



# San Antonio Water Company



## NEW OFFICE & OPERATION YARD FACILITIES

Statement of Qualifications & Proposal To Provide  
Architectural & Landscape Architectural Consulting Services

Submitted by: **BCA Architects**  
August 29, 2019



August 29, 2019

Brian Lee, General Manager  
San Antonio Canyon Water Company  
139 North Euclid Avenue  
Upland, CA 91786



**Subject: PROPOSAL — NEW OFFICE AND OPERATION YARD FACILITIES**

Dear Mr. Lee and Members of the Selection Committee,

BCA Architects is honored to present our Statement of Qualifications for the **San Antonio Water Company's New Office and Operation Yard Facilities**. The new facilities will allow the Company to continue providing quality services to your constituents, as well as provide an efficient, functional and contemporary workplace environment for your staff and Board of Directors. As a firm who has specialized in municipal and public works architecture since our founding 30 years ago, we thoroughly understand the processes and procedures involved in successfully delivering civic projects.

BCA Architects' mission is **"partnering with clients to achieve excellence in design."** This is exemplified in the planning and design solutions that we develop with our clients and their stakeholders. We recently provided these services for multiple regional clients, including Anaheim Elementary, Brea Olinda Unified, Buena Park, Huntington Beach City, Oak Park Unified and Santa Maria Joint Union High School Districts. Additionally, we developed two **new Facilities Maintenance Centers** for San Mateo County Community College District that are very similar in scale, programmatic needs, complexity and scope to your new facilities. We are proud of the work we've done with these organizations, which is highlighted in the enclosed proposal.

As your **trusted advisor**, we look to be an extension of your team—working with you to achieve your capital outlay goals within the budget, schedule and quality parameters that are expected by you and your constituents. The team we are proposing brings strengths in all areas that will be important for the success of your project:

- **Expertise in all aspects of project management**, from programming and full-service design capabilities to construction administration and occupancy
- **Leading leadership and committees to consensus** on high-priority goals
- Understanding and designing to the **contemporary trends and best practices in workplace environments**
- Balancing budgets around **established priorities**, schedule parameters and funding mechanisms
- **Strong relationships with the agencies** that govern civic projects such as State and local plan check agencies, and a keen understanding of their requirements and approval processes which will assist in expediting reviews and maximizing your capital outlay
- The ability to develop **contextual design solutions** that are respectful, sensible and enhance the surrounding community

The BCA Architects Team is passionate about creating, maintaining and restoring community assets and understands the goodwill that can be manifested from quality civic facilities. The team members we are proposing understand the nuances of the California Building Code, navigating local jurisdictions, agency approvals and the many other facets of delivering municipal projects.

BCA Architects and San Antonio Water Company will partner to bring your facilities into alignment with your vision for contemporary administrative spaces and maintenance facilities. The BCA Team has the ability to understand your needs, capture your vision and develop a project that is cost effective and delivered on schedule. We welcome your positive review of our qualifications and look forward to building a relationship with you and your stakeholders.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian P. Whitmore', is written over a light blue horizontal line.

Brian P. Whitmore, AIA, LEED® AP  
Principal-in-Charge, President & CEO  
c: 916.626.1303 | BrianW@BCAarchitects.com



# TABLE OF CONTENTS

**1**

**Executive Summary**

Pages 1-2

**2**

**Firm Background & Experience**

Pages 3-6

**3**

**Experience of the Project Team**

Pages 7-10

**4**

**Project Understanding & Approach**

Pages 11-18

**5**

**Past Projects**

Pages 19-26

**6**

**Financial Proposal**

Pages 27-29

**7**

**Other Pertinent Information**

Pages 31-32

**8**

**Exceptions to this RFQ**

Page 33

**Appendix: Resumes**

Enclosed

**BCA**

architecture  
planning  
interiors

**30**  
YEARS



1

# EXECUTIVE SUMMARY



**BCA**

architecture  
planning  
interiors

**30**  
YEARS

# 1 | EXECUTIVE SUMMARY

## PROJECT UNDERSTANDING

San Antonio Water Company's new Office and Operation Yard Facilities is an exciting opportunity to bring your staff together at a singular location to serve your constituents. The new approximately 8,000 square foot building will feature an entry lobby and customer service counter for interaction with the public, staff work areas in both open and private office settings, conference and meeting rooms, communal staff spaces (kitchen, restrooms, shower/locker rooms, storage, etc.) and site/parking layout with areas designated for staff, customers and Company vehicles.

We understand the importance of the design being a reflection of the Company's rich heritage, while also allowing it to adapt to changing service needs and work styles over time. BCA designs facilities that are intended to last 50 years and beyond. All of our facilities are designed with considerations for longevity and flexibility. We will design the new building with a Mediterranean influence in its aesthetic. Likewise, we will take cues from the local architecture and select local materials where possible. Opportunities for sustainable strategies and green design will be explored and implemented where feasible.



## DESIGN APPROACH

Tony Pacheco-Taylor, Senior Project Manager, visited the site and met with Brian Lee, San Antonio Water Company General Manager, to learn about your program and your preliminary objectives for the project. BCA Architects' approach to the design of the new Office and Operation Yard Facilities is to develop a program that meets the needs of the Company that will simultaneously work with the existing site and surrounding community. In order to define the program, it is BCA's expectation to work with the Company's administration, the Office Feasibility Study Ad Hoc Community and your users to identify the core program focus. For example, concepts we will explore include:

- What's your vision for the public interface facilities?
- What look and feel do you desire for the Board room/event venue space?



- What spaces are required for maintenance personnel?
- How much parking is necessary for the public, for employees and for Company-owned vehicles?

These are the types of questions we want to explore, so as to develop a core partnership between your program and the facilities. Once a program is firmly developed, we must adapt that program to the project site. We've already starting thinking about opportunities and constraints of the site, as depicted on page 13. All of the scoping elements must ultimately meet the guidelines of the Company's funding source(s) and the project budget, as well as develop a schedule for construction that works within the operations of the Company.

## DEFINING PROJECT PARAMETERS

We can design a beautiful facility that functions as intended and is well-liked by your users, but that is only one measure of success. We must also meet your expectations for budget and schedule, and we understand the importance of protecting these finite resources. To that end, one of the first tasks we will accomplish with the Company will be to discuss and document the project budget and desired timeline. These items get revisited frequently as the design progresses making sure everything is in alignment and that adjustments



Skyline College Facilities Maintenance Center | San Bruno, CA

can be made in a sensible manner when necessary. Communication between BCA and the Company will occur constantly, as we want to be sure you're apprised of the project's status and that we are partnering in the decision making process.

### COLLABORATING WITH STAKEHOLDERS

BCA Architects will facilitate a collaborative and inclusive process to draw out the needs, desires and input from the San Antonio Water Company's identified stakeholders, such as key representatives from your administration, Board of Directors, staff/users, community members and the Office Feasibility Study Ad Hoc Committee. From our meeting with Brian Lee, we understand the Company was involved with a design process with an architect previously and, overall, were unsatisfied with the outcomes. With BCA's iterative process, we will ensure we elicit, document and integrate the top programmatic and functional needs for the new facilities. This will be balanced with your budget and schedule to make sure our ultimate solution is one that we reach together and is in alignment with your resources.

### BCA TEAM EXPERTISE

Tony will be the primary contact for the Company and the design team throughout the project's duration. He has a working history with BCA's in-house design team and the subconsultant team members we are proposing, making the processes, workflows and communication as seamless as possible because of their familiarity with one another. Furthermore, Tony's expertise with civic facilities is top-notch. He thoroughly understands the California Building Code, the requirements of regulatory agencies, is a great communicator with all parties involved in a project (client, design team, agencies, contractor, etc.) and is dedicated to managing your project with precision and great attention to quality.

The qualifications of BCA as a firm, as well as the credentials of our team members, are very well-suited for a project of this type, as presented herein. **We look forward to working with your stakeholders and we're excited to get started!**



Marshall Elementary School (Mediterranean Architecture) | Anaheim, CA



Long Beach City College (Mediterranean Architecture) | Long Beach, CA



2

## FIRM BACKGROUND & EXPERIENCE



**BCA**

architecture  
planning  
interiors

**30**  
YEARS

## 2 | FIRM BACKGROUND & EXPERIENCE

### LOCAL OFFICE



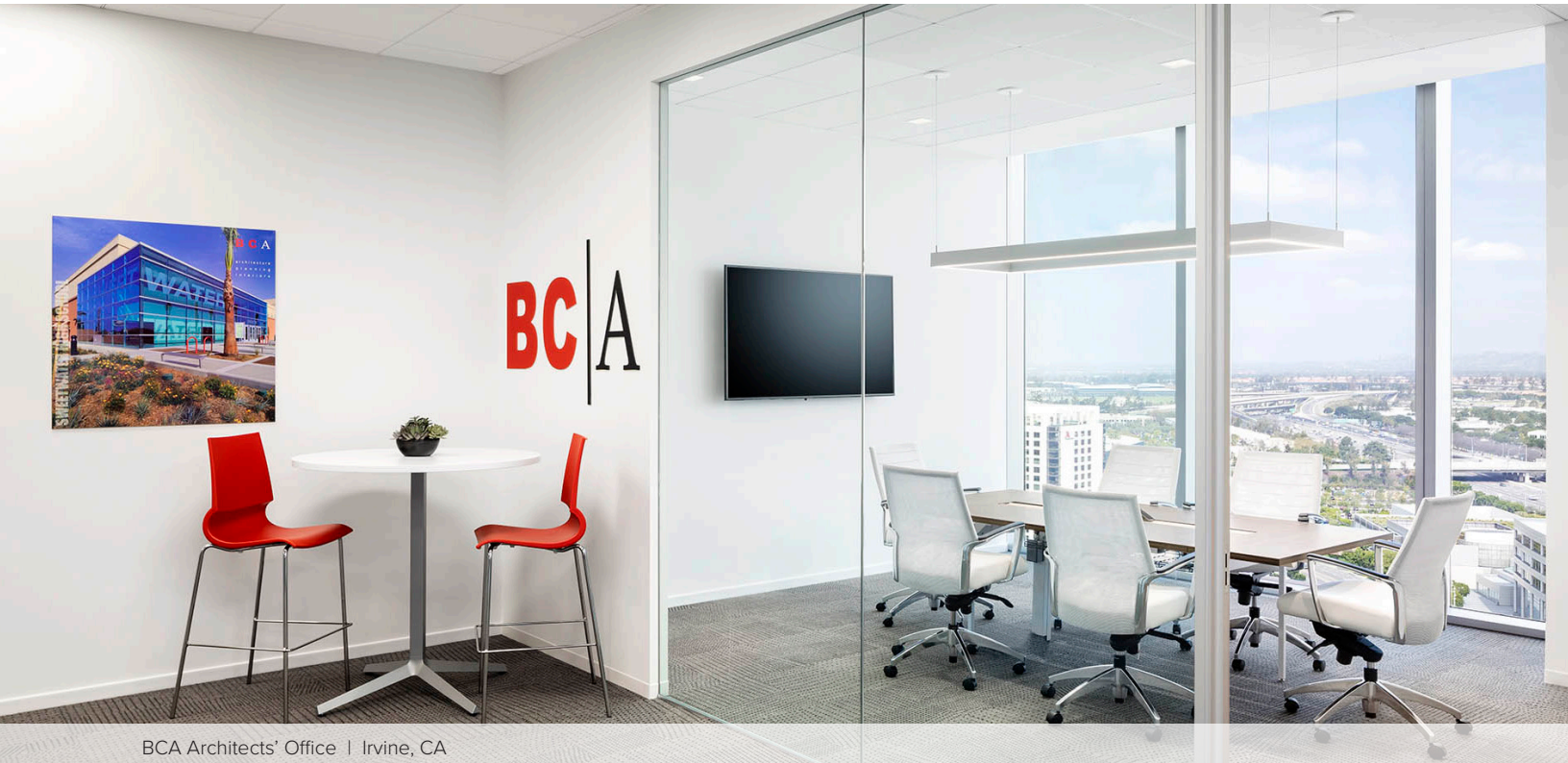
400 Spectrum Center Drive, Suite 1640  
Irvine, CA 92618



36 employees  
13 licensed architects



BCAarchitects.com  
BrianW@BCAarchitects.com



BCA Architects' Office | Irvine, CA

### FIRM DESCRIPTION

Established in 1989, Bunton, Clifford, & Associates, Inc. (dba: BCA Architects) has extensive experience in the master planning, design, funding and construction administration of civic projects. With offices in Irvine, San Jose and Sacramento, and a staff of 35 professionals, we are able to provide **full service architecture to clients throughout California** and also enjoy close proximity to the regulatory agencies that govern public projects.

Our expertise in the design of public facilities has been developed over the firm's 30 years of history with successful delivery of over \$2 billion in projects. **BCA's experience encompasses projects of all types and sizes, from modernization and expansion projects to new buildings and complexes.** BCA's comprehensive approach to the architectural design process includes programming, master planning and project implementation.

### RANGE OF SERVICES

BCA is a full service architecture firm providing architectural design, master planning and interior design for public clients throughout California. As necessary, we provide architectural, structural, mechanical, electrical and plumbing design services as part of a "basic service" package and will hire specialty services such as civil engineering, landscape design, fire suppression, IT/low voltage, etc. as necessary to complete the scope of services.

Our services are traditionally broken up into design phases including, but not limited to, master planning/conceptual design, schematic design, design development, construction documentation, agency approval, construction administration and closeout. If necessary we can also provide furniture and technology procurement and professional development of that equipment in house. We provide our own cost estimating and quality assurance, but will rely upon professional cost estimators and hire outside quality assurance professionals depending upon the size and scope of the work.



