with all city inspectors and manage the permitting process throughout the stages of construction.

Student Services Building Lawndale High School, Lawndale, CA

Construction Manager

January 2014 to March 2015

- Project consisting of a three story, 120,000 square foot building housing a media center, administration center and 42 classrooms, including 12 science labs, art labs and computer labs with a total budget of \$110M.
- Oversaw the coordination of all Contractor activities.
- Provided a "boots on the ground" Quality Assurance/Control plan.
- Inspection coordination with all DSA and City inspectors.
- Managed and updated the Schedule and ensured that all contractors were on schedule.
- Supervised all soil inspections and ensured that the grading was down in accordance with the plans and specifications.

Aspire Los Angeles 6-12 Charter School, Huntington Park, CA

Project Manager

November 2013 – December 2014

- Managed 22 individual prime contractors on a two phase multi prime contract with a total budget of 18 million.
- Managed and negotiated all change orders including plan review, take offs, cost evaluations and PCO creation.
- Managed Street Improvements with City of Huntington Park.
- Coordinated all schedule activities with prime contractors.
- Conducted all weekly coordination meetings with prime contractors.
- Supervised all soil inspections and ensured that the grading was down in accordance with the plans and specifications.

Animo Leadership Charter High School, Inglewood, CA

Project Manager

March 2011 - November 2012

- Served as Project Manager on the new construction of the 17 million Animo Leadership High School. This 37,000 square ft facility includes state-of-art classrooms, open teaching areas and surrounding landscaped areas.



EDUCATION:

Economics,
California State
University, Fullerton

CERTIFICATION & COMMENDATION:

OSHA 30 Hours Safety
Certified
CPR and First Aid
Certified

Michael Clem is an experienced **Project Manager** who brings his extensive knowledge in managing both single and multiprime contracts from pre-construction through construction, and final project closeout. Michael's experience has given him a skill in managing contracts that is reflected in his successful record of completing projects in a timely manner. His dedication and determination to the success of all aspects of his work is a welcome addition to all TCM projects which he is a part of. Michael is skilled at developing a plan of action to complete a goal and executing the plan while managing multiple teams of people.

PROJECT EXPERIENCE

Burbank Unified School District Technology Modernization

Project Manager

- Providing Construction Management services for Burbank Unified School District's Bond Program Technology Projects.
- Oversaw the district-wide installation of 21st Century Classrooms in all 900+ student spaces within the District.
- Supported the District by conducting regular meetings with equipment manufacturers, specialty contractors, the technology department, and district staff integral to curriculum and instruction in order to standardize a "21st Classroom" design that provides equality among each of school campuses.
- Managed the construction of a new data center to accommodate increasing technology demands which also supports green cooling technology for reduced operational costs.

Centinela Valley Union High School District, Lawndale, CA

Phase II 2 Story Classroom and Dining Facility

Project Engineer

- Project Engineer for a 30 million dollar Measure CV Bond Program.
- Worked directly with the school district, Director of District Facilities, General Contractors, Architect, site staff, and Citizens Oversight Committee to manage, coordinate, and complete the design and intended use of the school, participated in the planning of several consecutive phases for the site.
- Assisted in the revision of District Standards with several Architects and the School District.
- Assisted with the management of construction for three, two story buildings. Including a new dining facility, kitchen, and culinary teaching wing with a separate lab kitchen and cooking classrooms.
- Processed and managed the bidding and corresponding bid documents to comply with Public Contract Code
- Reviewed, tracked, and closed the submittal and RFI process as well as managing the correspondence for the entirety of the project.
- Worked with the superintendent and General Contractor to problem solve for unforeseen issues in the field.
- Worked with the District IT staff to problem solve for unforeseen circumstances and to ensure that the campus would have an efficient and cost effective IT infrastructure.
- Documented deviation from the plans and worked with the IOR, Architect, and General Contractor to ensure that deviations were solved in a timely manner.
- Processed change orders and worked with the PM and contractors to have all change orders managed, negotiated, and closed out in a timely manner.



EDUCATION:

Master of Science,
Construction Management,
Texas A&M University,
College Station, 2003

Bachelor of Architecture,
University of Bombay, India
1999

CERTIFICATIONS:

Green LEED AP
OSHA 30
CPR/First Aid

Preeti D'Souza is a construction management professional with over nine years experience in civic, residential and commercial projects, including two LEED buildings. She has been responsible for engineering and cost management on projects ranging from \$50 million to \$135 million. Preeti is an ideal project management team member with excellent interpersonal skills, a professional attitude and strong leadership qualities.

PROJECT EXPERIENCE

Student Union, Lawndale High School, Phase II, Lawndale, CA

Project Manager

- Managing the construction of a \$28 million Student Union Building that is utilizing the multiple prime delivery method.
- Responsible for creating all the pertinent bid documents, scoping of work, bidder solicitation, and bidder evaluation and recommendation for this multi-prime contract.
- Responsible for the overall project schedule, budget management, change order management, and project document control.
- Project consists of a two story 41,000sf building that will house a Student Union, serving area, kitchen, and eight teaching stations.

Student Services Building, Lawndale High School, Phase I, Lawndale, CA

Project Manager

- Managed a \$35 million high school new construction project at Centinela Valley Union High School District.
- Project consisting of a three story, 120,000SF building housing a media center, administration center and 42 classrooms, including 12 science labs, art labs and computer labs.
- Construction started in October 2012 and the building will ready for 2014-15 school year.
- Responsible for overall schedule and budget management.

Multiple Interim Housing, Abatement, Demolition, and Utility Relocation, Lawndale High School, Phase 0, Lawndale, CA

Project Manager

- Prepared detailed scopes of work and bid packages for each discipline.
- Coordinated with the District and the project architect for design, project scope and construction administration.
- Managed all contractors, handled document control, negotiated and resolved change orders, and supervised project close out.
- Managed closeout process for various existing buildings on campus for the Department of State Architecture.

Esperanza High School Modernization, Anaheim, CA

Project Engineer

- Provided support for pre-construction services, subcontractor bid review, Lease-Leaseback documentation, and contract award.
- Managed summer modernization projects, close out process, punchlist and warranty items.



EDUCATION:

B.S. Landscape
Architecture
California Polytechnic
University, Pomona
2005

CPR & Basic First Aid
OSHA 30

Octavio Nava is an experienced **Project Manager** who brings his extensive knowledge in managing both single and multi-prime contracts from pre-construction through construction, and final project closeout. Octavio's experience has given him a skill in managing contracts that is reflected in his successful record of completing projects in a timely manner. His dedication and determination to the success of all aspects of his work is a welcome addition to all TCM projects/programs which he is a part of.

PROJECT EXPERIENCE

Temple City Unified School District Measure S Bond Needs Assessment & Improvement Program, Temple City, CA

Project Manager

- Worked with the District to develop a master facilities program for modernization projects.
- Performed constructibility reviews on the plans received by the architect.
- Ran procurement for the installation of 300 smart board/projectors at multiple locations in the District.
- Developed the bid schedule and organized the bid process to comply with public contract code for the smart board/projector installation.
- Managed contractor installation of smart boards/projectors to make sure they were installed per plans and specifications and were on time and on budget.

Placentia-Yorba Linda Unified School District, Placentia, CA

Project Engineer

- Project Engineer for a \$200 million dollar Measure A Bond Program.
- Worked directly with the Program and Construction Manager and the District Facilities and Planning Department on development of District Standards, field assessments, management and coordination of design professionals, and coordination of project closeout.
- Assisted with the construction management on ten individual construction projects ranging in value from a \$150,000 restroom modernization to the construction of a new District Performing Arts Center valued at \$12 million.
- Developed bid schedules and organized the bid process to comply with the Public contract code.
- Reviewed and tracked all submittals and RFI's as well as project correspondence on all construction projects.
- Responsible for supporting TCM and District staff to obtain any documents necessary to ensure proper pre-bid, construction, and closeout procedures were done in a timely manner and in compliance with the Construction Documents and District Standards.

Saddleback Valley Unified School District, Mission Viejo, CA

Superintendent

- Assisted in providing TELACU support on the SVUSD Measure B Bond Program. The nearly \$300 million bond program involved modernization, new construction, and enhancement projects.
- As a Superintendent managed the pre-construction and construction management services for three 14,000-square-foot gymnasiums on three separate occupied sites for the District.
- Managed the constructability review, value engineering, preparation, and development of scopes of work and bid documents, bid schedule, and management and coordination of the construction of multiple-prime projects.
- Coordinated and reviewed all correspondence and project-related documents including RFIs, submittals, meeting minutes, and construction directives.

Portola and Woodbury Home and Shopping Center Communities, Irvine, CA

Project Engineer

- Provided support to complete the landscaping and irrigation for shopping centers and parks within the communities. Provided support on all RFIs, submittals and closeout for the projects.



EDUCATION & CERTIFICATIONS:

San Diego City College,
1992

Carpenters Union Training
- Journeyman

OSHA 30
First Aid/CPR

Scott Lansdown is an experienced **Project Manager** who brings his extensive knowledge in managing both single and multi-prime contracts from pre-construction through construction, and final project closeout. Scott's experience has given him a skill in managing contracts that is reflected in his successful record of completing projects in a timely manner. His dedication and determination to the success of all aspects of his work is a welcome addition to all TCM projects which he is a part of.