## EXPERIENCE

Designing municipal and public works facilities is the core of our business and has been since the firm was established in 1989. The company's background with civic and governmental facilities includes recreational, workplace and community enrichment projects. Our **expertise with administrative and maintenance facilities** includes creating a civic presence for the building's exterior; identifying the functional requirements; separation of public and private spaces; location and features of maintenance/utility yard; ancillary spaces for staff lounge, locker rooms and other support areas; and planning for public parking, staff parking and any Company-owned vehicles. BCA's relevant experience is highlighted in more detail in the "Past Projects" section. We have worked with the following local clients:

- Anaheim Elementary School District
- Bassett Unified School District
- Brea Olinda Unified School District
- Buena Park School District
- Huntington Beach City School District
- Long Beach Community College District
- Santa Maria Joint Union High School District

## QUALITY, COST CONTROL & MANAGEMENT

### Quality Control Program

BCA's quality control (QC) program has been developed over 30 years of delivering **well-coordinated and comprehensive documents**. The program is scheduled and administered by the Senior Project Manager, Tony Pacheco-Taylor, and the reviews are conducted by our Quality Control Manager, Jeff Gilchrist, who brings 20 years of experience and is a certified building inspector. Our QC program includes multiple checklists, examples and specific areas requiring review at each phase. It is continually updated and refined based on current lessons learned as well as California Building Code changes. A **phase-by-phase in-house checklist** is used to ensure 100% completion and coordination of project drawings and documents prior to moving on to the next project phase. This includes **milestone reviews and "page turning" meetings** of the complete plan sets by our in-house QC Manager. At each quality review point, comments that are received from the various parties are tracked, distributed and checked off as they are completed.

### Cost Effective Designs

Any one of a number of architectural firms in California can develop award-winning designs, but to develop an award-winning design that is also cost effective is a far more difficult task. BCA prides itself in assisting our clients in the development of the budget and cash flow for each and every project we work on. Having developed these cost analyses,



Marshall Elementary School | Anaheim, CA

we effectively own them and are intimately involved in the elements that are most important to developing the scope and schedule to which they are tied.

At each and every step during the design process, BCA utilizes both an in-house and outside cost estimation team, whereby we review the project's scope and schedule with budget and make adjustments as necessary. In some cases, we also leverage relationships with local contractors to provide peer review of the cost estimates. This includes important aspects such as project contingencies and construction escalation. In many cases, we find that good design can be cost effective, especially when we consider simple design concepts like thoughtful building orientation, simplified plan and roof forms, the use of repetitive or pre-manufactured elements in volume and specialized or custom-built elements only where absolutely necessary.

### Management & Organizational Capabilities

BCA operates three offices in California, located in Irvine, San Jose and Sacramento. The three studios collaborate with one another as a single profit center, sharing resources and team knowledge for the overall benefit of our projects. The firm is led by two principals—Brian Whitmore, CEO and President, and Jim Moore, Chief Operating Officer. Project leadership, manpower assignments and workload management are directed by our talented group of project managers. Within the structure of each project team are project architects, designers, job captains, construction administrators and administrative support. The Business Services Group (accounting, marketing, human resources and information technology) provides support company-wide.

The project managers hold a weekly work planning session, wherein they communicate upcoming needs for their respective projects and the required staff to meet pertinent deadlines. This is done in alignment with project scheduling. Resources and workload are shifted accordingly to ensure key milestones are met.

## SUBCONSULTANTS

Supporting the BCA Architectural Team are engineering and specialty subconsultants who will provide services in their respective disciplines. We are proposing firms that our team members have worked with previously on civic or public works projects. They are experienced in the technical aspects of design for municipal projects, such as the critical code, funding and jurisdictional agency approval requirements.

### Civil Engineer

#### **Blue Peak Engineering, Inc.**

18543 Yorba Linda Boulevard #238  
Yorba Linda, CA 92886  
p: 714.749.3077



Founded in 2005, Blue Peak Engineering, Inc. is a full service consulting firm offering expertise in civil engineering and surveying. Blue Peak Engineering's mission is to be a valuable and dependable resource for clients and their projects, dedicated to achieving success for the client through professional service, commitment and integrity.

Blue Peak Engineering follows a project approach that assures there are no surprises late in the project. During the planning phase, they will investigate site conditions in the field, research available data, determine agency requirements and regulations, and identify project constraints. Their proactive approach and years of experience result in successful projects for their clients.

From initial regulatory approvals to permitting, and from civil design to project management, Blue Peak Engineering's team of professionals brings significant experience in a wide range of retail/commercial, office, residential, light industrial and mixed-use projects. Their long-term relationships with state and local regulatory agencies means they know how to expedite the permitting process in all relevant areas.

Blue Peak Engineering provides clients with expertise in a diverse range of specialized areas, including preliminary and final engineering, surveying, site development, feasibility studies, site/civil engineering design and permitting, and construction administration.

Blue Peak Engineering, Inc. offers the following services: grading design, water/fire/sewer design, storm drain design, hydrology/hydraulic analysis, dry utility coordination, erosion control/SWPPP, NPDES, water quality management, permit processing, street improvements, construction management, ALTA/topographic surveys, tract/parcel maps and lot line adjustments.

### Structural Engineer

#### **Brandow & Johnston Structural & Civil Engineers**

3300 Irvine Avenue, Suite 245  
Irvine, CA 92660  
p: 949.862.8500



Brandow & Johnston Inc., with offices in downtown Los Angeles and Newport Beach, is the premier structural and civil engineering firm in Southern California. They provide state-of-the-art structural and civil engineering design, and related professional consultative and forensic services. The firm is proud to be identified among those who built the Los Angeles we see today. Two visionary and legendary structural engineers—George Brandow and Roy Johnston—started as partners in 1945 to engineer the first height-limited buildings constructed in Los Angeles after World War II, the first over height building allowed by ordinance, the first all welded structural steel office building, and the city's first major high rise. Since then, with expertise in every building type, every construction method and every material alternative, they've successfully completed over 35,000 projects. Their office currently has 38 employees. Throughout our seven decades of professional practice, Brandow & Johnston has built on a rock solid foundation of experience and client service to become the leader in Southern California in structural and earthquake engineering. At Brandow & Johnston, they understand your needs, commit to your success and exceed your expectations. Their engineering services will be responsive, innovative and always mindful of the demands of time and budget.

Brandow & Johnston structural and civil engineering services begin at the earliest stages of project conception and continue throughout project planning, final design and construction, ensuring client satisfaction. They provide responsible engineering, efficient designs and they are committed to creating sustainable and low impact developments. Catering to both public and private clients, they pride themselves in maintaining long-term relationships based on successful work performed and integrity. As early adopters of the revolutionary Revit Structure software using Building Information Modeling (BIM), they have become pioneers efficiently leading the way from project inception to completion. To date, we have completed over 1,000 projects using Revit (BIM).

## Mechanical & Electrical Engineer



### Salas O'Brien

8825 Research Drive  
Irvine, CA 92618  
p: 949.753.1553

Salas O'Brien is a facility planning, design/engineering, construction management and commissioning firm with a long history in Southern California, plus offices across the United States. The firm boasts 625+ employees company-wide. They use their experience at the intersection of infrastructure, energy and sustainability to help high-profile clients meet their critical needs.

Salas O'Brien's professionals have served in public and private markets for more than four decades. Their highly specialized team delivers high-impact, innovative solutions that increase the reliability and performance of systems, protect environments and create space, energy and utility savings. Projects completed by Salas O'Brien include government and public works facilities, corporate headquarters, kitchen and cafeteria facilities, data centers, office buildings and complexes, parking structures, high-rises, privately-owned businesses, tenant facilities, training centers and production plants.

At Salas O'Brien, they recognize the complexity involved in bringing a project together. They stay with their clients every step of the way—through pre-design, approvals and design.

## Landscape Architect

Troller Mayer Associates, Inc.

### Troller Mayer Associates

1403 Kenneth Road, Suite B  
Glendale, CA 91201  
p: 818.956.8101

Troller Mayer Associates, Inc. (TMA), a landscape architecture and site planning firm, was established in 1978. TMA is a California corporation, and has worked for 30 years with school district, municipal public agencies, private developers, non-profit organizations and clients to plan, design and build a range of projects throughout Southern California in both the private and public sectors. The firm has completed landscape design and renovation for over 40 schools using sustainable landscape practices and water conservation.

Their practice includes:

- Hospitals, health care clinics, medical clinics, libraries, fire stations, city halls, landfills, recycle centers & infrastructure projects
- Commercial & business centers
- Historic restoration & memorials

- New school construction and refurbishment & renovation of existing facilities
- Parks, streetscapes, public open space & plazas
- Multi-family housing & other residential housing

The firm's approach is grounded in their commitment to partnering with public agencies to reflect the goals of the community for aesthetics, safety and proper visibility, horticultural maintenance, water conservation and community image (branding). They do this through developing projects that are environmentally sensitive, economically suitable and appropriately designed. In addition, their extensive knowledge of AB 1881 Model Water Efficient Landscape Ordinance requirements, water conservation and management, plant materials and xeriscape design along with the recent LID requirements and "green" technologies of stormwater management (bioretention, permeable surfacing) and experience with LEED requirements support our concept of sustainable landscape planning. TMA is familiar with all applicable codes, laws, rules and regulations and has an outstanding record of bringing projects in on-time and on-budget.

## Cost Estimator

### Cumming

130 Vantis, Suite 110  
Aliso Viejo, CA 92656  
p: 949.900.440



Cumming was first established in 1996 as Cumming, LLC by Finlay Cumming in Orange County, California. The firm then experienced a tremendous consistent rate of growth year-over-year. In 2007, the firm was incorporated as Cumming Construction Management, Inc. (known as Cumming). Today, Cumming is a leader in providing project consulting services to the A/E/C industry, including cost and project management, planning and scheduling, and construction dispute resolution. Now in its 23rd year of business, Cumming has more than 700 team members within 30 office locations. Cumming's cost group is one of the largest providers of cost estimating and management services in the U.S., including a large team of in-house MEP cost specialists. Core cost management services include budgeting, milestone cost estimating, value analysis, cost validation, peer review and change order evaluation.

3

EXPERIENCE OF THE  
PROJECT TEAM



**B C A**

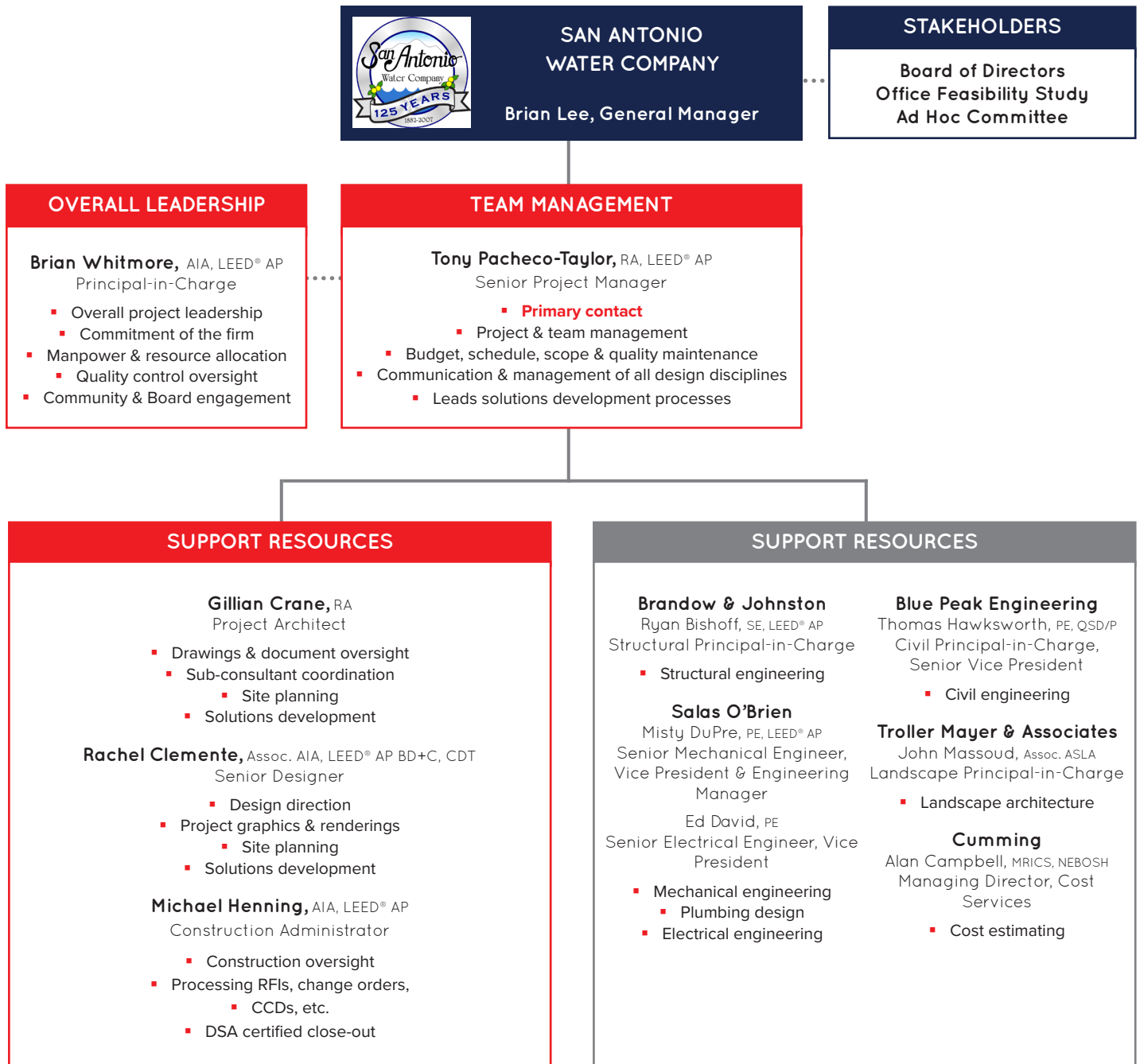
architecture  
planning  
interiors

**30**  
YEARS

# 3 | EXPERIENCE OF THE PROJECT TEAM

## TEAM ORGANIZATION

BCA Architects' team was composed specifically to meet the services and needs of the San Antonio Water Company. Each individual brings a unique expertise and skill set that will benefit the development of your project. The organizational chart below depicts the roles and lines of communication within the team. **Resumes for the BCA team members and subconsultants are included in the attached Appendix.**



## PROJECT MANAGER EXPERTISE

Tony Pacheco-Taylor is a 10-year experienced professional and California registered architect. His career has been dedicated to the planning, design and execution of civic, educational and commercial/private facilities in Southern California. Of particular note is his recent experience with the City of Hope Medical Center in Duarte, CA, where he designed a **Waste Management Facility and Utility Yard on a 1.5-acre site**. He was also responsible for overseeing **multiple administration building renovations for Newport-Mesa Unified School District**. This relevant experience was completed prior to Tony joining BCA Architects, and provided him with expertise in the components of workplace environments, efficient office layouts, the necessity to separate public versus private areas, the development of communal spaces and, most importantly, how to work with diverse groups throughout the project development process to ensure the needs of all are heard and ultimately translated into the design.