PROJECT EXPERIENCE

Alliance College Ready HS#9, Los Angeles, CA TELACU Construction Management

Project Manager

- Scott is currently managing a multi-prime contract on the construction of the new Alliance Media Arts and Entertainment Design High School.
- Scott is responsible for ensuring that all public contract code and State Allocation Board funding guidelines are being followed, this included conducting a subcontractor pre-qualification process and implementing Labor Compliance monitoring measures.
- In addition to construction of a 40,000 square foot 2 story building that has 22 classrooms, a multi-purpose room, and an administration building, Scott oversaw the removal, preservation, and installation of historic murals.
- Works with and coordinates through multiple state and local agencies including the Los Angeles Department of Regional Planning, Los Angeles Bureau of Engineering, Division of the State Architect and Office of Public School Construction.
- Oversees multiple contractors and ensures that they are adhering to their schedule as set in their contract documents.
- Updates the schedule daily, weekly and monthly.
- Attends all progress meetings and relays update statuses to the owner.
- Tracks all RFI's, Submittals, PCO's and CO's.

Multiple Park Locations, CA TELACU Construction Management

Project Manager

Scott oversaw the construction of several new parks throughout Los Angeles. He was in charge of coordinating with all contractors their crew sizes, their schedule, and any change orders as well as doing all document control for the entire project. This consisted of managing all correspondence, RFI's, Submittals, pre-construction reviews, permitting, and the organization of meetings with stakeholders and the Architect and Engineers.

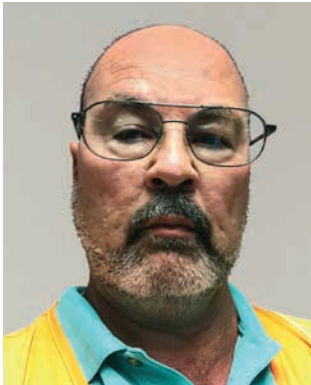
- Due to conflicts with the drawings and the specifications, Scott was successfully able to negotiate and hold accountable the contractor for providing imported select fill without the price being passed on to the owner.
- Worked with the A/E team and the owner to resolve any in field issues and to mitigate potential problems.
- Tracked all PCO's and CO's and vetted each one for merit.

Elementary School, Lennox, CA TELACU Construction Management

Project Manager

Scott assisted in the construction and close-out of a new elementary school in the Lennox School District. Scott was responsible for coordinating with the contractors the day to day activities as well as man power in order to assure that they were completed their scope of work on time. Scott served as the Quality Control/ Assurance Manager and ensures all contractors were performing at a high level.

- Completed all punch list activities in a timely manner that resulted in the close-out of the contract.
- By utilizing pullback methods, Scott was able to get commitments from all trades to increase their crew size ensuring that the project would not be delayed.



Bill Highley is an experienced **Project Superintendent** with a skill set to complete each and every project on time, on budget, and exceeding client's expectations. Bill is an experienced DSA Superintendent who knows how to navigate the public contract codes, DSA inspection process, and is able to work with inspectors and architects in order to get each job done in a timely manner.

PROJECT EXPERIENCE

TELACU Construction Management

Lawndale High School Phase 3

Project Superintendent

- \$30 million
- Currently building a new Academic Building that consists of three-stories, 70,600sf building footprint, and houses a black box theatre, and 42 classrooms.

Summit Construction

KA'U Gym & Pahala Shelter

Project Superintendent

- \$17 million
- New 22,000 SF Gym/Hurricane Shelter with 4,000 SF Vog Shelter (Relief from Kilauea's volcanic gases).

Atkinson Construction

Hacienda/ALOFT Hotel

Superintendent

- \$40 million
- Leeville Gold Mine Underground

M.E. O'Neil Construction

Hacienda/ALOFT Hotel

Project Superintendent

- \$4 million
- LAX Enabling Projects
- Given the construction & commissioning of the new fire alarm & control building for the Tom Bradley International Terminal @ LAX - Required the shut down and transfer of all fire alarm controls from the old building to the new building. This required numerous coordination meetings, with multiple entities including the Fire department, TSA, Homeland Security, Airport Police, along with all Airport Heads of Departments, Subcontractors & then some.

Pinner Construction

LAUSD Valley # 6 Elementary School

Site Superintendent

- \$40 million

Santa Ana Courthouse

Project Superintendent

- \$20 million
- Floors 4-6

Hotel Dieu

Project Superintendent

- \$40 million
- New Kitchen and Assisted Living Hotel



CERTIFICATIONS:

California driver's license
class A
California contractor's
license# 785548 & 1021779
Classifications:
A - Engineering, B - General,
C10 - Electrical, C42 -
Underground sanitation.

Robert "Bob" Johnson, Superintendent, will be the main point of contact for all of the trade contractors that are on site. Bob is an experienced Superintendent, capable of managing CM-multi-prime contracts and is a very efficient task master ensuring that each trade contractor stays on schedule and is performing high quality work. Bob's experience working on numerous K-14 and public works projects has given him the ability to communicate and work well with trade contractors, inspectors, and owners ensuring specification conformance and quality installed work throughout the project. Bob is experienced at taking on a tough schedule and having successful results. Bob has successfully delivered numerous K-12 projects and his experience in managing large scale projects of this nature efficiently and effectively makes him a great fit for the upcoming Naples Elementary School HVAC Project.

PROJECT EXPERIENCE:

- Bonita High School Stadium, Bonita Unified School District - \$9M - GC
- Ganesha Elementary School, Pomona Unified School District - \$7M - GC
- Redondo High School Modernization Projects, Redondo Unified School District - \$5M - CMMP
- Aspire 8th and Pacific, Aspire Public Schools - \$12.5M - CMMP
- Long Beach City College, Numerous Projects - \$178M - CMMP
- Palm Springs Elementary School, Palm Springs Unified School District - \$4M - GC
- Artesia High School Modernization, ABC Unified School District - \$2M - GC



EDUCATION:

Mechanical Engineering
(in-progress),
California Polytechnic
University, Pomona, CA

AREAS OF EXPERTISE:

Safety Enforcement
Commercial Construction
Budgeting and Scheduling
Blueprint Reading
Vendor Management
Estimating and Buy-outs
Green Building Techniques
Leadership Development

CERTIFICATIONS:

Procore Certification
Bluebeam Certification

Bryant Rudolph is an experienced Construction Professional, who works well with minimum supervision. Mr. Rudolph is computer literate with strong analytical and mechanical skills, as well as being a customer oriented problem solver with an ability to adapt to new situations. He is also a quick learner with a desire for continuous personal growth.

PROJECT EXPERIENCE

Schimenti Construction Irvine, CA, March 2019 – February 2020

Superintendent/Asst. PM

- Managed the day to day jobsite activities and operations for the construction of the project.
- Responsible for project quality control.
- Provided leadership to the subcontractor workforce.
- Reviewed the plans and specifications for the project.
- Prepared, managed and updated the project schedule including determining the sequence for work and scheduling of all material deliveries.
- Conducted weekly safety meetings to ensure that safety measures are understood and being followed.
- Addressed safety issues on the jobsite and reported any incidents to all appropriate parties.
- Completed any necessary paperwork responsibilities including daily records of field activities.
- Managed site logistics, coordinated site visit inspection requests.

NRC Construction, Orange, CA, June 2015 – March 2019

Superintendent

- Lead Projects by setting direction, creating project plan, timeline and key milestones.
- Optimized job cost through efficient planning and coordination with company resources.
- Conducted and recorded scheduled meetings with Owners/Clients (conference calls).
- Planned, prepared and managed schedules and budgets.
- Provided weekly up keep of As – Built – Drawings.
- Verified work in place, computed value for progress payment purposes.
- Wrote and submitted RFI'S and Change Orders for approval.
- Updated the construction schedule daily and provided a 2 to week look ahead as needed.

Frontier Communities, July 2014 – June 2015

Superintendent

- Planned, prepared and managed schedules and budgets.
- Conducted and managed weekly safety meetings.
- Provided weekly up keep of Drawings.
- Verified work in place, computed value for progress payment purposes.
- Wrote and submitted RFI'S and Change Orders for approval.
- Updated the construction schedule daily and provided a 2 to week look ahead as needed.

Lankford Construction, Johnsburg, Ill, September 2012 – June 2014

Superintendent

- Built certified projects, Box Top, Ground Ups, Tilt Ups and TI's., Public Works.
- Document control including submission of RFI's, RFC's, submittals.
- Pulled licensing/permits; maintained field directives, daily activities/logs, etc.
- Created schedule for project and subcontractors per job.
- Worked with subs and city officials to eliminate down time and schedule conflicts.
- Created budgets for new projects and Sub-Contractors.

Golden State Framers (Various times and Projects) 2012

Superintendent

- Defined the scope of work for projects.
- Created a work plan for projects.
- Determined resources (time, money, etc.) required to complete job.
- QA task such as installation of plumbing, carpentry, electrical, etc. as completed.
- Developed forms and records and daily activity logs for projects.
- Worked with subs and city officials to eliminate down time and prevent conflicts.



CERTIFICATIONS:

OSHA 30
First Aid/CPR

Ramiro Torres is an experienced public works **Superintendent** who has completed over \$100 million of DSA certified projects. Ramiro is experienced in working with DSA inspectors, multiple trades, and District personnel and ensuring that each job is completed at a quality that exceeds the District expectations. His dedication to each job is reflected by the quality of work that is completed at the end of each day. His ability to work with subcontractors in the field as well as the conference room has allowed him to flourish at each educational project he has been assigned. With Ramiro's hard work and dedication to finishing this project on time he was able to work with each subcontractor and pull the schedule back for an on time completion.

PROJECT EXPERIENCE

La Costa Heights Elementary School Modernization, Carlsbad, CA

Construction Value: \$1,500,000

Project Superintendent

- Provided construction oversight of all activities on this hardbid project.
- The project consists of the installation of 300+ solar tube skylights throughout the existing campus along with the removal and replacement of all carpet and vinyl flooring in the classrooms.
- The existing ceramic tile flooring in the restrooms is to be removed and replaced with new epoxy flooring.
- The project also includes exterior site upgrades such as a new CMU trash enclosure and the slurry, seal and striping of the existing parking lot.

Student Union, Lawndale High School, Phase II, Lawndale, CA

Project Superintendent

- Managing the construction of a \$28 million Student Union Building that is utilizing the multiple prime delivery method.
- Responsible for creating all the baseline schedule, assisting in the scoping of work, bidder solicitation, and bidder evaluation and recommendation for this multi-prime contract.
- Responsible for the overall project schedule, and subcontractor performance..
- Project consists of a two story 41,000sf building that will house a Student Union, serving area, kitchen, and eight teaching stations.

Alliance College Ready Public School, Los Angeles, CA

Project Superintendent

- Created the baseline schedule for this \$12M multiple prime delivery method contract.
- Performs site walks working with multiple contractors in the field to ensure that all the contractors are up to date on all construction activities.

FBI 12th and 13th Floor, Los Angeles, CA

Project Superintendent

- Supervised a \$952,212 abatement and tenant improvement upgrade project.

IRS 3rd Floor Refresh, Laguna Niguel, CA

Project Superintendent

- Supervised an \$1,807,000 tenant improvement project that included office build-outs, painting, electrical, data, and fire, life, & safety compliance.

FAA, Lawndale, CA

Project Superintendent

- Supervised a \$400,000 carpet replacement for the 5th and 6th floor and coordinated lighting redesign for interior offices.
- Supervised tenant improvements for multiple offices and replacement of hand railings in the LAX flight control tower.

Marine Corps Air Ground Combat Center (MCAGCC), 29 Palms, CA

Project Superintendent

- Design-built a \$432,656 hot water tank system.



Greg Smith P.E., CMIT, LEED, Project Engineer, is a Registered Professional Engineer and will be responsible for the document control of all bid and contract documents, contents for the weekly project updates, field coordination with the general contractor, and will be responsible for all contractor documentation, bid solicitation support as well as establishment of all project file templates. Greg will serve as another set of eyes in the field and will assist architects/engineers in turning in timely responses to submitted RFI's and working through potential issues in the field. His ability to hold the contractor accountable for their scope of work adds another layer to TCM's quality assurance/control plan. Greg will be responsible for the turnover of all closeout documents and will ensure that hard-copy documents as well as a digital record of the project are turned over to the District in a timely manner and that all District training is done in accordance with the specifications.

CERTIFICATIONS:

California driver's license
class A
California contractor's
license# 785548 & 1021779
Classifications:
A - Engineering, B - General,
C10 - Electrical, C42 -
Underground sanitation.

PROJECT EXPERIENCE:

- Aliso Niguel High School STEM Building, Capistrano Unified School District - \$14M
- CUSD District-wide Solar PV, Capistrano Unified School District - \$27M
- Ambuehl Elementary School Modernization, Capistrano Unified School District - \$5.2M
- Tesoro High School Football Turf and Sand Volleyball Courts, Capistrano Unified School District - \$2.3M



Rudy Navarro, Project Engineer, has his Bachelor Degree in Civil Engineering and brings over 5 years of experience as a Project Engineer to our team adding another depth of resources in tackling projects of this nature. Rudy brings a level of organization in running each project that is unparalleled by others. Rudy's attention to detail and his desire and dedication to turn over a successful and complete project makes him a strongly suited candidate for the Naples Elementary School HVAC Project. Rudy provides a strong QA/QC presence in the field and will ensure that the trade contractors are performing at a high level day in and day out of the project. He is well versed in all public works construction procedures and has been an important player in the management of numerous DSA projects. Rudy is currently working on a \$50M CM-Multiple Prime project at Hawthorne High School.

PROJECT EXPERIENCE:

- Hawthorne High School Classroom Addition - Centinela Valley Union High School District - \$50M - CMMP
- CalTrans - Numerous Projects - \$100M

EDUCATION:

Civil Engineering Degree,
California State University,
Los Angeles



EDUCATION:

California State University,
Fullerton

Chad Beeson, Office/Field Engineer, brings over 3 years of construction experience to the TELACU team. Chad brings a level of organization to each project that is unparalleled by others. His attention to detail and desire and dedication to turn over a successful and complete project makes him a strongly suited candidate for the upcoming Supermassive LA project. Chad provides a strong QA/QC presence in the field and will ensure that our subcontractors are performing at a high-level day in and day out.

Chad will assist the Project Manager in creating the baseline project schedule, and during construction will work with the subcontractor to assure the work is done properly and on time and report back to our Project Manager on the in field status. Chad will serve as another set of eyes in the field and will provide quality assurance and control checks to ensure Supermassive Corp. standards are being met.

PROJECT EXPERIENCE:

- Bonita High School Stadium Modernization - \$5.3M
- “Fibrary” Fire Station and Library, City of Newport Beach - \$7.7M
- Capistrano USD - Esencia K-8 New Elementary/ Middle School in Rancho Mission Viejo - \$28M
- Capistrano USD - San Juan High School 24 Classroom Building J - \$9.5M
- Capistrano USD - Tesoro High School - \$10M



EDUCATION:

California State University,
Northridge

Karla Reveles, another option for **Project Engineer**, will be responsible for the document control of all bid and contract documents, contents for the weekly project updates, field coordination with the general contractor, and will be responsible for all contractor documentation, as well as establishing all project file templates. Karla will serve as another set of eyes in the field and will assist architects/engineers in turning in timely responses to submitted RFI's and working through potential issues in the field.

Karla's ability to hold the contractor accountable for their scope of work adds another layer to TCM's quality assurance/control plan. Karla will be responsible for the turnover of all closeout documents and will ensure that hard-copy documents as well as a digital record of the project are turned over to the District in a timely manner and that all District training is done in accordance with the specifications. Karla is currently overseeing the Buena Park Junior High School Band Building project and has been a member of the TCM staff for over 5 years and working in the construction industry for over 10.

PROJECT EXPERIENCE:

- Buena Park School District Measure B Bond Program - \$71M
- Buena Park Junior High School Band Building, Buena Park School District - \$10M
- Temple City Unified School District Measure S Bond Program - \$145M
- Temple City High School Classroom Addition - Temple City Unified School District - \$30M
- Temple City High School Pool and Fields - Temple City Unified School District - \$17M
- La Rosa Elementary School Modernization - Temple City Unified School District - \$4M
- Cloverly Elementary School Modernization - Temple City Unified School District - \$5M



Public Works Requirements - State and Local Agencies

TCM is extremely knowledgeable on all State and Local codes in regards to construction and document control, and strictly abides by their requirements. In order for a program to run efficiently, there must be checks and balances put in place that govern these code requirements. Each project will demand different oversight depending on the scope of work, and it is TCM's job to develop a strong plan so that these requirements are enforced at every level and every step of the projects. TCM's coordination approach with state and local agencies involved in K-12 school construction includes, but is not limited to, the following:

Office of Public School Construction (OPSC) - TCM works closely with the OPSC to secure and coordinate the funding required for the project. Our staff understands the requirements for release of funds and the accounting requirements that go along with OPSC funding.

Based on our experience, identifying all possible funding sources is imperative to gaining a clear scope of cash flow and project timing. A primary step in this process is defining all projects in terms of "New Construction," "Modernization," "Severely Overcrowded," etc. Determining the type of construction gives us a better understanding of the funding sources that TCM is eligible to pursue, such as "General Obligation Bonds," "Parcel Taxes," "Proposition 39, 55, 1D," "Mello Roos," "Developer Fees," etc. TCM is able to maintain the integrity of the funding source after the funds have been received and track the associated costs in an audit-friendly manner for the state.

OPSC has recommended categories for school districts to track costs appropriately. Although just guidelines, at TCM we use these categories for our cost accounting - to the letter. It proves to be most efficient during any audit process.