As a manager, Tony is a pleasure to work with. His calm and confident personality allows team members to trust in his leadership, and clients are assured their projects are in good hands when Tony is overseeing them. He understands the nuances of project delivery, including budgeting, cost control, scheduling, quality management, communication and team coordination.

## EXPERIENCE OF TEAM WORKING TOGETHER

The BCA team members have worked together on numerous projects over the past several years, as noted on the following page. These are all public projects with similar facility types as those being considered by San Antonio Water Company, such as open office with cubicles, lobby area with a public counter, board room, shower/locker facilities, support space, parking design and site development/improvements. The team members have gained tremendous knowledge through the execution of these projects and will bring that expertise and skill set to your project assignments.

“Working with BCA Architects is a partnership that works not just because of their expertise, but more for their willingness to work with their clients and truly listen to the needs during the process.”

- Gregg Haulk, Superintendent  
Huntington Beach City School District



## Team Experience Chart

PROJECTS	Brian Whitmore Principal-in-Charge	Tony Pacheco-Taylor Senior Project Manager	Gillian Crane Project Architect	Rachel Clemente Senior Designer	Michael Henning Construction Administrator	Brandow & Johnson Structural Engineer	Salas O'Brien Mech/Elec Engineer, Fire	Blue Peak Engineering Civil Engineer	Troller Mayer & Associates Landscape Architect	Cumming Cost Estimator
Dwyer Middle School Phase 1 Modernization— Huntington Beach, CA	•				•				•	•
Dwyer Middle School STEM Lab/Gymnasium— Huntington Beach, CA	•	•	•		•				•	•
Dwyer Middle School Phase 2 Modernization— Huntington Beach, CA	•	•	•	•	•		•		•	
Moffett Elementary School Interim Housing— Huntington Beach, CA	•				•		•			
Smith Elementary School Modernization— Huntington Beach, CA	•	•	•	•	•				•	•
Sowers Middle School STEM Lab/Gymnasium— Huntington Beach, CA	•				•				•	•
Long Beach City College Nursing & Health Technology Building Remodel—Long Beach, CA	•				•				•	
South Sutter Charter School Learning Resource Center—East Nicolaus, CA	•	•	•	•						•
Waste Management Facility & Utility Yard at City of Hope Medical Center—Duarte, CA *		•						•		

\* Tony's experience prior to joining BCA Architects



## PROJECT MANAGEMENT APPROACH

Project management is essential to the work that we do. Designing a beautiful facility is only one component of architecture. In order for the project to be successful, it must also satisfy the scope, budget, schedule and quality metrics that are established between the San Antonio Water Company and the BCA Team at the onset of the project. These elements become the baseline by which we make decisions throughout the project.

The effectiveness of our project management approach lies in our people. The individual proposed to lead your project—Senior Project Manager, Tony Pacheco-Taylor—has dedicated his career to civic and public works projects and brings unparalleled expertise in delivering on expectations. He will be the primary contact for the Company and our design team. **Your project will be managed from our Irvine, CA location.**

Tony is supported by Brian Whitmore, Principal-in-Charge, who will provide overall leadership to the team and offers the commitment of the firm to the San Antonio Water Company. He stays engaged throughout the process—from contract discussions through occupancy—making sure your needs are met, working with our internal team to assure staffing and resource requirements are sufficient, and ensuring our team provides top quality deliverables.

Additional coordination efforts throughout the project include:

- Tony will be the liaison for San Antonio Water Company and the design team; communication is one of his primary roles as your project manager
- Tony will lead the quality control efforts, ensuring coordination and consistency in the drawings, both architecturally and with the engineers and specialty consultants.
- A single Project Administrator will be assigned to assist with all correspondence and paperwork.
- Weekly staff meetings are held internally that include all of the BCA team members assigned to your project. The purpose is to provide project updates, as well as an opportunity to share results and to collaboratively resolve current issues.
- A project cost estimate and schedule will be initially created at the pre-design or schematic design phase, then get updated at each major milestone or design phase thereafter. This ensures your budget and schedule are continually checked against the progressing design, allowing changes to be made incrementally to keep things in balance rather than experiencing a drastic value engineering exercise once the design is nearing completion.
- Frequent team meetings with each engineering discipline for coordination of drawings, followed by carefully documented meeting minutes that are forwarded to each consultant to ensure thorough communication.
- A phase-by-phase in-house checklist to ensure 100% completion and coordination of project drawings and documents prior to moving on to the next phase. This includes milestone reviews and “page turning” meetings of the complete plan sets by our in-house QC Manager.
- At each quality review point, comments that are received from the various parties are tracked, distributed and checked off as they are completed to make sure everything gets addressed.
- Our internal project team will meet with San Antonio Water Company administration and the Office Ad Hoc Committee at the end of every phase to evaluate the progress to date and discuss the next steps as a team. During the construction administration and close-out phases, there are weekly check-in meetings that include the contractor and construction management (as necessary).



Facilities Maintenance Center at Cañada College | Redwood City, CA



4

PROJECT UNDERSTANDING  
& APPROACH



**BCA**

architecture  
planning  
interiors

**30**  
YEARS

# 4 | PROJECT UNDERSTANDING & APPROACH

## PROJECT DELIVERY/RESPONSIBILITIES

Our services and typical process for project delivery include the following. Our approach and work plan are described in more detail at the end of this section.

- Full-service design capability, including BIM (Building Information Modeling) for schematic design, design development and construction documentation.
- Establishing criteria for the project with the Company and the Office Feasibility Study Ad Hoc Committee to ensure that we understand your goals and program objectives prior to performing our services.
- Master planning and programming services that provide a holistic view of the entire project. This includes interactive workshops with stakeholders and will result in a report that provides a roadmap for development at the site. Feasibility or investigative services can also occur at these stage, if necessary.
- Working with the Company to develop a solid scope, budget and schedule for the project. This helps us and the Company determine the timing for funding, the fee structure for design, the estimated “soft costs” and other important aspects of the project. This also helps all parties understand and commit to the project expectations, which become the basis of the contract. Typically during this step, BCA will also determine whether or not the project is exempt from CEQA requirements or will require additional environmental consideration.

## Value Engineering























Value engineering (VE) is inherent in our practice. It is our firm’s culture to evaluate a project at every phase to identify areas where we might use alternative methods of accomplishing the same value in a building for less cost. BCA incorporates VE workshops into the design phase of each project. Our VE workshops are attended by our entire design team (architects and engineers) and the contractor (where applicable through an alternative delivery method). We employ such methods as life-cycle cost analysis to evaluate operational costs of each building system to encourage the best value for the Company. Each building system is evaluated, priced and debated for their merits prior to any decision being made. At the end of the design phase, the Company will know they have a project that has been thoroughly evaluated to ensure the project is on budget and their goals have been accomplished.



North Natomas Community Center & Aquatics Complex | Sacramento, CA

## PRELIMINARY SCHEDULE

As described in our Work Plan/Comprehensive Architectural Services description on the following pages, presented herein is a preliminary schedule for your new Office and Operation Yard Facilities. It is based on typical timeframes for civic projects and assumes a October 1, 2019 start date. Refining this schedule will be one of the first items we work on with you.

Phase	Duration	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
		2019	2020				2021			
		Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
<b>Contract/Fee Review &amp; Approval</b> 	2 weeks									
<b>Planning/ Programming</b> 	6 weeks									
<b>Schematic Design</b> 	11 weeks									
<ul style="list-style-type: none"> <li>Initial schematic design</li> <li>Initial cost estimation for analysis &amp; building systems</li> <li>Board review of project program, initial designs &amp; systems</li> <li>Develop schematic design &amp; outline specifications</li> <li>City of Upland preliminary review</li> <li>Project scheduling</li> <li>Final cost estimating</li> <li>Final schematic design submittal</li> <li>Board review/meetings, as necessary</li> </ul>										
<b>Design Review</b> 	51 weeks									
<b>Negotiate DD-CO Contract</b> 	4 weeks									
<b>Design Development</b> 	14 weeks									
<b>Construction Documents</b> 	18 weeks									
<b>Agency Approval</b> 	4 months									
<b>Bidding</b> 	1 month									
<b>Construction Administration</b> 	8 months									
<b>Close-out/Certification</b> 	90 days									

## COLLABORATING WITH GROUPS

As trusted advisors for the clients we work with, it is our responsibility to actively partner with the San Antonio Water Company in achieving your facilities goals. A key component of this is effectively communicating our planning and construction efforts to all stakeholders involved in the development of your projects. BCA has an interactive, workshop-based process that carefully leads your administration, Ad Hoc Committee and users through the process of designing the new facilities.

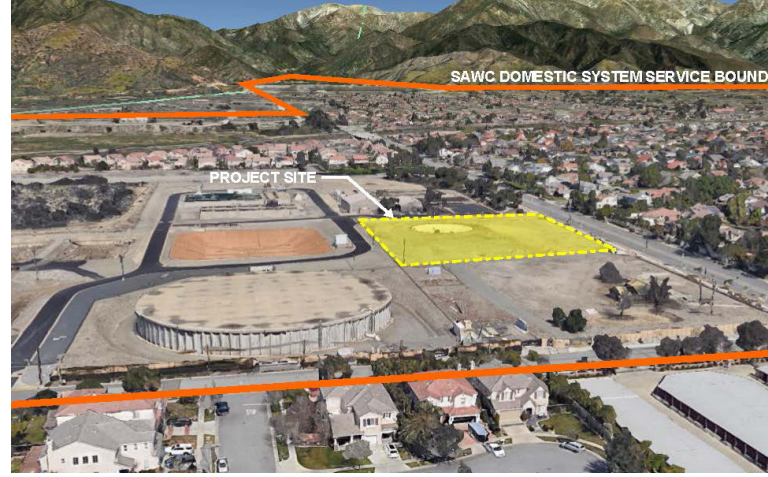
During the programming and schematic design phases, BCA builds consensus amongst the committee by conducting interactive design workshops. These workshops are led by the BCA Team around the parameters established by the Company on important aspects of the project, such as scope of work, budget and schedule. These workshops bring everyone's ideas together for discussion and eventual agreement on the design solution, and lead to consensus and ownership of the design by the respective stakeholders.

## INNOVATIVE IDEAS

Based on our team's site visit and understanding of the information provided in the RFQ, we have already begun to study the possibilities for development of the Benson Property. The diagram provided at right is a basic look at how we believe the site can be broken down, and gives a sense of the scale of the site as compared to the noted target 8,000 square feet of building area. BCA Architects' approach to the design of the New Office and Operation Yard Facilities is to further develop the programmatic elements to help San Antonio Water Company achieve a design to carry the Company through the foreseeable future.

The location of the Benson Property is situated within the Company's Domestic System Service Boundary, meaning that the office will be closer to shareholders in the San Antonio Heights area. The site currently has a high stone façade clad wall separating it from the street front, likely due to the fact that it used to house a, now defunct, water storage facility. Opening up the site and softening the area along the street front would allow the project to make a positive impact on the overall aesthetic of the local community. It could also serve as the area to showcase landscaping that reflects the local history and environment.

The prominent views from the site are to the North, where the commanding peak of Mt. San Antonio and the rest of the San Gabriel Mountain range dominate the sky. Taking advantage of these views during design of the facility with building orientation and large windows will also aid with natural lighting efforts that will serve to make work environments healthier. Given the views to the North, the southern portion of the site, which will serve as the main entry point, can be used for public and employee parking facilities, providing a buffer from the future City of Upland Water Reservoir.





Corporate Office for 3QC | Folsom, CA

Ultimately the area to the East of the property, opposite the main entry and street front, could serve as the location for the associated facility and storage yard. This location could allow for the use of the secondary entry off of 17th Street to be used as a Facilities and Maintenance entry, helping maintain a separation of circulation between public/employee and maintenance vehicles. This diagram can serve as a starting point for future discussions as we progress through the design process and gather information.

## TECHNICAL CAPABILITIES

### CAD/BIM Expertise

BCA integrates computer aided design (CAD) systems from beginning to end for all projects. Our design studio utilizes both CAD and BIM project modeling from the AutoDesk Architectural Desktop and Revit software packages. Additionally, visualization programs, such as Lumion, SketchUp, Photoshop and Illustrator, assist our clients in understanding the design intent in the early project phases. All of our staff and project designers have access to this software and regularly receive training or are integrated into continuing education on how to deploy and use it effectively.

BCA has developed its own internal CAD standards for projects, which differ slightly from the traditional American Institute of Architects (AIA) standards. These differences predominantly deal with the effect of the jurisdictional agencies and how we have learned to develop a standard which we know aligns better with the agencies' expectations for the plan check. This includes, but is not limited to:

- Close-out & certification of past projects clearly denoted on project plan sheets
- Path of travel requirements
- Local Fire Marshall sign-off requirements, including access & water pressure
- Fire alarm component cut sheets on the plan sheets or in the specifications
- Inclusion of any & all fasteners in structural details
- Testing & Inspection requirements
- Deferred approvals (if any)

### Timely Performance

BCA can respond quickly and effectively to provide capacity for San Antonio Water Company and your project needs. We are able to successfully serve clients throughout California by leveraging staff over three offices statewide, utilizing resources in all offices as necessary to support projects in terms of staffing, expertise or other unique requests. We also have the ability to increase our production capabilities by utilizing Intelassist, an off-site production resource that provides base-plan drawing and comment pick up after hours to bolster project deadlines. As a final strategy, we may also choose to ramp up our hours for salaried staff, compensate overtime or hire as necessary to support our clients' needs.

BCA owns a small plane that allows us to access clients in rural areas or regions not immediately adjacent to our office locations. We recognize there is a private airport near the site which we will certainly take advantage to service the project.

## WORK PLAN/COMPREHENSIVE ARCHITECTURAL SERVICES



### Planning/Programming

Planning/Programming: Our initial approach intends to strengthen the collaboration with stakeholders, creating public facilities that are efficient, cost effective and great places to work and visit. Although San Antonio Water Company is a private organization, we understand you operate very similarly to a public entity. As such, our objective is to make the Company successful in serving its community. We build an outreach process designed to elicit the views and opinions from representatives of the Company any community stakeholders. In addition, we facilitate the following:

- Facilities issues that need to be solved
- Look & feel of the facilities
- Adjacencies of and the potential for co-locating departments and services
- Identifying efficient, operationally effective solutions
- Identifying solutions that are cost effective & provide significant impact
- Exploring ways to improve work environments for your staff
- Reviewing the historical aspects of specific facilities & retaining and/or restoring them, as necessary
- Integrating best practices for your various departments & services that have strong community interface & are visited frequently by the public
- Sustainability strategies

Through these processes, we are committed to providing planning outcomes that reflect the goals and objectives of all stakeholders. This will inform our initial knowledge about your project goals, the project's history and recommended improvements.

### Deliverables

- Overall project scope, schedule, budget & work plan
- Program narrative
- Spatial requirements & diagrams
- Sustainability goals
- Initial code analysis & regulatory agency review



### Schematic Design

Once the programming phase has been completed and approved by both the Company and Ad Hoc Committee, BCA proceeds with the schematic design phase of the project. Creating various options to present to the Company in a collaborative and transparent way, produces the greatest satisfaction and promotes buy-in for all parties. Through our participatory governance process, we lead committees to unanimous consensus within the constraints of the established budget. All design decisions are ratified back to the Company and Ad Hoc Committee prior to finalizing this phase to ensure effective communication.

A presentation to the Board of Directors at the completion of this phase is vital. We recommend that we bring the Ad Hoc Committee and any other staff that provided input and direction to the meeting and give them credit for the ultimate solution.

### Deliverables

- Architectural site plan, building floor plan(s), building elevations, site & building sections
- Building systems narratives
- Sustainability measures
- Schematic-level cost estimate, construction budget & project schedule



Pioneer Valley HS Arts Center Lobby | Santa Maria, CA



BCA Office | Irvine, CA



### Design Development

Once the schematic design phase is complete and approved by the Company, Ad Hoc Committee and Board of Directors (as applicable), we enter into the design development phase. Many times, we will reassemble the Ad Hoc Committee to validate assumptions that may have changed from the last approval. Often, our engineering consultants (who become very engaged in this phase) have specific questions that can only be answered through meetings with the various parties. At the end of this phase, it is important to present the modified plans to the Board once all plans have been ratified by the Ad Hoc Committee, estimates have been reconciled to the established budget and the schedule has been refined around the developed scope of work. In this phase, BCA also holds a series of value engineering workshops with the Company to validate design decisions around the established budget—each of our engineering consultants are included in these workshops.

### Deliverables

- Architectural site plan, building floor plan(s), roof plan, reflected ceiling plan, building elevations, site & building sections, interior elevations of major spaces, typical wall sections, preliminary door/window/finish schedules & special architectural details
- Finish material & color selections
- Engineering, landscape & specialty consultant plans
- Equipment & fixtures catalog information
- Preliminary/outline specifications
- Revised construction cost estimate & project schedule
- Building code analysis





### Construction Documents

Once the design development phase of the project has been completed, BCA and our engineering design team begins the process of carefully documenting the project to get to bid. BCA holds a series of additional value engineering workshops with to validate design decisions around the established budget. Cost estimates are prepared at 50% and 90% completion levels and are presented to the Company for approval.

#### Deliverables

- Agency-approved architectural construction documents, to include: cover sheet, sheet index, abbreviation, site plan, site and building demolition plans when required, building floor plan(s), roof plan, reflected ceiling plan, building elevations, site and building sections, interior elevations, wall sections, enlarged floor plans, door/window/finish schedules, door and window details, interior and exterior details, code analysis, code required signage
- Finish material & color selections
- Agency-approved engineering construction documents, landscape construction documents, specialty consultant construction documents
- Agency-approved energy compliance forms
- Agency-approved specifications
- Final material & color selections
- Construction cost estimate
- Updated project schedule



### Agency Approval

Designing the project to the established scope, budget and schedule is certainly important; however, we know we must also design the project (CBC, CEQA, Title 24, environmental health, etc.). The requirements of the local jurisdiction may vary from project to project, but the expectations for project completeness and documentation of minimum code requirements remains the same.

#### Deliverables

- Furniture, fixtures & equipment (FF&E) design drawings, calculations, specifications & preparation of separate bid documents
- Consultant coordination (as required)



### Bidding

Depending upon the preferred construction delivery method, BCA works with the Company to prepare the bid packages to obtain competitive bids for the project. BCA will conduct any pre-bid conferences, answer any and all questions of bidders, and ultimately, evaluate each bid and make a recommendation to the Company on the most responsive contractor for the project.

#### Deliverables

- Responses to pre-bid contractor RFIs
- Bid addendum, as required



Facilities Maintenance Center at Skyline College | San Bruno, CA





### Construction Administration

We commit to providing day-to-day support to the Company and your project during the construction administration phase. Michael Henning, Construction Administration, is experienced in and dedicated to this stage of the work. He brings 40+ years of expertise, understands the nuances of delivering public projects and knows how to work effectively with the Company and the contractor, in a variety of project delivery formats, to achieve successful results.

BCA's project manager and construction administrator will collaborate with the contractor and construction manager (as applicable) during the construction administration phase through on-site meetings and constant communication (including a digital record of correspondence) to expediently process all requests for information (RFIs), submittals, shop drawings, pending change orders, change orders and agency-required approvals.

Our standard practice is to hold a kick-off meeting between the senior decision makers of both BCA and the contractor team at the beginning of each project to set clear expectations and to agree upon turnaround time for critical information. These agreements are vital to every project to avoid disputes through construction. BCA's design team will provide regular construction updates to the Company to ensure that all parties are current on the status of the project.

### Deliverables

- Response to contractor RFI's
- Review of contractor submittals
- Attendance at pre-construction & periodic site meetings
- Construction change documents (DSA-140 or DSA-141), as required
- Review of and recommendations on contractor cost proposals
- Contractor payment application review/approval
- Punch list reviews
- Review of contractor O&M documents, warranties/ guarantees & as-built plans



### Close-out/Certification

**Proper close-out of the project is critical** to its overall success and the Company's relationships with the jurisdictional agencies. Through the course of construction, BCA will process all of the State required documents to ensure that the project, once completed, can easily be certified (typically within 90 days). The final post-occupancy commissioning step taken is at approximately one year of occupancy with a lessons-learned meeting between the BCA Team, the Company, the users and the contractor.

### Deliverables

- A/E record drawings, when required
- Certified close-out of the project



Facilities Maintenance Center at Cañada College | Redwood City, CA

5

PAST PROJECTS

**B C A**

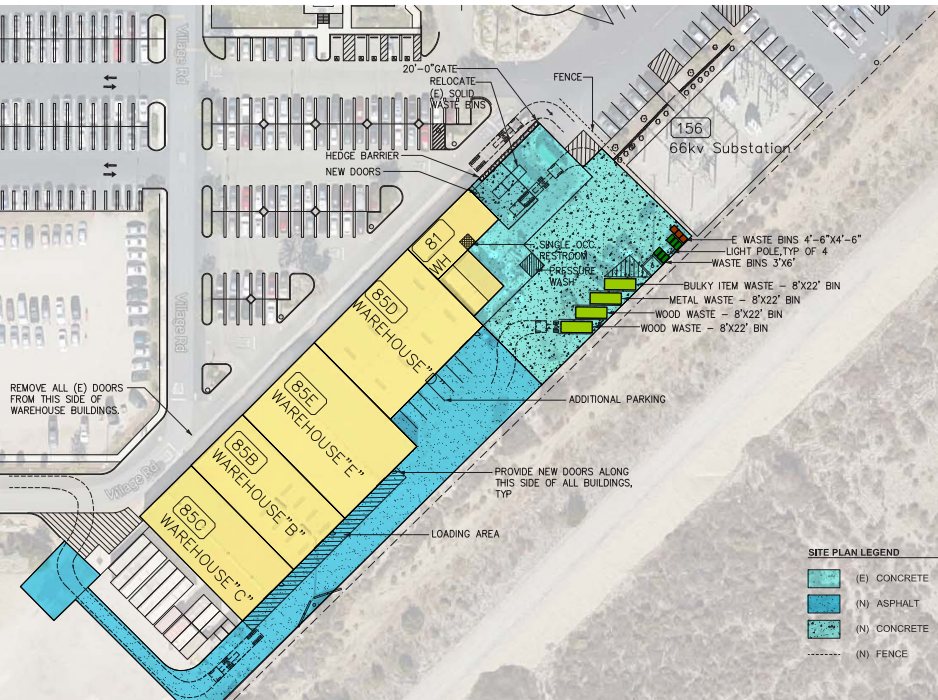
architecture  
planning  
interiors

**30**  
YEARS

# 5 | PAST PROJECTS

## RELEVANT EXPERIENCE

Designing civic, municipal and public works facilities is the core of our business and has been since the firm was established in 1989. The following pages highlight the three projects which are especially relevant to the scope, program, complexity and size of San Antonio Water Company's New Office and Operation Yard Facilities. Beyond that, we have identified additional projects that share functional or aesthetic characteristics, such as administrative offices, maintenance facilities, Mediterranean architecture and local/regional projects.



**Location:** Duarte, CA

**Owner Contact:**

Ken Faridnia, Facilities Planning, Design & Construction  
City of Hope  
p: 626.256.5673

**Key Team Members:** Tony Pacheco-Taylor, Senior Project Manager

**Project Size:** 1.5 acres

**Status:** Completed 2016

**Construction Cost:** \$1 million (estimated)

**Key Project Elements:**

- Waste Management Building
- Utility/Corp Yard
- Complex Project Planning
- Complied with All Code Requirements

## WASTE MANAGEMENT FACILITY & UTILITY YARD

### City of Hope Medical Center

The project goal was to study the approximately 1.5-acre Waste Management Facility Yard and Buildings for future planning. The existing layout of the facility and yard were determined by City of Hope to be inefficient and unsafe. The design team produced two overall facility planning options, which focused on addressing the vehicular circulation efficiencies and safety, as well as providing updated facilities and maximizing storage layout. The design options were presented to the client along with a detailed cost analysis for each.

Given the scope of the proposed work, it was important to provide a summary of stormwater, water quality and other civil implications, including underground utility studies. The importance of understanding these components and requirements upfront allowed the design team to provide a comprehensive study.

The final deliverable was provided to the client, including the designs along with a narrative of the findings and costs associated with each option. Although the owner ultimately decided to not move forward with the project at the time, they were pleased with the comprehensive and thorough study, which allowed them to make an informed decision.

\* **NOTE:** Tony Pacheco-Taylor was involved with this project prior to joining BCA Architects.