The OPSC categories are:

- Site Acquisition
- Planning and Design
- Construction
- Testing (Construction Phase)
- Inspection
- Furniture and Equipment
- Contingency

Each category contains sub-categories with associated object codes. We advise that initial budgets be developed and associated to each object code within OPSC categories. This level of detail will also allow facility planners to comprehend thoroughly the scope of each project from initial planning stages to closeout. Ultimately, this leads to tighter control of project costs and ensures that we remain in compliance with all state regulations.

Division of the State Architect (DSA) - TCM and its staff have extensive experience working with DSA through the coordination and submission of various documents prepared by consultants and our interface with Project Inspectors. Our experience with DSA has provided us with valuable insight into the need to plan for and schedule DSA's plan review. The DSA plan check and back check must be considered when establishing construction start dates and occupancy dates for each project. TCM staff work very closely with the design team in order to ensure that DSA's requirements are thoroughly addressed in order to avoid a prolonged DSA approval. This may include interaction with the civil engineers/surveyors to ensure a path of travel meets ADA Compliance, coordination of a proper soil report and structural design, or timely fire hydrant flow tests to ensure DSA's Fire/Life/Safety requirements are met.

For projects that have been DSA approved and are in construction, TCM works closely with the project inspector and architect to evaluate any construction changes that may require additional DSA review. This includes a review of Construction Change Directives prior to DSA submittal to ensure that all items are properly coordinated and that an expedited review can be obtained without adversely affecting the construction schedule. TCM's coordination with DSA continues after construction, ensuring that all proper documentation is organized and submitted to DSA for certification and project closeout. This process has been recently streamlined with DSA's Inspection Card Process and TCM has continued to provide valued service to ensure certification is received upon construction completion.





Department of Toxic Substances Control (DTSC) - TCM is well versed in working with DTSC guidelines to ensure that a site is safe for school construction. TCM has experience with the DTSC environmental review process and, if required, will work in cooperation with the DTSC's School Property Evaluation and Cleanup Division to assess, investigate, and manage the cleanup of a proposed school site. During the entire process we ensure that the District and all stakeholders are kept up to date on the review process and, if necessary, the required remediation thereafter.

California Department of Education (CDE) - Having worked with more than 32 of California's K-12 school districts, TCM has worked with the California Department of Education (CDE) and their School Facilities Planning Division (SFPD) on numerous occasions. TCM staff is familiar with the CDE approval process for new school sites as well as land addition projects for existing sites. We work in cooperation with SFPD field representatives to ensure all required paperwork and boundary maps have been submitted prior to the site visit and the Initial School Site Evaluation. Once the written evaluation has been provided we work with the District to guide them through the CDE's school site approval procedures including all necessary site reports, planning commission reports, master plan site documentation, and certifications required for CDE final school site approval.

State Allocation Board (SAB) - The State Allocation Board (SAB) is responsible for determining the allocation of state resources (proceeds from State General Obligation Bond Issues (SGOB) and other designated State funds) used for the new construction and modernization of local public school facilities. The SAB is also charged with the responsibility for the administration of the School Facility Program (SFP), the State Relocatable Classroom Program, and the Deferred Maintenance Program. The SAB is the policy level body for the programs administered by the OPSC. TCM staff works with the District funding consultant to coordinate the required submittals, prepare cash flow analysis, and ensure compliance with applicable regulations. TCM has historically played an active role in the defining and development of projects to maximize potential State funding.

Department of Industrial Relations (DIR) and Compliance with Prevailing Wage Laws - TCM is thoroughly familiar with the requirements and procedures of California's Labor Code including Labor Compliance Programs and the Department of Industrial Relations (DIR) Compliance Monitoring Unit. Prior to the adoption and implementation of SBX2-9 and AB 436, which shifted the role of labor compliance monitoring from LCPs to the DIR, TCM provided various services related to labor compliance for our clients. This included receiving certified payroll reports, conducting weekly interviews in which individuals were asked to provide wage rate information that was cross-checked with certified payroll and local prevailing wage rates, and assisting in the restitution of such wages if the incorrect wages were paid. After January 2013, at which time the new regulations went into effect, the DIR has taken on a majority of this responsibility. TCM, however, has found that it is in our client's and the project's best interest that we still coordinate and enforce these activities as a part of our day-to-day project management tasks. As such, in addition to the aforementioned deliverables, TCM also generates new projects through the DIR's Compliance Monitoring Unit and then coordinates with each contractor and their subcontractors to register and upload certified payroll reports accordingly.

TCM will provide monthly updates to the Program Manager, District, and/or its consultants in regards to the status of all contractor's compliance with labor codes. Any violation or failure to provide the required labor compliance documents will immediately be relayed to the District with supporting labor interviews, reviewed certified payroll, etc., so that monthly progress payments are withheld until all LCP issues are resolved.





District Contracts

Security Fencing for Ensign and Corona Del Mar

2101 Eastbluff Dr.
Newport Beach, CA 92660
and
2000 Cliff Dr.
Newport Beach, CA 92663

TCM's Contract to date: \$5,297,197

TCM Contact: Bryan Aylor, Director of Construction
714.659.4569

Corona Del Mar HS Fields Project

2101 Eastbluff Dr.
Newport Beach, CA 92660

TCM's Contract to date: \$7,629,807

TCM Contact: Bryan Aylor, Director of Construction
714.659.4569



TCM is currently managing over \$500 million of large scale capital improvement construction projects and programs of similar size and nature to the Newport-Mesa Unified School District. Our experience demonstrates a specific understanding of the Office of Public School Construction, the Division of State Architect, Public Contract Codes, and California Regulatory requirements culminating in successful educational facilities capital improvement projects. Our approach is an **inclusive collaborative process** that is focused on successfully delivering new and revitalized facilities that embody the critical vision of the district, school, and community. In order to achieve the goals of NMUSD, TCM will implement a technical approach that has been developed through our **experience of managing over \$4.25 billion dollars of educational facility projects**, including hundreds of thousands of square feet of school renovations and expansions, with aggressive construction schedules, complicated logistics, and various delivery methods on occupied campuses.

In this Section we have illustrated our technical capability in regards to the general management approach for tasks identified in the RFQ and also expanded on each of these services with specific tasks or goals that are fundamental to the TCM model for project success. Our intent is to bring unparalleled Construction Management Services support

by providing experienced professionals equipped with the necessary tools to serve as an extension of the District in order to achieve project success.

Pre-construction Phase

Fostering a TEAM Environment - TCM's business approach consistently provides services to the District and the design team in a professional and team-oriented manner. Understanding the tremendous political and fiscal pressure the District faces in delivering projects on schedule and within budget, especially at operational campuses, TCM staff will work closely with the District to meet the objectives of the project and serve as an extension of their staff. This will include accurate reporting, clear communication with project stakeholders, consistent interface with the District, and responsiveness to any Board activities.

TCM will also work closely with the A/E on constructability reviews, value engineering, response to RFIs and submittals, owner-directed changes, and any requested change notices from the contractor/ subcontractor. Working in concert with the A/E, TCM will be steadfast in protecting the interests of the District.

Planning and Design Budget Management - TCM has learned that effective management of the budget and scheduling process can determine the successful completion of a project. **The TCM budget development process relies very heavily on developing an interactive system that includes the owner, the architect, and a budgetary peer review at every stage.**

Typically, an initial budget will be developed from the architect's preliminary plans. We have found that a very successful technique is to have the architect provide an estimate based on his plans. We then perform an independent peer review estimate of the same plans and compare the results. These estimates are then reconciled against one another prior to proceeding to the next phase of design.

Value engineering during the early stages of the design process helps to keep the architect within the budget so that the design does not stray from what is practically possible to build with the funding available. This approach is applied at each step in the design development process, up to, and including, final construction documents. As a hedge against design changes that typically occur during the design development process, we generally include in our estimates a 10% design development contingency on all estimates.

Project and Cost Management



1. Site Acquisition
2. Planning and Design
3. Construction
4. Testing (Construction Phase)
5. Inspection
6. Furniture and Equipment
7. Contingency

Each category contains sub-categories with associated object codes for a complete breakdown. We advise that initial budgets be developed and associated to each object code within the OPSC categories. This level of detail will also allow Facility Planners to thoroughly comprehend the scope of each project from initial planning stages to closeout. Ultimately, this will lead to tighter control of project costs and will ensure compliance with all state regulations.

All project costs will be reviewed and updated each period. Initial cost estimates will be prepared to identify the scope of work, list any assumptions or exclusions made during its preparation, and note any areas of significant risk. These cost estimates are consolidated into a budget and a cost baseline is established. **The baseline budget will include all cost elements, establish reasonable limits for each, and define the intent and amount for all project contingencies.**

Contingency amounts will be derived from a careful analysis of the risk of a cost overrun for that item and will be allocated accordingly. The baseline budget establishes a datum point to continuously measure progress and performance. This data will be integrated within the project management system.

Constant Communication - TCM must communicate clearly and completely with our design team partners in order to have a successful design phase. The implementation of our project management process is critical in establishing the team's expectations for the project. Working as an extension of the District, TCM has the responsibility to accurately define the scope and help guide the remaining design in order to avoid an increase in scope costs and re-design costs. **It is our practice that great communication will enable the project team to maintain a successful track for a timely project completion.**

Regularly Scheduled Design Progress Meetings - TCM will engage in regularly scheduled design meetings held to provide a forum in which the team can review, comment on, and plan the project together. Timely completion of action items and prompt decision making will be critical to the success of the Pre-construction phase and the ability of the project team to maintain the project schedule.