**Location:** Redwood City, CA

**Owner Contact:**

Jose Nuñez, Vice Chancellor of Facilities Planning,  
Maintenance & Operations  
San Mateo County Community College District  
p: 650.358.6836

**Key Team Members:** Seamus O'Connor (project designer)

**Project Size:** 14,000 SF

**Status:** Completed 2009

**Construction Cost:** \$7.3 million

**Key Project Elements:**

- Facilities Maintenance Facility
- New Building on an Occupied Campus
- Sustainability Integrated Throughout – LEED® Gold Certified
- Complied with All Code Requirements

## CAÑADA COLLEGE FACILITIES MAINTENANCE CENTER

San Mateo County Community College District

The facilities and maintenance buildings on most college campuses are often overlooked as a place where sustainable design can have an impact. As San Mateo County Community College District looked to replace/expand old maintenance facilities on the Cañada College campus, this project provided an opportunity to reinforce the District's commitment to campus greening. These simple utilitarian structures serve as a home base for district facilities staff responsible for the operation and maintenance of the campus grounds and buildings. It seemed a natural starting place to promote energy efficiency and environmentally friendly maintenance practices. This project achieved LEED Gold certification.







**Location:** San Bruno, CA

**Owner Contact:**

Jose Nuñez, Vice Chancellor of Facilities Planning,  
Maintenance & Operations  
San Mateo County Community College District  
p: 650.358.6836

**Key Team Members:** Seamus O'Connor (project designer)

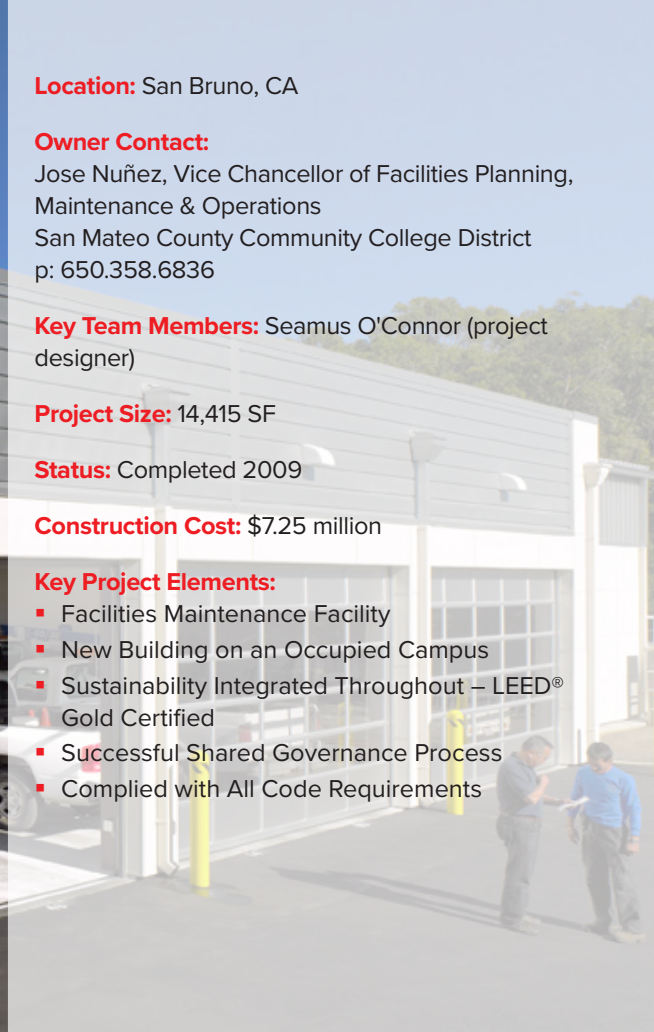
**Project Size:** 14,415 SF

**Status:** Completed 2009

**Construction Cost:** \$7.25 million

**Key Project Elements:**

- Facilities Maintenance Facility
- New Building on an Occupied Campus
- Sustainability Integrated Throughout – LEED® Gold Certified
- Successful Shared Governance Process
- Complied with All Code Requirements



## SKYLINE COLLEGE FACILITIES MAINTENANCE BUILDING

San Mateo County Community College District

BCA Architects was selected to design the new Facilities Maintenance Center (FMC) for the Skyline College campus. The U-shaped design of this new FMC encloses the maintenance yard, thereby increasing security and visually screening this use from the rest of the campus. The LEED Gold Certified design encompasses sustainability through the use of natural light, cool roofing systems, water tolerant landscaping and other green products.



## ADDITIONAL RELEVANT EXPERIENCE



### Sowers Middle School/Replacement Campus

Huntington Beach City School District | Huntington Beach, CA  
91,860 SF | \$52.0M | in progress

#### Similar Characteristics:

- New construction
- Lobby area
- Administration/office building
- Support/ancillary spaces
- Local/regional project



### Dwyer Middle School New STEM Lab/Gymnasium

Huntington Beach City School District | Huntington Beach, CA  
17,500 SF | \$13.4M | under construction (estimated completion 2020)

#### Similar Characteristics:

- New construction
- Support/ancillary spaces
- Local/regional project



### Dwyer Middle School Phase 1 Modernization

Huntington Beach City School District | Huntington Beach, CA  
52,800 SF | \$6M | completed 2018

#### Similar Characteristics:

- Administration/office building
- Lobby area
- Support/ancillary spaces
- Local/regional project



### Hawes Elementary School Phase 1 Modernization

Huntington Beach City School District | Huntington Beach, CA  
35,000 SF | \$5.4M | completed 2019

#### Similar Characteristics:

- Administration/office building
- Lobby area
- Support/ancillary spaces
- Local/regional project



### Pioneer Valley High School Performing Arts Center

Santa Maria Joint Union High School District | Santa Maria, CA  
16,400 SF | \$6.5M | completed 2017

#### Similar Characteristics:

- New construction
- Administration/office areas
- Lobby area
- Support/ancillary spaces
- Local/regional project



### Jefferson School Modernization

Natomas Unified School District | Sacramento, CA  
32,200 SF | \$8.64M | completed 2018

#### Similar Characteristics:

- Administration/office areas
- Lobby area
- Support/ancillary spaces



**Additional Relevant Experience (cont'd)**



**North Natomas Community Center & Aquatics complex**

City of Sacramento | Sacramento, CA  
10,600 SF (community center) | \$35M | under construction (estimated completion 2021)

Similar Characteristics:

- Administration/office areas
- Lobby area
- Support/ancillary spaces



**Long Beach City College Nursing & Health Technology Center**

Long Beach Community College District | Long Beach, CA  
23,250 SF | \$5.7M | completed 2016

Similar Characteristics:

- Mediterranean architecture
- Administration/office areas
- Support/ancillary spaces
- Local/regional project



**Marshall Elementary School**

Anaheim Elementary School District | Anaheim, CA  
100,000 SF | \$28M | completed 2014

Similar Characteristics:

- Mediterranean architecture
- New construction
- Administration/office areas
- Support/ancillary spaces
- Local/regional project



**Downer Elementary School**

West Contra Costa Unified School District | San Pablo, CA  
79,000 SF | \$23M | completed 2008

Similar Characteristics:

- Mediterranean architecture
- New construction
- Administration/office areas
- Lobby area
- Support/ancillary spaces



**Napa Valley Hospice**

Napa Valley Hospice | Napa, CA  
23,400 SF | \$4.3M | completed 2005

Similar Characteristics:

- Mediterranean architecture
- New construction
- Administration/office areas
- Lobby area
- Support/ancillary spaces



**Cañada College Administration Building Modernization**

San Mateo Community College District | Redwood City, CA  
6,000 SF | \$1.5M | completed 2010

Similar Characteristics:

- Administration/office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces

## Additional Relevant Experience (cont'd)



### Harvard Square Office Complex

Gavden Development | Sacramento, CA  
5,260 SF | \$680,000 | completed 2017

#### Similar Characteristics:

- Corporate office building
- Lobby
- Conference/meeting rooms
- Support/ancillary spaces



### 3QC Corporate Office

3QC, Inc. | Folsom, CA  
4,300 SF | \$350,000 | completed 2017

#### Similar Characteristics:

- Corporate office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces



### The Saqui Law Group Corporate Office

The Saqui Law Group | Sacramento, CA  
4,300 SF | \$350,000 | completed 2017

#### Similar Characteristics:

- Corporate office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces

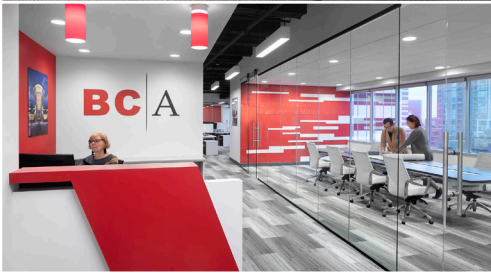


### BCA Architects' Irvine Office

BCA Architects | Irvine, CA  
1,800 SF | \$162,000 | completed 2018

#### Similar Characteristics:

- Corporate office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces



### BCA Architects' Headquarters Office

BCA Architects | San Jose, CA  
3,860 SF | \$355,000 | completed 2018

#### Similar Characteristics:

- Corporate office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces



### BCA Architects' Sacramento Regional Office

BCA Architects | Sacramento, CA  
3,300 SF | \$290,000 | completed 2015

#### Similar Characteristics:

- Corporate office building
- Lobby
- Private offices & open office area with cubicles
- Conference/meeting rooms
- Support/ancillary spaces

6

FINANCIAL PROPOSAL

JEFFERSON  
SCHOOL

**B C A**

architecture  
planning  
interiors

**30**  
YEARS

# 6 | FINANCIAL PROPOSAL

For the purposes of developing the 'time and material' fee for this project, BCA assumed a \$4 million preliminary construction cost budget. In addition to the fees for the Schematic Design through Design Review Phase, and also the Design Development through Close-out phases, BCA included optional services for Surveying and Cost Estimating, and a total project cost estimate.

## Schematic Design through Design Review \*

TASK	Principal Owner Architect		Sr Project Manager		Design Leader		Project Architect		Project Designer I		Project Admin V		Project Consultants Actual Fee + 10%		TOTAL												
	\$ 260.00 /hr		\$ 190.00 /hr		\$ 155.00 /hr		\$ 145.00 /hr		\$ 85.00 /hr		\$ 115.00 /hr																
	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	PROPOSAL	TOTAL													
Project Administration	2	\$ 520.00	8	\$ 1,520.00		\$ -		\$ -		\$ -	16	\$ 1,840.00		\$ -	\$ 3,880												
Meetings (Client, City, etc.)	40	\$ 10,400.00	40	\$ 7,600.00		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 18,000												
Architectural Schematic Design	2	\$ 520.00	16	\$ 3,040.00	50	\$ 7,750.00	40	\$ 5,800.00	40	\$ 3,400.00		\$ -		\$ -	\$ 20,510												
Preliminary Review Application & Documents Package		\$ -	8	\$ 1,520.00		\$ -		\$ -		\$ -	8	\$ 920.00		\$ -	\$ 2,440												
Site Plan Review Application & Documents Package		\$ -	8	\$ 1,520.00		\$ -		\$ -		\$ -	8	\$ 920.00		\$ -	\$ 2,440												
Design Review Application & Documents Package		\$ -	16	\$ 3,040.00		\$ -		\$ -		\$ -	8	\$ 920.00		\$ -	\$ 3,960												
Coordinate with the City's CEQA consultant		\$ -	16	\$ 3,040.00		\$ -		\$ -	16	\$ -		\$ -		\$ -	\$ 3,040												
		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -												
<b>ESTIMATED CONSULTANT FEES</b>																											
Civil Engineering: Blue Peak Engineering, Inc. - Civil Site Plans, including Grading and Drainage													\$ 14,595	\$ 16,055	\$ 16,055												
Landscape Architect: Troller Mayer - Landscape & Irrigation Plan													\$ 15,750	\$ 17,325	\$ 17,325												
Electrical Engineer: Salas O'Brien - Site Lighting Plan & Photometrics													\$ 6,300	\$ 6,930	\$ 6,930												
													\$ -	\$ -	\$ -												
													\$ -	\$ -	\$ -												
<b>SUB TOTAL OF PROFESSIONAL FEES</b>													44	\$ 11,440	112	\$ 21,280	50	\$ 7,750	40	\$ 5,800	56	\$ 3,400	40	\$ 4,600	\$ 36,645	\$ 40,310	\$ 94,580
<b>Reimbursable Expense Budget @ 5% of Fee</b>																	\$ 4,700										
<b>HOURLY NOT-TO-EXCEED TOTAL</b>																	\$ 99,280										