Check and Re-Check - The TCM team will continually compare the design documents with the Program/Project



budget documents to ensure that all design assumptions are noted within the established budget and if costs begin to escalate we will take proactive steps to curb excess costs and to reconcile the drawings to the budget. By the time 100% Construction Documents are released, there should be no surprises because every team member has had a hand in the project's development.

Site Evaluation - Comprehensive building and site investigation is critical when working on existing campuses. **Our team will perform a thorough investigation to uncover and identify the salient issues that exist at the sites and identify opportunities to reduce waste, reinforce project goals, and respect ongoing operations and utility service during construction.** In conjunction with the Architect and Consultants, existing utility lines will be investigated and sized in order to determine capacities versus proposed demand, and to minimize unforeseen conditions.

Plan Review and Design Meetings - A properly reviewed set of plans and special provisions will reduce conflicts in the field (where conflicts are more costly), provide more accurate schedules, improve the sequence of construction, enhance quality, develop workable specifications, help provide a more biddable project for the construction contractor, and potentially decrease construction costs and claims. TCM will not only review project documents for their completeness and



interdisciplinary coordination, but also verify that the correct materials and details are being implemented with regard to district standards, value and availability, installation costs during construction and maintenance costs post construction.

TCM will utilize a systematic and interdisciplinary approach to the constructability review process with a special focus on the areas of the plan that involve multiple trades in a single location.

We bring our lessons learned from the field to this process. We call constructability review a “process” because it is not enough to simply review a set of plans and send a report to the design team. The very success of the job is tied to how well the documents are coordinated. Once the plans have been reviewed, follow-up meetings with the design team are critical to ensure that any required changes are included in the revised documents. If the changes to the plans require DSA approval, we consider it part of the process to make certain that DSA approval occurs in a timely manner that allows for an on-schedule project bid.

Constructability Review/Value Engineering - A properly reviewed set of plans and special provisions will reduce conflicts in the field (where conflicts are more costly), provide more accurate schedules, improve the sequence of construction, enhance quality, develop workable specifications, help provide a more biddable project for the construction subcontractors, and potentially decrease construction costs and claims. TCM will not only review project documents for their completeness and interdisciplinary coordination, but also verify that the correct materials and details are being implemented with regard

to district standards, value and availability, installation costs during construction and maintenance costs post construction. **TCM will utilize a systematic and interdisciplinary approach to the constructability review process with a special focus on the areas of the plan that involve multiple trades in a single location.**

We bring our lessons learned from the field to this process. We call constructability review a “process” because it is not enough to simply review a set of plans and send a report to the design team. The very success of the job is tied to how well the documents are coordinated. Once the plans have been reviewed, follow-up meetings with the design team are critical to ensure that any required changes are included in the revised documents and that any value engineering suggestions are incorporated. If the changes to the plans require DSA approval, we consider it part of the process to make certain that DSA approval occurs in a timely manner that allows for an on-schedule project bid.

It is important to TCM that we ensure that the integrity of the aesthetics of the building are maintained during the value engineering process as best as possible. We will first attempt to reduce costs in areas that do not impact aesthetics or finish materials when possible. In order to achieve this we pull from our historical database of building systems and analyze what systems and materials seem to be out of line with past systems/materials and we propose an alternate that we feel is equal or better and the cost savings brings value to the District.

Preliminary and Master Construction Schedule - TCM employs Certified Primavera P6 company schedulers that, in conjunction with our Project Managers, will be responsible for generating and maintaining a comprehensive and dynamic project scheduling system. Utilizing Primavera P6 software, our team will first develop a Bid Schedule that includes advertisement dates, mandatory pre-bid job conferences, RFI submittal and response timelines, bid opening and anticipated contract award, and construction start dates.

Additionally, a Preliminary Construction Schedule will be developed and issued as a part of the bid documents, delineating any required project phasing, all definable features of work, critical milestones, and the overall construction duration. Upon execution of a contract, TCM will work in conjunction with the multiple contractors and create a cost-loaded, viable, and intelligent Master Baseline Schedule that will be monitored daily and updated monthly.



Preliminary and Detailed Estimates - TCM is well versed in cost estimating and we have a strong track record of producing independent cost estimates, and if the District is so inclined we would recommend engaging our own Estimator to provide said services. **With respect to the dynamic nature of the industry and to ensure that estimates are current and appropriate, TCM routinely solicits real-time quotes from trades and manufacturers for integration into an existing library of historical cost data, current project information, and industry-recognized cost databases and publications.** This data collection includes both economic and geographic considerations. The following procedures are strictly followed to ensure accuracy and quality in the estimates:

- Definition of Project Scope
- Parametric Estimating
- Quantity Measurement
- Market Conditions/Current Pricing Data/Forecasting
- Accuracy Review/Check Estimate
- Publish Estimate and Review with the Client
- Other Party Estimate Comparison

Project Scoping - Project scoping is heavily determined on the delivery method the District decides to choose at the beginning of each project. TCM is experienced at generating clear scopes of work that are peer-edited and further clarified by a responsibility matrix defining each trade's scope by CSI Section. This process avoids the scope ambiguity often found in multiple bid packages, and eliminates unwanted

and costly trade gaps and overlaps by producing responsive subcontractor bids.

Implementation of Project Document Controls System - TCM utilizes a web based program, Procore, as its primary Project Management System which is further supported by the utilization of BlueBeam, Primavera P6, MS Project, and Revit and NavisWorks BIM systems. Over the last few years TCM has effectively managed its construction projects by being paperless with the use of the aforementioned construction administration software. The Procore system is not only free to use for all our clients, contractors, specialty contractors and design professionals, it also streamlines the management of all project controls such as RFIs, Submittals, Meeting Minutes, Daily Reports, etc. By using a role-based system, user access to project documents may be customized allowing for full edit or just viewing capabilities or a combination thereof. Furthermore, documents are instantaneously distributed to all appropriate parties and then managed and tracked on a daily basis. This allows for project transparency but also holds the team accountable for performance in regards to the review and response to critical documents.

In addition to serving as a consolidated, reliable and easily accessible database, Procore allows TCM to readily produce project document reports efficiently and effectively. For example, RFIs are generated and populated individually with specific information such as the initial date, question, sheet reference, detail, cost and schedule impact, etc., but also may be consolidated into a log for review and discussion at each progress meeting. On multi-year projects containing hundreds of RFIs, these can later be sorted and accessed within seconds. Similar methodologies are applied to Submittals, ASIs, Change Orders and other producible reports that may be customized to suit the client or audience for whom they are being presented to. TCM augments our streamlined document control and reporting program with other effective technology tools. Using Primavera P6 we not only generate master schedules delineating tasks and durations over multiple years, we also are able to electronically analyze construction schedules from the contractor that are also embedded and linked to critical activities in the Procore system. BlueBeam in combination with our electronic plan room allows for access to all plan and specification sheets in PDF format. These sheets are also hyperlinked to details, RFIs, Submittals, and Construction Photos allowing for immediately accessible as-built documents.



Bidding/Award Phase Services

Bidding Strategies and Bid Document Preparation - TCM has extensive experience in the management of educational facility projects utilizing a variety of delivery methods and will present recommended bid strategies to the District on a project-specific basis, taking into account market conditions, project complexity, and project cost. **Regardless of project delivery, TCM will review and adapt the front-end bid documents and general and special conditions so they are both comprehensive and applicable to the individual project scope.**

Construction Delivery Method Experience: TCM has successfully managed educational facility projects utilizing all delivery methods. Regardless of project delivery, TCM will review and adapt the front-end bid documents and general and special conditions so they are both comprehensive and applicable to the individual project scope. A brief summary of our approach to each Delivery Method is as follows:

CM Multiple Prime: On CM multiple prime projects, our knowledge and experience with the specialty contractor industry will support the development of subcontractor bid packages. We generate clear scopes of work that are peer-edited and further clarified by a responsibility matrix defining each trade's scope by CSI Section. This process avoids the scope ambiguity often found in multiple prime bid packages, and eliminates unwanted and costly trade gaps and overlaps by producing responsive subcontractor bids.

During the Multiple Prime bidding process, the District will have open book access to all project costs. This includes participation, to whatever level the District chooses, in the bidding and selection of subcontractors, which represents the costliest component of development. Throughout the project, TCM will serve as an extension of NMUSD's staff, ensuring that the project stays on budget, schedule, and any changes are documented, and scrutinized for merit. TCM has been very successful in managing Multi-Prime projects over the last 22 years.