## Design Development through Close-out \*

TASK	Principal Owner Architect		Associate Principal Architect		Sr Project Manager		Design Leader		Project Architect		Project Designer I		Project Admin V		Project Consultants Actual Fee + 10%		TOTAL												
	\$ 260.00 /hr		\$ 220.00 /hr		\$ 190.00 /hr		\$ 155.00 /hr		\$ 145.00 /hr		\$ 85.00 /hr		\$ 115.00 /hr																
	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	PROPOSAL	TOTAL													
Project Administration	4	\$ 1,040.00		\$ -	8	\$ 1,520.00		\$ -		\$ -		\$ -	12	\$ 1,380.00		\$ -	\$ 3,940												
Meetings (Client, City)	8	\$ 2,080.00		\$ -	40	\$ 7,600.00		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 9,680												
Design Development	1	\$ 260.00	2	\$ 440.00	80	\$ 15,200.00	40	\$ 6,200.00	80	\$ 11,600.00	80	\$ 6,800.00		\$ -		\$ -	\$ 40,500												
Construction Documents	1	\$ 260.00	2	\$ 440.00	120	\$ 22,800.00	24	\$ 3,720.00	120	\$ 17,400.00	120	\$ 10,200.00		\$ -		\$ -	\$ 54,820												
Agency Approval: City Building Department		\$ -		\$ -	40	\$ 7,600.00		\$ -	40	\$ 5,800.00	40	\$ 3,400.00		\$ -		\$ -	\$ 16,800												
Bid Phase: Respond to Pre-bid RFIs; prepare Bid Addendum, if required		\$ -		\$ -	20	\$ 3,800.00		\$ -		\$ -	20	\$ 1,700.00	8	\$ 920.00		\$ -	\$ 6,420												
Construction Administration: (1) site visit every 2 weeks x 8 months; Submittal Reviews; RFI responses		\$ -	200	\$ 44,000.00		\$ -		\$ -		\$ -	40	\$ 3,400.00	40	\$ 4,600.00		\$ -	\$ 52,000												
Close Out: Review O&M and Warranty/Guarantee Submittals		\$ -	8	\$ 1,760.00		\$ -		\$ -		\$ -	0	\$ -	4	\$ 460.00		\$ -	\$ 2,220												
<b>ESTIMATED CONSULTANT FEES</b>																													
Civil Engineering: Blue Peak Engineering, Inc.; includes Dimension Control Plan, Grading & Drainage Plan, Erosion Control Plan, Wet Utility Plans, WQMP, Drainage Study, SWPPP, Gas Utility, Specifications													\$ 58,275.00	\$ 64,102.50	\$ 64,103														
Landscape Architect: Troller Mayer; includes Landscape Planting Plans, Irrigation Plans & Calculations, Water Efficient Landscape Calculations													\$ 80,325.00	\$ 88,357.50	\$ 88,358														
Structural Engineer: Brandow & Johnston													\$ 39,375	\$ 43,313	\$ 43,313														
HVAC / Plumbing Engineer: Salas O'Brien													\$ 43,050	\$ 47,355	\$ 47,355														
Electrical Engineer (power, data, low voltage, fire alarm): Salas O'Brien													\$ 63,735	\$ 70,109	\$ 70,109														
Fire Protection Engineer (Fire Sprinkler System design): Salas O'Brien													\$ 19,425	\$ 21,368	\$ 21,368														
Architectural Specifications Writer: Byun Associates													\$ 6,458	\$ 7,103	\$ 7,103														
													\$ -	\$ -	\$ -														
													\$ -	\$ -	\$ -														
<b>SUB TOTAL OF PROFESSIONAL FEES</b>													14	\$ 3,640	212	\$ 46,640	308	\$ 58,520	64	\$ 9,920	240	\$ 34,800	300	\$ 25,500	64	\$ 7,360	\$ 310,643	\$ 341,707	\$ 528,087
<b>Reimbursable Expense Budget @ 5% of Fee</b>																	\$ 26,000												
<b>HOURLY NOT-TO-EXCEED TOTAL</b>																	\$ 554,087												

\* Estimated Architectural Fees: Individual line item and subtotal estimates of hours and costs are estimates only and may change depending on the actual services provided, but shall not exceed the TOTAL.

Surveying (optional service) \*\*

TASK	Principal Owner Architect		Sr Project Manager		Project Admin V		Project Consultants		TOTAL	
	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	PROPOSAL	TOTAL		
Project Administration	1	\$ 260.00	2	\$ 380.00	1	\$ 115.00			\$755	
		\$ -		\$ -		\$ -			\$0	
		\$ -		\$ -		\$ -			\$0	
		\$ -		\$ -		\$ -			\$0	
<b>ESTIMATED CONSULTANT FEES</b>										
Civil Engineering: Blue Peak Engineering, Inc. - Topographic & Boundary Survey (non-prevailing wage)							\$ 14,800.00	\$ 16,280.00	\$16,280	
Civil Engineering: Blue Peak Engineering, Inc. - Record of Survey (non-prevailing wage)							\$ 1,700.00	\$ 1,870.00	\$1,870	
<b>SUB TOTAL OF PROFESSIONAL FEES</b>		1	\$ 260.00	2	\$ 380.00	1	\$ 115.00	\$ 16,500.00	\$ 18,150.00	\$18,905
<b>Reimbursable Expense Budget @ 5% of Fee</b>									\$900	
<b>HOURLY NOT-TO-EXCEED TOTAL</b>									<b>\$19,805</b>	

Cost Estimating (optional service) \*\*

TASK	Principal Owner Architect		Sr Project Manager		Project Admin V		Project Consultants		TOTAL	
	NO. HOURS	TOTAL	NO. HOURS	TOTAL	NO. HOURS	TOTAL	PROPOSAL	TOTAL		
Project Administration	1	\$ 260.00	2	\$ 380.00	1	\$ 115.00			\$ 755	
		\$ -		\$ -		\$ -			\$ -	
		\$ -		\$ -		\$ -			\$ -	
		\$ -		\$ -		\$ -			\$ -	
<b>ESTIMATED CONSULTANT FEES</b>										
Schematic Level Cost Estimate: Cumming							\$ 6,475.00	\$ 7,122.50	\$ 7,123	
Design Development Level Cost Estimate: Cumming							\$ 9,250.00	\$ 10,175.00	\$ 10,175	
Construction Documents Level Cost Estimate: Cumming							\$ 4,625.00	\$ 5,087.50	\$ 5,088	
							\$ -	\$ -	\$ -	
<b>SUB TOTAL OF PROFESSIONAL FEES</b>		1	\$ 260.00	2	\$ 380.00	1	\$ 115.00	\$ 20,350.00	\$ 22,385.00	\$ 23,140
<b>Reimbursable Expense Budget: N/A</b>									\$ -	
<b>HOURLY NOT-TO-EXCEED TOTAL</b>									<b>\$ 23,140</b>	

\*\* Estimated Architectural Fees: Individual line item and subtotal estimates of hours and costs are estimates only and may change depending on the actual services provided, but shall not exceed the TOTAL.

## 2019 HOURLY FEES

BCA's expense schedule and hourly billing rates for 2019 are included below. Occasionally, BCA will increase the billable rates of its staff to reflect changes in market inflation. This is typically done on an annual basis only and we notify existing clients of any changes in advance of adjustments to the rates. In some cases, we may negotiate rates for existing projects and/or clients based upon the circumstances of that relationship, as we recognize the impact this may cause to project fees.

### BCA Architects

Principal Owner Architect/Principal Architect	\$ 260.00
Associate Principal	\$ 220.00
Associate Project Manager/Associate Architect	\$ 195.00
Program Manager/Client Leader	\$ 195.00
Senior Project Manager	\$ 190.00
Senior Construction Administrator	\$ 175.00
Senior Project Architect	\$ 165.00
Construction Administrator	\$ 155.00
Design Leader/Project Manager	\$ 155.00
Project Architect/Studio Production Manager	\$ 145.00
Senior Designer	\$ 140.00
Senior Job Captain	\$ 135.00
Job Captain	\$ 120.00
Project Admin V	\$ 115.00
Project Designer III	\$ 110.00
Project Designer II/Project Admin IV	\$ 95.00
Project Designer I/Project Admin III	\$ 85.00
Project Admin II	\$ 80.00
Project Admin I	\$ 75.00
Project Assistant	\$ 70.00
Intern	\$ 60.00
Project Consultants	Actual Fee + 10%

### Blue Peak Engineering, Inc.

Principal	\$ 150.00
Project Manager	\$ 120.00
Design Engineer	\$ 90.00
Survey Technician	\$ 75.00
Drafter I	\$ 60.00
Administrator	\$ 30.00
Two-Man Survey Crew	\$ 175.00

### Reimbursables

Materials Cost	+10%
Mileage	\$0.565/mile
Travel	+0%

### Brandow & Johnston Structural & Civil Engineers

Principal	\$ 230.00
Associate Principal	\$ 195.00
Project Manager	\$ 175.00
Senior Project Engineer	\$ 160.00
Project Engineer	\$ 140.00
Design Engineer	\$ 115.00
REVIT/CAD Manager	\$ 160.00
REVIT/CAD Lead Technician	\$ 140.00
REVIT/CAD Technician	\$ 115.00
Accounting	\$ 95.00
Admin	\$ 80.00

NOTE: Rates change annually. Reimbursables billed at cost plus 15%.  
Overtime rates are 1.5 times the above.

### Salas O'Brien

Principal	\$ 235.00
Supervising/Commissioning Engineer	\$ 200.00
CALCTP Authority	\$ 200.00
Project Manager	\$ 180.00
Senior Engineer	\$ 170.00
Professional Engineer	\$ 165.00
Fire Protection Engineer	\$ 160.00
Project Engineer/Senior Designer	\$ 140.00
Commissioning Specialist	\$ 140.00
Project Designer/BIM	\$ 120.00
CAD	\$ 100.00
Administrative Professional	\$ 90.00

### Troller Mayer Associates, Inc.

Principal	\$ 195.00
Project Manager	\$ 175.00
Landscape Architect/Irrigation Engineer	\$ 165.00
Renderer & Delineator/Horticulturist	\$ 145.00
Professional Staff	\$ 125.00
Technical Support	\$ 100.00

### Cumming

Managing Director/Director/Regional Director	\$ 220.00
Associate Director	\$ 195.00
Senior Cost Manager/Senior MEP Cost Manager	\$ 185.00
Cost Manager	\$ 170.00
Assistant Cost Manager/Technician/Intern	\$ 120.00

### NOTES:

- The hourly fees listed above are effective through 12.31.2019-2022.
- Hourly rates will be updated on an annual basis throughout the duration of the project, and services will be billed at the hourly rates in place at the time the service is provided.

## 2019 EXPENSES RATES

### BCA Architects

Color Prints	8 1/2" x 11"	\$2.25/print
	11" x 17"	\$2.75/print
	All other sizes	cost
Facsimile		\$1.25/page
Large Scale Photocopy/Photo Development		cost
Mileage		\$0.585/mile
Permits & Fees		cost
Photocopy	Black & White	\$0.10/page
Plots		\$15.00/plot
Postage/Reproduction/Delivery		cost
Travel/Lodging/Meals/Telephone		cost
Permits and Fees/Other Direct Project Expense		cost
Consultant Expenses & Mileage		cost
Mark Up		10%

NOTE: The Rates listed above increase 3% on January 1, 2021 and another 3% each January 1st thereafter, except the Mileage rate will be set to match the IRS Mileage rate.

## TOTAL PROJECT COST ESTIMATE

<b>SD-Design Reviews</b> (from fee worksheet)	\$ 94,580
<b>DD-Closeout</b> (from fee worksheet)	\$ 528,087
<b>Cost Estimates</b> (from fee worksheet)	\$ 23,140
<b>A/E Reimbursable Exp. Budget</b> (from fee worksheet)	\$ 30,700
<b>Plan Review/Permit Fees</b>	
City Site Plan Review Application Fee (budget)	\$ 4,300
City Preliminary Review Application Fee (budget)	\$ 1,805
City Design Review Application Fee (budget)	\$ 2,100
CEQA Application Fee (budget)	\$ 15,000
City Building Department Fee (budget)	\$ 10,000
County Health Department Plan Check Fees (confirm, if any)	\$ 3,000
Water Company Connection Fee (confirm, if any)	\$ 10,000
Sanitary Sewer District Connection Fee (confirm, if any)	\$ 10,000
Local Fire Department (confirm, if any)	\$ 1,000
County Public Works: encroachment permits (confirm, if any)	\$ 10,000
<b>Preliminary Tests/Reports</b>	
Geotechnical & Geohazards Report (budget)	\$ 15,000
CEQA Consultant (budget)	\$ 20,000
Asbestos/Lead Investigation, Sampling & Report (budget)	\$ 15,000
Asbestos/Lead Abatement Monitoring (budget)	\$ 15,000
<b>Other</b>	
Topo & Boundary Surveys + Record of Survey (from fee worksheet)	\$ 19,805
Legal Fees (contracts + Div 0) (budget)	\$ 10,000
<b>Construction Phase "Project" Costs</b>	
Advertisement for Bid (budget)	\$ 1,000
Reproduction for Bidding/Construction (budget)	\$ 4,000
Electrical Service (budget)	\$ 10,000
Gas Service Meter Fee (budget)	\$ 10,000
Telephone/Cable/Wireless Service Connection Fees (budget)	\$ 10,000
Testing & Inspection (budget)	\$ 40,000
<b>Line Item Total</b>	<b>\$ 913,516</b>
<b>Soft Cost Contingency</b>	<b>\$ 68,514</b>
<b>TOTAL SOFT COST ESTIMATE</b>	<b>\$ 982,030</b>

7

OTHER PERTINENT  
INFORMATION

**B C A**

architecture  
planning  
interiors

**30**  
YEARS

# 7 | OTHER PERTINENT INFORMATION



BUNTCLI-01

JACKSONNA

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/07/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> License # 0E67768 <b>IOA Insurance Services</b> 3875 Hopyard Road Suite 200 Pleasanton, CA 94588	<b>CONTACT NAME:</b> Naomi Jackson <b>PHONE (A/C, No, Ext):</b> (925) 660-3998 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> Naomi.Jackson@ioausa.com																					
<b>INSURED</b>  Bunton, Clifford & Associates, Inc. dba BCA Architects 111 N. Market Street, Suite 710 San Jose, CA 95113	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Travelers Indemnity Company of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER B :</td> <td>Travelers Property Casualty Company of America</td> <td>25674</td> </tr> <tr> <td>INSURER C :</td> <td>RLI Insurance Company</td> <td>13056</td> </tr> <tr> <td>INSURER D :</td> <td>Travelers Casualty &amp; Surety Company of America</td> <td>31194</td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Travelers Indemnity Company of Connecticut	25682	INSURER B :	Travelers Property Casualty Company of America	25674	INSURER C :	RLI Insurance Company	13056	INSURER D :	Travelers Casualty & Surety Company of America	31194	INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A :	Travelers Indemnity Company of Connecticut	25682																				
INSURER B :	Travelers Property Casualty Company of America	25674																				
INSURER C :	RLI Insurance Company	13056																				
INSURER D :	Travelers Casualty & Surety Company of America	31194																				
INSURER E :																						
INSURER F :																						

**COVERAGES**

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			6808H870283	03/11/2019	03/11/2020	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA3F416764	03/11/2019	03/11/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CUP8647Y644	03/11/2019	03/11/2020	EACH OCCURRENCE \$ 4,000,000
							AGGREGATE \$ 4,000,000
							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below			PSW0001551	09/01/2018	09/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liab.			106831434	11/14/2018	11/14/2019	Per Claim 1,000,000
D	Professional Liab.			106831434	11/14/2018	11/14/2019	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
\*FOR INFORMATION USE ONLY

**CERTIFICATE HOLDER**

**CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
*PROOF OF COVERAGE	AUTHORIZED REPRESENTATIVE 

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



## LITIGATION

### **Guerneville ES Modernization—Guerneville ESD**

**Date Began:** N/A—Mechanical Engineer designed new HVAC units for natural gas; during construction, it was discovered that propane gas served the campus. BCA brokered a settlement agreement with their Engineer to pay for the overtime incurred on the project.

**Resolved:** 2.4.2016—\$29,370 paid by BCA's Mechanical Engineer. Resolved without mediation/arbitration/litigation

### **Phase 2 Projects—Klamath-Trinity JUSD**

**Date Began:** 10.18.17—BCA was terminated for convenience on November 30, 2016 on six Phase 2 projects, just three weeks after the KTJUSD Board approved BCA basic service fee increases calculated upon a % of awarded construction costs.

**Resolved:** 3.11.2019: Settlement Agreement; District paid BCA Architects \$500,000 through mediation

### **El Capitan HS—Merced UHSD**

**Date Began:** 12.10.17—District lawsuit against Contractor for alleged roof system and thin brick system defects. Both the roofing system and thin brick system are under long term manufacturer warranties. BCA named in an amendment to the lawsuit.

**Resolved:** N/A—Discovery ongoing

## ACTION BY REGULATORY AGENCIES

No regulatory agency has taken action against BCA Architects or its agents or employees with respect to any work preformed within the past five years.



North Natomas Community Center & Aquatics Complex | Sacramento, CA

8

EXCEPTIONS TO THE RFQ

**B C** | A

architecture  
planning  
interiors

**30**  
YEARS

## 8 | EXCEPTIONS TO THE RFQ

BCA Architects reviewed the Professional Services Agreement. While we generally find it agreeable, we would welcome the opportunity to discuss the following items with you:

### 11. Insurance:

Consultant agrees to maintain ~~Comprehensive Commercial~~ General Liability, Automobile Liability plus Errors and Omissions policies against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services hereunder by the Consultant, its officers, employees, agents, invitees and subcontractors. An insurer admitted to conduct business in the State with an A.M. Best & Co. rating of at least B+7 must issue these policies. Insurance endorsements shall be furnished to the Client within seven (7) days following the execution of this Agreement by both parties.

Notwithstanding any inconsistent statement in the policy or any subsequent endorsement attached thereto, the protection offered by the ~~Commercial General Liability Policy and Auto~~ Liability policy shall name the Client, its officers, directors, employees, and agents as additionally insured.

The Consultant shall maintain the following limits of liability:

- General Liability: \$1,000,000 per occurrence for bodily injury, personal injury, and property damage. ~~/\$2,000,000 Aggregate~~
- Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
- Errors and Omissions: \$ 1,000,000 in the aggregate.

The Client, its officers, directors, employees and agents shall not be responsible for any claims in law or equity occasioned by failure of the Consultant to comply with Section 3700 of the State Labor Code. By execution of this Agreement, the Consultant certifies to the following:

“I am aware of and will comply with Section 3700 of the State Labor Code which requires every qualifying employer to be insured against liability of Workers’ Compensation or to undertake self-insurance before commencing any services hereunder.”

For any claims related to this Agreement, the Consultant’s ~~Commercial General Liability and Auto Liability~~ insurance coverage, as evidenced by an endorsement to its policy, shall be primary insurance as respects the Client, its officers, directors, employees, and agents. Any insurance or self-insurance maintained by the Client, its officers, directors, employees, and agents shall be excess of the Consultant’s insurance.

All such insurance shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of ~~expiration or proposed~~ cancellation of such policy, the Client shall be notified by ~~registered mail, postage prepaid, return receipt requested,~~ not less than thirty (30) calendar days before ~~expiration or~~ cancellation is to become effective.

### 13. Indemnity:

A. Consultant agrees to indemnify, and hold harmless Client, its officers, directors, employees and agents, to the fullest extent permitted by law from and against any and all ~~actual or alleged~~ loss, cost, damage, expense and liability (including reasonable attorneys’ fees and other costs of defense and/or settlement), for bodily injury/death, property damage and economic loss ~~arising from~~ **to the extent caused by** the negligent acts, errors or omissions or the willful misconduct of Consultant, its officers, employees, agents, invitees or subcontractors in the performance of services rendered under this Agreement. **Regarding professional liability claims, there shall be no upfront defense provided to Client in which case reasonable attorneys fees and expenses shall be reimbursed in proportion to the Consultant’s negligence.**



# APPENDIX



**B C A**

architecture  
planning  
interiors

**30**  
YEARS

BRIAN WHITMORE, AIA, LEED® AP  
Principal-in-Charge, President & CEO

As President & CEO of BCA, Brian manages the firm's civic market. He is heavily involved in the early design, master planning and programming phases, providing leadership and bringing stakeholders to consensus in the design of comprehensive new construction and modernization projects. Brian has an expertise in assisting clients in defining contemporary workplace environments, including a focus on collaboration, flexibility, sustainability and integrated technology.

As Principal-in-Charge, he lends leadership to the design team to assure proper allocation of staff and other resources to meet our commitments. He will also stay in regular contact to make sure we are performing to your satisfaction. Brian will be heavily involved in quality reviews and contract matters, and will stay engaged throughout the duration of your project.



## Credentials

### Experience

21 years total

### Academic Degree(s)

Bachelor of Architecture—California Polytechnic State University, San Luis Obispo

### Registration(s) & Certification(s)

Architect, California No. C30345

National Council of Architectural Review Boards (NCARB) No. 62105

Accredited Professional, Leadership in Energy & Environmental Design (LEED® AP)

### Professional Associations

American Institute of Architects (AIA), Central Valley Chapter; President, 2017-2018; Board Member

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

U.S. Green Building Council (USGBC)

## Relevant Project Experience

### 3QC—Folsom, CA

- Commercial Office Tenant Improvement

### City of Sacramento—Sacramento, CA

- North Natomas Community Center & Aquatics Complex
- Land Park Amphitheater Master Plan & Historic Renovation

### Gavden Investments—Sacramento, CA

- Harvard Square Office Complex Renovation

### Huntington Beach City School District—Huntington Beach, CA

- Dwyer Middle School Phases 1 & 2 Modernizations
- Dwyer Middle School STEM Lab/Gymnasium
- Hawes Elementary School Phase 1 Modernization
- Smith Elementary School Modernization
- Sowers Middle School/Replacement

### Long Beach Community College District—Long Beach, CA

- Long Beach City College Nursing & Health Technology Building Modernization

### Natomas Unified School District—Sacramento, CA

- Jefferson School Modernization

### Santa Maria Joint Union High School District—Santa Maria, CA

- Pioneer Valley High School Performing Arts Center

### South Sutter Charter School—East Nicolaus, CA

- New Learning Resource Center

### The Saqui Law Group—Sacramento, CA

- Corporate Office



TONY PACHECO-TAYLOR, RA, LEED® AP BD+C  
Senior Project Manager

Tony has 14 years of experience serving as project manager/ architect for public facilities. His hands-on approach to projects results in proficiency in all stages of project development, including management of schedules and budgets, understanding of the California Building Code, agency coordination, quality control oversight and conflict resolution. Tony has managed a broad range of projects from small, deferred maintenance projects and modernizations to building additions and new campuses.

#### Credentials

**Experience**  
14 years total

#### Academic Degree(s)

Bachelor of Architecture—California State Polytechnic University, Pomona

#### Registration(s) & Certification(s)

Architect, California No. C35462

Accredited Professional, Leadership in Energy & Environmental Design with a concentration in Building Design + Construction (LEED® AP BD+C)

#### Professional Associations

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

U.S. Green Building Council (USGBC)

#### Relevant Project Experience

##### City of Hope Medical Center—Duarte, CA

- Rancho Cucamonga Medical Office Tenant Improvement \*
- Waste Management Facilities & Utility Yard \*

##### Huntington Beach City School District—Huntington Beach, CA

- Dwyer Middle School New STEM Lab/Gymnasium
- Dwyer Middle School Phases 1 & 2 Modernization
- Hawes Elementary School Modernization
- Moffett Elementary School Modernization
- Smith Elementary School Modernization

##### LiveNation—Los Angeles, CA

- 7060 North Hollywood Boulevard Office Tenant Improvement \*
- Fenty Corporation Office Tenant Improvement \*

##### Newport-Mesa Unified School District—Newport Beach, CA

- Adams Elementary School Administration Building Addition & Perimeter Fencing \*
- Costa Mesa High School Project Lead-the-Way Tenant Improvement \*
- Mariners Elementary School Administration Building Addition & Perimeter Fencing \*
- Tewinkle Intermediate School Administration Building Addition & Perimeter Fencing \*

##### South Sutter Charter School—East Nicolaus, CA

- New Learning Resource Center

\* Experience prior to BCA Architects

GILLIAN CRANE, RA  
Project Architect

Gillian is a talented and energetic project architect with 28 years of experience in the industry. Her background includes K-12 education, college/university, civic and religious projects of various types and sizes. She is experienced at creating thorough project documents, working with regulatory agencies, leading value engineering workshops and overseeing construction administration.

Gillian's duties include the creation of construction documents in Revit and AutoCAD, from design development through bidding/permitting. Consultant coordination, building code/ADA knowledge and detailing are among her many talents and skills, and will be a portion of her responsibilities for your project.



**Credentials**

**Experience**

28 years total

**Academic Degree(s)**

Bachelor of Architecture—Louisiana State University

**Registration(s) & Certification(s)**

Architect, California No. C28887

**Professional Associations**

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

U.S. Green Building Council (USGBC)

**Relevant Project Experience**

**Anaheim Union High School District—Anaheim, CA**

- Loara High School Two-Story Classroom Building, Gym & Various Site Improvements \*

**California State University, Fullerton—Fullerton, CA**

- Campus Police Building \*

**Escondido Union School District—Escondido, CA**

- Bernardo Elementary School \*
- Reidy Creek Elementary School \*

**Huntington Beach City School District—Huntington Beach, CA**

- Dwyer Middle School New STEM Lab/Gymnasium
- Dwyer Middle School Phases 1 & 2 Modernization
- Hawes Elementary School Modernization
- Moffett Elementary School Modernization
- Smith Elementary School Modernization

**LiveNation—Los Angeles, CA**

- 7060 North Hollywood Boulevard Office Tenant Improvement \*
- Fenty Corporation Office Tenant Improvement \*

**Palm Springs Unified School District—Palm Springs, CA**

- Desert Hot Springs High School Addition \*

**South Sutter Charter School—East Nicolaus, CA**

- New Learning Resource Center

\* Experience prior to BCA Architects



RACHEL CLEMENTE, Assoc. AIA, LEED® AP, CDT  
Project Manager, Design Leader

A senior designer with more than 15 years of experience, Rachel offers leadership and influence to the design of several of BCA's projects as Design Leader. In this role, she establishes the design parameters, architectural vocabulary and direction for the firm's projects. She brings a broad background in educational, commercial and institutional facilities of all sizes and is able to offer a well-rounded perspective to projects.

She collaborates with our team to solve design opportunities. She monitors the project's documents throughout their evolution to ensure design intent is properly conveyed. Working with product manufacturers, Rachel is an integral contributor to the specifications and selection of appropriate materials, equipment and furnishings for your projects.

## Credentials

### Experience

15 years total

### Academic Degree(s)

Bachelor of Science, Architecture—University of Santo Tomas, College of Architecture and Fine Arts, Philippines

### Registration(s) & Certification(s)

Architect, Philippines

Accredited Professional, Leadership in Energy & Environmental Design (LEED® AP)

Construction Documents Technologist (CDT), a certification of the Construction Specifications Institute

### Professional Associations

American Institute of Architects (AIA), Associate Member

Coalition for Adequate School Housing (CASH)

CREATE Mentoring Program, Sacramento Regional Builders Exchange

Community College Facility Coalition (CCFC)

U.S. Green Building Council (USGBC)

## Relevant Project Experience

### Barker Pacific Group—Roseville, CA

- Lobby & Tenant Improvements @ 2990, 3000 & 3010 Lava Ridge Court

### City of Sacramento—Sacramento, CA

- Land Park Amphitheater Master Plan & Historic Renovation

### Fortuna Union High School District—Fortuna, CA

- Fortuna High School Modernizations

### Fremont Hills Country Club—Fremont, CA

- Aquatics Building Replacement

### Huntington Beach City School District—Huntington Beach, CA

- Dwyer Middle School Phase 2 Modernization
- Smith Elementary School Modernization

### Natomas Unified School District—Sacramento, CA

- K-8 Conversions at Three Campuses

### South Sutter Charter School—East Nicolaus, CA

- New Learning Resource Center

### St. Clare Parish—Roseville, CA

- Facilities Master Plan & Implementation

### Winters Joint Unified School District—Winters, CA

- Winters High School CTE Center & Modernization



MICHAEL HENNING, AIA, LEED® AP  
Construction Administrator, Associate Principal

Michael is a highly accomplished and experienced Project Architect and Construction Administrator with 48 years of hands-on experience in civic projects of all types and sizes. He is very familiar with the code requirements and functional needs of municipal facilities.