Lease-Leaseback: Although TCM has been utilizing the lease-leaseback delivery method for over a decade, we feel that with over two dozen recently completed projects we have become innovators in procurement and experts in implementation of this delivery system. While we still successfully complete projects utilizing a variety of delivery methods, from traditional hard bid to multiple-prime and design-build, the use of California Education Code 17406 "Lease-Leaseback" allows for a qualifications based selection, thus avoiding contracting with potentially inexperienced general contractors. This has



been a valuable procurement and delivery for multiple districts, allowing them to contract directly with selected firms. This method is not without its challenges, however. Lease-leaseback is a delivery method best used to manage risk on behalf of the District. In our experience the best way to manage costs on a lease-leaseback project is to develop peer competition thus reducing overhead and profit margins. As such, TCM implements qualifications and quantitative (construction cost) selection requirements. By qualifying a pool of four or five firms, all of which exceeded minimum qualification and experience requirements, and then having said firms compete for construction costs, we found that overhead and profit margins were significantly reduced, becoming more in line with public bidding standards ranging from 3-5%.

Traditional Design/Bid/Build: Through extensive experience in K-12 school facility construction, TCM has established strong relationships with general and specialty contractors that are well qualified to bid and perform work for the District. TCM maintains an extensive bidder's list in which qualified subcontractors' information is organized by trade, allowing TCM to readily solicit bids to specific contractors. By increasing our efforts above the standard advertisements required by public contract code we maximize the number of quality bids received, often exceeding more than 10 bids per trade. During the bid process, TCM will serve as the primary contact for all pre-bid RFIs received and, in conjunction with the Architect of Record and district staff, will generate



and distribute bid addenda and conduct a mandatory pre-bid meeting in which project specifics and expectations are expressed to all potential bidders. In addition to a thorough review of the responsiveness and responsibility of each bid received, TCM will also perform a reference check, bid versus budget analysis, and post-bid interview with each apparent low subcontractor in order to efficiently organize and prepare a recommendation for award to the District.

Construction Planning: TCM has successfully managed educational facility projects utilizing all delivery methods and is prepared to work with the District on all bidding strategies, including timing, development of alternates, and bid package scoping. Understanding the importance of the implementation of a logistics plan that ensures the safety of staff and students with minimal impact to school operations, TCM will work collaboratively with the District and create a logistical plan that identifies staging of construction, staging areas, temporary fencing, office trailer placements, access, and all other aspects of the construction planning process.

Site Logistics and Phasing: Site Logistic planning is essential to project success on an occupied campus. A visual site plan indicating construction logistics not only communicates important information to the bidders, it also is an essential tool utilized during planning. **Logistics begins at the master planning stage and is continually evolving as each aspect of the project is refined.** A proper logistics plan supports the Architect by illustrating the sequence of phasing and therefore design; it supports the District and campus staff

by clearly indicating pedestrian access, interim housing, temporary facilities, parking, and student safety; and it helps the contractor to identify site constraints, construction access, staging areas, utility shut-offs, and a multitude of other critical elements.

Year Round, High Use, Occupied Campus: Most school campuses are active year round, whether it be summer school, athletic practices and events, or joint-use activities. As such, the ability to manage construction surrounded by occupied buildings is a necessity and something that TCM is thoroughly familiar with. Our goal is to deliver each project with zero significant disruptions to the existing campus.

By implementing school classroom schedules into the contractor's CPM schedule we avoid disruption during critical times such as testing, performances, and large athletic events. Existing utility lines are identified, marked, and protected in place prior to breaking ground in order to avoid emergency shut-downs and all necessary utility outages are built into the CPM schedule to occur on non-student and staff days or after hours. Careful planning, experience, and constant communication will allow efficient construction progress without impact to surrounding staff and students.

Bid Management, Evaluation, and Review: Through extensive experience in educational facility construction, TCM has established strong relationships with general and specialty contractors that are well qualified to bid and perform work for NMUSD. TCM maintains an extensive bidder's list in which qualified subcontractors' information is organized by trade, allowing TCM to readily solicit bids to specific contractors. By increasing our efforts above the standard advertisements required by public contract code we maximize the number of quality bids received, often exceeding more than 10 bids per trade. During the bid process, TCM will serve as the primary contact for all pre-bid RFIs received and, in conjunction with the Architect of Record and district staff, will generate and distribute bid addenda and conduct a mandatory pre-bid meeting in which project specifics and expectations are expressed to all potential bidders. In addition to a thorough review of the responsiveness and responsibility of each bid received, TCM will also perform a reference check, bid versus budget analysis, and post-bid interview with each apparent low subcontractor in order to efficiently organize and prepare a recommendation for award to the District.

Project and Cost Management



Bidding Phase Deliverables

- Project Bid Schedule
- Phasing and Duration Schedule
- Contractor Pre-qualification Documents, Review
- Criteria, Evaluation and Recommendation
- RFQ/Ps for Inspection and Testing Consultants
- Generate, Distribute, and Maintain Bid Documents
- Pre-Bid Conference Meeting Agenda and Minutes
- Receipt and Review of Pre-Bid RFIs, Creation and Distribution of Addenda w/Architect
- Bid Opening
- Review and Provide Recommendation of Award
- Provide Recommendations in Response to Bid
- Protests if Received

Construction Phase Services

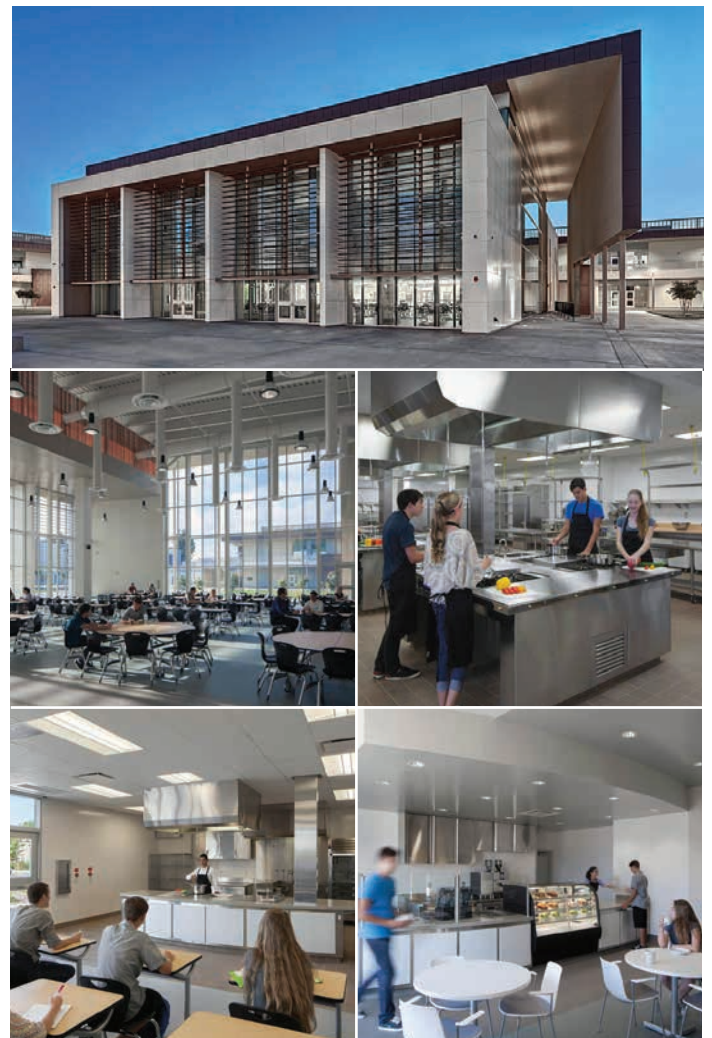
Construction Management and Administration - TCM's qualified professionals function as the owner's representative to coordinate and schedule the operations of a single general contractor, multiple prime contractors, or subcontractors on a project. Utilizing tested and proven management techniques, TCM professionals will manage all the construction-related elements of the project, including advice and recommendations during planning, design, and construction, for the purpose of controlling time, cost, and quality.

We enforce strict performance requirements on all contractors and our staff proactively work with contractors in the field to ensure proper documentation and adherence to all client milestones, scheduling requirements, and safety compliance. A high level of importance is placed on proper document control requiring our field staff to maintain accurate up-to-date information in support of administration of the contract in the following key areas:

- Bid Management, Evaluation and Review
- Detailed Construction CPM Schedule
- Change Order Management and Administration
- Lines of Communication
- Quality
- Safety
- Commissioning and Post Construction Services
- Project Close-out

Construction Meetings - With a long history of project collaboration, TCM establishes clear lines of communication with the District, Architect, and Contractor(s) that will result in meeting or exceeding the design and construction schedules. Working as a team we will establish clear project roles and contact procedures to ensure information is being communicated accurately in a timely fashion with the right people.

TCM's Project Manager will serve as the primary contact during Design and Construction ensuring consistency and timeliness of communication throughout the process. TCM's Construction Manager and the Architect's Construction



Administrator will provide clear design leadership ensuring that the decisions made during the design process are carried through to construction. **Regular meetings with the project team during construction are used to assess progress, clarify tasks and expectations, identify potential obstacles or problems, review areas of conflict and develop solutions.** Our review process identifies conflicts and coordination issues as part of a formal interdisciplinary review and checking process. Meeting minutes will be produced within 48 hours of any meeting. Issue Logs will be developed that memorialize decisions, tasks, and documents that need to be corrected, changed, or submitted. As part of the weekly meetings, along with normal reports, we will review budget and estimate upgrades. The schedule will also be addressed at each meeting.

The goal is that all the stakeholders always have access to the project process and decisions made. Our team is committed to meeting the Design and Construction goals for the NMUSD and will provide a straightforward line of communication both internally and with the project team as a whole to quickly and accurately provide information with a consistent team of professionals.



Submittals - As a part of our constructability review deliverable, TCM generates a Submittal Register, which lists all required submittals by CSI section. The Submittal Register is updated as the project design and contract documents are finalized, and distributed to the Project Team for review prior to the start of construction. Upon acceptance, the document serves as the control for the contractor to generate and submit all required items via the Procore System. TCM reviews the format and content of each submittal for general conformance to the technical specification and then distributes to the design team for review. In addition to documenting review comments, CSI section, and subsections, we track the processing time of each submittal including date received from the contractor, date transmitted to the Architect, date returned from the Architect, and the date the reviewed submittal is returned to the Contractor. Both a detailed report and roll-up log can be generated at any time to track progress and status.

As-Builts - The requirement for As-Builts will be written into the Front End Contract Documents contingent upon the District's preference regarding format, content, and medium. TCM manages an electronic plan room for all of our projects, which allows contractors and subcontractors to view and update the master as-built set of documents. The requirement for monthly updates are also written into the contract documents for which TCM must review and accept prior to payment being issued to the Contractor. TCM also uses BlueBeam software to post RFIs, Submittals, and Project Photos that are hyperlinked and embedded in the PDF as-built documents allowing for immediate and up to date information of construction progress.

Change Order Management and Administration - TCM develops a change control system in conjunction with the control budget. Planning for future change means developing a cost and schedule management plan that provides for review and approval of proposed changes during design and construction, identifies approval levels required (a process when a formal review is not necessary), and what actions to take in an emergency.

TCM staff will closely monitor RFI logs and ensure immediate and complete responses to all requests. Potential Change orders will be reviewed and all change orders will be documented and executed in a timely manner. Potential changes will be communicated to the project controls team and included in all periodic budget reports.



Cost control during construction is achieved through open channels of communications and awareness of variables that may impact implementation of the project.

As potential cost exposures arise, TCM will immediately identify the item as a Potential Change Order (PCO), assign a number and log the PCO with projected time and costs impacts, and notify the Owner. Simultaneously, TCM will take an active approach in developing options or alternative strategies that may mitigate the PCO or avoid it altogether. Once these options are explored and vetted with the design team, and the PCO is found to be valid, TCM will meet with NMUSD in order to present the change, its impact, and recommended action. Upon determining a course of action, TCM will monitor all costs such as manpower, materials, and schedule associated with the change.

Once a Change Order Request is received from the Contractor, TCM will utilize our collective knowledge as engineers, architects, estimators, and contractors in order to assess the true value of the change. Our complete and transparent review process will provide the most cost effective and time efficient solution to the management of change orders.

Quality Assurance/Quality Control (QA/QC) - Our Project Team is committed to delivering quality management services that ensure that the goals of project excellence are achieved and NMUSD's expectations are met or exceeded. Our approach to Quality Management is an ongoing process that happens throughout the planning, design and construction process. **This process starts with the underlying principle that QA/QC is not error catching, but error prevention and quality enhancement.** In order to achieve project quality enhancement through effective quality management, TCM will implement, maintain and manage a quality control process inclusive of the following:

- Integral quality management in our operations
- Continuous communication with NMUSD - defining expectations at the onset
- Pride in our work
- Prevention not error catching
- Promote teamwork in the office and in the field
- Commitment to continuing professional education and training in-house
- Prompt response to client's request
- "Going That Extra Mile" for the project lessons learned in sharing information from recent similar projects
- Timely communication with clients and design team - office reviews
- Constant constructability review
- Construction administration - experiences and streamlined
- Post-construction services
- Building Information Modeling (BIM – clash detection and system integration)

TCM believes that our QA process will be instrumental in delivering a successful project that meets the project goals, with maximized project value within the established budget, schedule and scope. Our pursuit of excellence is ongoing and does not stop after construction is done, but requires that we examine the challenges, successes and opportunities so that we may continue to learn and grow for our future challenges.

Post Construction and Project Closeout Phase Services

Project Document Turnover (O&M/Warranties/As-Built) - When planning and constructing large facility improvement projects, we are astutely aware that the District will be inheriting the responsibility of the maintenance and management of these new, often more complex and larger facilities. As such, the document control of post construction/close-out items is just as critical as those during construction. **TCM ensures that closeout documents such as, warranties, operations and maintenance manuals, as-builts, and product information sheets not only conform to the requirements of the specification, but also are formatted and organized for easy reference by the District.** Hard copies of these documents are transmitted to the District but it is our preference to also provide a compiled electronic copy. Utilizing the hyperlinking function in BlueBeam, TCM is able to consolidate all closeout documents into a single searchable PDF that can be placed on the District's server allowing for remote and expedient access.

Division of State Architect (DSA) Certification - TCM and its staff have extensive experience working with the DSA through the coordination and submission of various documents prepared by consultants and our interface with Project Inspectors. Our experience with the DSA has provided us with valuable insight into the need to plan for and schedule the DSA's plan review. The DSA plan check and back check must be considered when establishing construction start dates and occupancy dates for each project. TCM staff work very closely with the design team in order to ensure that the DSA's requirements are thoroughly addressed in order to avoid a prolonged DSA approval. This may include interaction with the civil engineers/surveyors to ensure a path of travel meets ADA Compliance, coordination of a proper soil report and structural design, or timely fire hydrant flow tests to ensure the DSA's Fire/Life/Safety requirements are met.

For projects that have been DSA-approved and are in construction, TCM works closely with the project inspector and architect to evaluate any construction changes that may require additional DSA review. This includes a review of Construction Change Directives prior to DSA submittal to ensure that all items are properly coordinated and that an expedited review can be obtained without adversely affecting the construction schedule. **TCM's coordination with the DSA continues after construction, ensuring that all proper documentation is organized and submitted to the DSA for certification and project closeout.** This process has been recently streamlined with the DSA's Inspection Card Process and TCM has continued to provide valued service to ensure certification is received upon construction completion.

Maintenance and Operating Training - When planning and constructing large facility improvement projects, we are astutely aware that the District will be inheriting the responsibility of the maintenance and management of these new, often more complex and larger facilities. As such, TCM ensures that all training and tracking of training completion is done and is done in a timely manner. At the beginning of the project we will compile a submittal checklist and we treat the training of new equipment as a submittal item. Our staff will organize and schedule the training with the appropriate District personnel, equipment manufacturer and any other necessary parties and will videotape the training in its entirety so that the District has a copy of the training to look back upon when needed or for future training of new employees. This will then be turned over with all project documentation at the end of the project.

Punch List and 10-Month Warranty Walk - TCM prides itself in turning over high quality buildings to our clients. With that said, we take pride in doing a final punch list and ensuring that all items on the punch list are completed in a timely manner. In conjunction with the District and the Architect, TCM will conduct a job walk and compile the final punch list to one master list and will issue this to the contractor to finish before any retention will be released. This will ensure timely completion of the project and punch list activities resulting in a prompt close-out of the project.

TCM will also Conduct a 10-month warranty walk with the District and the contractor to ensure that all systems are functional and in proper operating condition prior to the expiration of any warranties. This will also provide the District with one last opportunity to point out issues with the building, equipment and any other items that are not in accordance with District expectations.



Staffing and Bill Rates

TCM structures our staffing levels based on the project needs and work with our clients to ensure we have the right coverage to successfully build each project. Once the District has assigned a specific scope of work TCM will prepare a detailed cost proposal for pre-construction and construction services. In general, TCM has provided a fee percentage for various construction cost intervals with both multiple-prime and traditional GC delivery methods. For multiple-prime services, we most often work off of a fixed fee or fee as a percentage of construction value with negotiated general conditions costs. Typical fee percentages range from 4%-6% of construction value, depending on the size of the project with general conditions costing around 5% but varying by project duration and type. When implementing a Construction Manager Agency “CMA” model TCM provides staff at an hourly rate to the client as listed in the Billing Rates section of this proposal. Once again the proper level of staffing is discussed and negotiated with the client and provided as needed based upon project size and complexity from pre-construction through project closeout but typical CM cost percentages inclusive of fully burdened hourly rates, general conditions and fee range from 6%-9% of the construction value. **Although delivery method affects the our fee proposal as identified in the Preliminary Fee Schedule below, there is no impact to our proposed cost when differentiating between Modernization and New Construction Projects.**

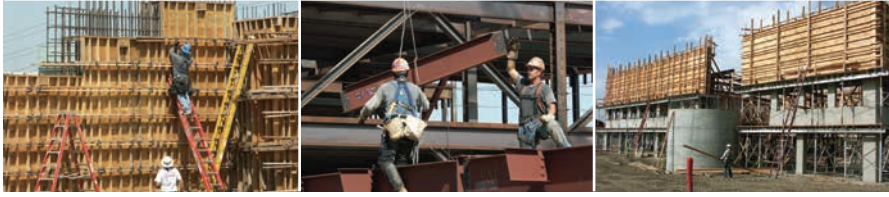


Assumed Construction Cost	CM Cost by Delivery Method		
	CMMP*		CMA*
	General Conditions	Fee	Fee
\$1.0M or less	Negotiable	Negotiable	Negotiable
\$1.0M to \$4.9M	6%	5%	9%
\$5.0M to \$9.9M	5.5%	4.5%	8%
\$10.0M to \$19.9M	5%	4%	6%
Over \$20.0M	4.5%	3.5%	5%

* On CMMP projects we have identified separate General Conditions and Fees. General Conditions are inclusive of our at cost hourly rates, local travel expenses and necessary equipment such as personal computers, cell phones, printer, scanner, copier and on-site office. The Fee is a fixed percentage on the total cost of construction.

**On CMA projects, the CM Fee is inclusive of all General Conditions costs mentioned above, overhead, profit, and fully burdened hourly rates. Staffing levels will dictate the fee percentage.

Project and Cost Management



Staffing and Bill Billing Rates

Presented below are the 2021 billing rates for TCM professionals. These rates are fully burdened and inclusive of all direct labor costs, insurance, travel, overhead, and profit and are not to exceed 8 hours in a day, 40 hours a week regardless of the hours required to finish the project. TCM's rates are subject to a 5% increase at the beginning of each calendar year.

POSITION	HOURLY RATE
Principal in Charge	\$ 225
Project Director	\$ 190
Program Manager	\$ 175
Project Manager	\$ 165
Controls Manager	\$ 150
Estimator	\$ 140
Scheduler	\$ 140
Superintendent	\$ 170
Project Engineer	\$ 120
Project Administrator	\$ 75



Sub Consultants



TCM has all in-house resources to provide all services listed within this RFQ and does not anticipate needing any Sub Consultants.

“[TCM] provided exemplary project management services from supporting the District in pre-construction services including fiscal management, architectural procurement and design management, alternative delivery methods, and construction management.”

*LaTanya Kirk Carter, Chief Administrative Officer
Beverly Hills Unified School District*



References



Capistrano Unified School District

John Forney, CFO

33122 Valle Rd, San Juan Capistrano, CA 92675

(949) 234-9200; jgforney@capousd.org



Solana Beach School District

Jodee Brentlinger, Superintendent

21380 Centre Pointe Parkway, Santa Clarita, CA 91350

(661) 259-0033 ext. 274; motavka@hartdistrict.org



Lake Elsinore Unified School District

Dr. Doug Kimberly, Superintendent

545 Chaney Street, Lake Elsinore, CA 92530

(951) 253-7000; doug.kimberly@leusd.k12.ca.us



William S. Hart Union High School District

Mike Otavka, Director of Facilities, Planning and Construction

21380 Centre Pointe Parkway, Santa Clarita, CA 91350

(661) 259-0033 ext. 274; motavka@hartdistrict.org



Centinela Valley Unified High School District

Ron Hacker, Assistant Superintendent Business Services

14901 South Inglewood Ave., Lawndale, CA 90620

(310) 263-3201; rhacker@centinela.k12.ca.us

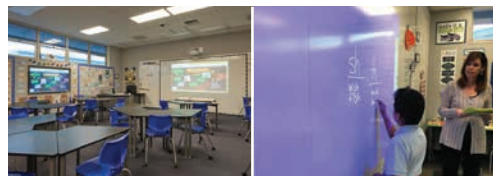


Buena Park School District

Richard Holash, Assistant Superintendent, Administrative Services

6885 Orangethorpe Ave., Buena Park, CA 90620

(714) 522-8412; rholash@bpsd.k12.ca.us





TCM is not now nor is there any pending legal action against our firm alleging violations of the law in connection with an offering of municipal securities in a California transaction.

There have not been any settlements or judgments involving such actions within the last five years.

TCM served as the construction manager for the Alliance Public Ready Schools - Alliance High School Project. TCM is currently involved in litigation with Alliance Public Ready Schools as a contractor has filed suit against Alliance Public Ready Schools and as such Alliance Public Ready Schools has triggered the indemnification clause of our contract asking for TCM to indemnify them during this process. The suit is currently in the discovery phase.

TCM was providing professional disaster recovery/relief services in the Virgin Islands on behalf of the Virgin Islands and FEMA. One of the employees filed a lawsuit that is currently in arbitration to seek additional double time compensation for hours worked over 60 hours, which is a practice in the Virgin Islands but not standard in California. Sanders v. TELACU Construction Management.

“Their attention to detail, experience and professionalism of TELACU Construction Management as both firm and as individuals allows me to proudly recommend their services with 100% confidence in their abilities.”

Marianna Sarraill, Chief Business Official, Temple City Unified School District





ATTACHMENT B

CERTIFICATION – REQUEST FOR QUALIFICATIONS

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



Signature

President

Title

604 N. Eckhoff St., Orange, CA 92868

Address

714.656.7315

Telephone

2.19.2021

Date

John Clem

Typed or Printed Name

TELACU Construction Management

Company

604 N. Eckhoff St., Orange, CA 92868

Address

714.541.9411

Fax

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

ATTACHMENT C

STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

TELACU Construction Management

Company Name: _____

(Check One): X Corporation Partnership Sole Proprietorship

Address: 604 N. Eckhoff St., Orange, CA 92868

Telephone/FAX#: 714.656.7315 and 714.541.9411

Date and State of Formation/Incorporation: 2.8.95 CA

Is the company authorized to do business in California? Yes

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

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

Address: 604 N. Eckhoff St.
 Orange, CA 92868

52,884,208
39,938,775
25,934,027

FINANCIAL INFORMATION

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

	<u>2017</u>	<u>2018</u>	<u>2019</u>
California:	<u>22,934,027</u>	<u>36,938,775</u>	<u>49,884,208</u>
Total:	<u>25,934,027</u>	<u>39,938,775</u>	<u>52,884,208</u>

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

Hawthorne High School Phase 2 Classroom Additions - \$50M

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? X 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 X 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 X 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 X 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 X 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? X 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
X No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, amount of dispute, and brief description of the situation.

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

SIGNATURE:



NAME:

John Clem

TITLE:

President

TELACU Construction Management is one of 13 subsidiaries of TELACU Industries.
We are a stand alone company who operates independently from TI.



Daniel Clem
Director
TELACU Construction Management

TCM served as the construction manager for the Alliance Public Ready Schools - Alliance High School Project. TCM is currently involved in litigation with Alliance Public Ready Schools as a contractor has filed suit against Alliance Public Ready Schools and as such Alliance Public Ready Schools has triggered the indemnification clause of our contract asking for TCM to indemnify them during this process. The suit is currently in the discovery phase.

TCM was providing professional disaster recovery/relief services in the Virgin Islands on behalf of the Virgin Islands and FEMA. One of the employees filed a lawsuit that is currently in arbitration to seek additional double time compensation for hours worked over 60 hours, which is a practice in the Virgin Islands but not standard in California. Sanders v. TELACU Construction Management



Daniel Clem
Director
TELACU Construction Management

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:

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

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

Please refer to pages 6-10 of our proposal for the requested information.

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

John Clem

Printed Name

John Clem

Title

President

Date

2.19.21

ATTACHMENT G

FIRM PROPOSAL / OFFER FORM

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

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

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

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

Duly Authorized Signature: 

Title: President

Date of this Proposal/Offer: 2.22.21

Offeror Name: TELACU Construction Management

Offeror Address: 604 N. Eckhoff St., Orange, CA 92868

Offeror Telephone: 714.541.2390

Offeror Email: jclem@telacu.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 TELACU Construction Management **[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:

2.19.21

Date: _____

Proper Name of Submitter: TELACU Construction Management _____

City, State: Orange, CA _____, _____

Signature:  _____

Print Name: John Clem _____

Title: President _____



TELACU Construction Management: Leading the Way in Design, Management, and Construction

TELACU Construction Management (TCM) is a wholly owned subsidiary of TELACU Industries, the for-profit arm of TELACU, the nation's largest Community Development Corporation (CDC). Founded in 1968, TELACU was formed on the principle that business ventures should enhance the community and positively impact people's lives.

The founders of TELACU recognized the need for the construction of community assets, such as schools, parks, municipal structures, roads, and infrastructure. TCM is committed to providing its clients and their communities with the leadership and innovation required for the management and successful completion of projects and programs.

TELACU recirculates the dollars earned from TCM and its other for-profit companies to fund social initiatives such as a nationally renowned scholarship program, more than 1,600 units of affordable housing, workforce development programs, and a variety of other initiatives to ensure economic equality and social justice.

While the impact of TELACU's social programs are exceptional, each subsidiary must provide world-class service in the technical areas in which they operate. With this in mind, TCM's team of 65 professionals provide superior service to clients in project management, program management, and construction services. TCM is a leader in the planning, design and construction of private and public projects, bringing management expertise to the completion of schools, public buildings, capital improvement projects, transportation, governmental and medical facilities, water transmission and distribution systems, public housing, and recreational centers. Utilizing tested and proven management techniques, TCM directs all project delivery services, including project development, design oversight, project funding, public outreach, and scheduling.