Michael's role on the project team will begin at the initial design phase, continue through design development and be heaviest in the construction documents and construction administration phases. He oversees all site coordination with the representatives involved in a project, including construction managers, general contractors and client representatives. Michael ensures timely processing of RFIs, clarifications and change orders. He will also maintain regular communication with our clients to convey all decisions that may affect the project schedule, scope or cost through the course of construction.



**Credentials**

**Experience**

48 years total

**Academic Degree(s)**

Master of Psychology—National University, Irvine

Bachelor of Architecture—Ohio State University

**Registration(s) & Certification(s)**

Architect, California No. C20007

Accredited Professional, Leadership in Energy & Environmental Design (LEED® AP)

**Professional Associations**

American Institute of Architects (AIA)

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

U.S. Green Building Council (USGBC)

**Relevant Project Experience**

**Anaheim Elementary School District—Anaheim, CA**

- Clara Barton Elementary School Modernization
- Lincoln Elementary School Reconstruction
- Marshall Elementary School Reconstruction
- Thomas Edison Elementary School Building C Maintenance
- Thomas Edison Elementary School Interim Housing
- Thomas Edison Elementary School New Wing Addition

**City of Sacramento—Sacramento, CA**

- North Natomas Aquatics Complex & Community Center

**Huntington Beach City School District—Huntington Beach, CA**

- Dwyer Middle School Phases 1 & 2 Modernizations
- Dwyer Middle School STEM Lab/Gymnasium
- Hawes Elementary School Phase 1 Modernization
- Smith Elementary School Modernization
- Sowers Middle School/Replacement

**Long Beach Community College District—Long Beach, CA**

- Long Beach City College Nursing & Health Technology Center Modernization

**Oak Park Unified School District—Oak Park, CA**

- Brookside Elementary School Modernization

**Santa Maria Joint Union High School District—Santa Maria, CA**

- Pioneer Valley High School New Performing Arts Center

THOMAS HAWKSWORTH,

PE, QSD/P

Civil Principal-in-Charge,  
Senior Vice President



With over 17 years of civil engineering experience, Thomas has designed and managed over \$15 million in engineering contracts for projects ranging from 1-acre to 60-acre developments. These developments include office buildings, warehouse buildings, mixed-use development, residential, industrial, commercial projects and educational facilities in California, Idaho, Washington, Arizona and Nevada. He has worked with City of Hope, Wal-Mart, Home Depot, Frontier Real Estate Investments, The Irvine Company, RD Olson, Starbucks, SC Development, Extra Space Self Storage, Popeye's, Dunkin' Donuts and multiple Southern California unified school districts over the course of his career. His recent projects include Quarry Village in Eagle, Idaho, Village Center redevelopment in Orange County, new warehouse building in Lake Elsinore, Desert Grove Shopping Center in Victorville and office building in Emmett, ID. With a family background in engineering, Thomas' dedication to excellence and his ability to manage complicated projects are his foundations to success.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Civil Engineering—  
Pennsylvania State University

**Registration(s) & Certification(s):** Civil Engineer, California  
No. 68771; Qualified SWPPP Developer/Practitioner (QSD/P)  
00266

#### Relevant Project Experience

- City of Hope Waste Management Facility & Utility Yard, Duarte, CA
- City of Hope Waste New Modular Buildings, Duarte, CA
- Orange Coast Memorial Medical Center Parking Structure, Fountain Valley, CA
- TYI Trading, El Monte, CA
- Saddleback Memorial Medical Center, Laguna Hills, CA

RYAN BISHOFF, SE, LEED® AP  
Structural Principal-in-Charge



Ryan Bishoff has over 12 years experience with Brandow & Johnston's Newport Beach office.

As a Principal, Ryan is responsible for managing the Orange County office and has worked on many different projects ranging in size and scope, from minor structural alterations to major tenant improvements, ground up multi-level to high-rise commercial and industrial projects. Ryan is involved in the completion of all phases of project development, construction administration, structural design and system selection, seismic design of major projects, and construction administration of major projects, including structural evaluations, renovations and strengthening.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Civil Engineering—  
University of California, Irvine

**Registration(s) & Certification(s):** Civil Engineer, California  
No. 77753; Structural Engineer, California No. 6250

#### Relevant Project Experience

- Real Life Church Student Ministry Building, Valencia, CA
- AMR T302 ETO Facility Tilt-Up Blast Resistant, Irvine, CA
- Entrada II Four-story Steel Office Building, Valencia, CA
- Miller Park Amphitheater & Support Buildings, Fontana, CA
- UC Irvine Starbucks Retail Building, Irvine, CA
- Jacky Lines Distribution Center & HQ Tilt- Up Panelized Steel Truss Roof, Fontana, CA
- Mausoleum Structures & Associated Buildings, Santa Clara, CA
- Medtronic Orange County Consolidation New Building & Renovation of Existing Buildings, Santa Ana, CA
- Applied Medical Campus Tenant Improvement, Buildings B1, B2, B3, B4, RD1, AMP III, T1 & T2, Rancho Santa Margarita, CA
- Monster Energy Headquarters Tenant Improvement, Corona, California
- Eaton Fluid Power Group (250,000 SF, 2-story renovation/ plant relocation, 12,000 SF mezzanine addition), Irvine, CA
- McKesson Pharmaceutical Distribution, Tenant Improvement, Santa Fe Springs, CA
- Southern California Edison G05 (250,000 SF, 4-story & 3-story central plant renovation & seismic evaluation), Rosemead, CA
- Chino Police Station (converting an existing warehouse building to an essential facility) Renovation & Seismic Retrofit, Chino, CA

MISTY DUPRE, PE  
Senior Mechanical  
Engineer, Vice President &  
Engineering Manager



Having worked as a mechanical engineer since 2000, Misty has spent her nearly two-decade career garnering experience from projects ranging from small commercial renovations to complex central plant designs. She is skilled in design that both meets and exceeds multiple agencies' requirements, including USGBC, LEED and California's Title-24 energy compliance code. Through it all, she has built a reputation as a thorough and thoughtful leader, with an unparalleled commitment to quality. Her specialty areas include military, healthcare, high-rise and retail facilities design, dust collection and Direct Digital Controls (DDC) systems integration. Her skill set also includes preparing energy conservation analyses and feasibility studies and providing construction administration support.

As an engineering manager, Misty is responsible for the overall administration of the unit's workflow, setting policy for design and specifications and acting as a technical resource to the project managers in the firm.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Architectural Engineering with a Mechanical Emphasis—University of Wyoming

**Registration(s) & Certification(s):** Mechanical Engineer, California No. M32811

#### Relevant Project Experience

##### Office Buildings

- Challenged Athletes Foundation Office, San Diego, CA
- Prava Construction Office, Carlsbad, CA
- La Jolla Shores Plaza, La Jolla, CA
- Kashi Headquarters, Del Mar, CA
- Renovate America Office, San Diego, CA
- Cox Communications Federal Building, San Diego, CA
- Intel, San Diego, CA
- Latitude 33, San Diego, CA
- DIVA Investments, Oceanside, CA
- Logan Heights Commercial Building, San Diego, CA
- James Morrison Insurance Office, Vista, CA

##### Utility Yards

- City of Highland Corporate Yard, Highland, CA
- City of Encinitas Corporate Yard, Encinitas, CA
- City of Rancho Cucamonga Corporate Yard, Rancho Cucamonga, CA

ED DAVID, PE  
Senior Electrical Engineer,  
Vice President



As the Senior Electrical Engineer and a Project Manager, Ed oversees all aspects of the Electrical Design Department, including setting design policy for power distribution and lighting systems in the firm. He supervises timelines, budgets and quality control for projects and ensures both internal and external coordination and communication with other discipline teams for cohesive system design. Ed has a passion for learning and professional development and is a great resource for the latest trends and developing technologies. His experience in government, commercial, healthcare, educational and industrial facilities includes interior and exterior lighting systems design, low- and medium-voltage power distribution design, photovoltaic systems engineering design, Title 24 compliance reports, specifications and cost estimates, and energy conservation analysis.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Electronics & Communications—Mapua Institute of Technology

**Registration(s) & Certification(s):** Electrical Engineer, California No. E18809; National Council of Examiners for Engineering & Surveying No. 47114

#### Relevant Project Experience

##### Office Buildings

- Eastern Municipal Water District Maintenance Building, Moreno Valley, CA
- City of San Diego Wastewater Department, San Diego, CA
- Riverside County EDA Fleet Services, Riverside, CA
- Riverside County of Transportation Maintenance Building, Riverside, CA
- City of Hot Springs City Hall, Hot Springs, CA
- Costa Mesa City Hall, Costa Mesa, CA
- Pine Avenue Community Center, Carlsbad, CA
- Las Colinas Detention Center, San Diego, CA
- Red Cross, Las Vegas, NV
- Robbins Research International Inc., San Diego, CA
- Creative Capital Management, San Diego, CA
- SDG&E East Office, San Diego, CA
- Cox Communications Federal Building, San Diego, CA

##### Utility Yards

- City of Highland Corporate Yard, Highland, CA
- City of Encinitas Corporate Yard, Encinitas, CA
- City of Rancho Cucamonga Corporate Yard, Rancho Cucamonga, CA

JOHN MASSOUD, ASLA Troller Mayer Associates, Inc.  
Landscape Principal-in-Charge, Vice President

John brings more than 20 years of leadership experience in landscape architecture and is vice president/Principal of Troller Mayer Associates, Inc. He has completed numerous institutional, commercial, educational, recreational and residential projects. His responsibilities at Troller Mayer Associates include business development, client relations, project management, project scheduling, construction documents and quality assurance/quality control.

As Vice President / Principal and Project Manager of Troller Mayer Associates, Inc., John Massoud has worked on a wide range of projects such as parks, libraries, schools, airports, public plazas and commercial/retail developments. He manages a wide spectrum of project platforms with passion and commitment.

Besides his professional experience in landscape architectural, planning and design, his work with water conservation as an irrigation engineer is well known. This is exemplified through his innovative irrigation project design and successful completion of the water audit component of the Water Management Certification Program. He is an EPA WaterSense Partner through the California Landscape Contractors Association (CLCA) Water Management Program and is fully versed in the requirements of water conservation compliance for the preparation of irrigation construction documents. His document preparation includes compliance with State of California AB1881 and LEED Calculations for site planning and landscape design.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Electronics & Communications—Mapua Institute of Technology

**Registration(s) & Certification(s):** Electrical Engineer, California No. E18809; and National Council of Examiners for Engineering & Surveying No. 47114

#### Relevant Project Experience

- Carson Plaza in City of Carson, CA
- Hawthorn Town Center
- Whittier Commons Plaza in City of Whittier, CA
- The Commons Pasadena Shopping Area
- Los Angeles County Law Library
- Burbank Buena Vista Public Library
- Huntington Beach City School District Various Projects, Huntington Beach, CA
- Don Benito Elementary School, Washington Elementary School & Washington Middle School, Wilson Elementary School, Willard Elementary School & Roosevelt Elementary School, Pasadena, CA

ALAN CAMPBELL,  
MRICS, NEBOSH  
Managing Director, Cost Services



Alan has worked in the construction industry since 1994. He is an experienced professional who has focused his career on providing cost management consulting services. Alan also possesses experience in construction planning and has held roles in commercial and residential development and management. His accomplishments in the construction industry in the U.S. and UK contribute a unique proficiency and perspective to each of his project assignments. Alan has collaborated on a broad range of project types throughout his career, including healthcare, transportation, education, public works and industrial remediation.

As Managing Director, Alan utilizes his vast knowledge of all aspects of the cost estimating process. He performs services which support pre-construction, construction and post-construction phases, including but not limited to, cost planning, milestone estimating, quantity take-offs, site walks, bid reconciliation, preparation of valuations, pricing validation and change order claim review. Alan also possesses a strong background in arbitration and dispute resolution.

#### Credentials

**Academic Degree(s):** Bachelor of Science, Quantity Surveying—Aberty University (Dundee, Scotland, UK)

**Registration(s) & Certification(s):** Certified Member, Royal Institute of Chartered Surveyors No. 0856490 (MRICS); and General Certificate, National Examination Board in Occupational Safety & Health (NEBOSH)

#### Relevant Project Experience

- Orange County Water District, Annex Building Locker Room/Restroom Area Remodel, Fountain Valley, CA
- Altitude Business Center New Business Park, Chino, CA
- City of Costa Mesa City Hall Upgrades, Costa Mesa, CA
- City of Lake Forest New Civic Center, Lake Forest, CA
- City of Ontario Office Tenant Improvements for Public Works, Annex Central Services, Development Director's Office, Ontario, CA
- Compton USD District Services Department (Food Service/Warehouse/Mechanics Shop) Relocation Feasibility Study, Compton, CA
- Edwards Life Sciences Phase 2 Site Work & New Office Bldg. C Tenant Improvements, Irvine, CA
- KaVo Kerr Group Office Building Q Interior Fit-Out, Pomona, CA
- Los Angeles County Sheriff's Department Santa Clarita Valley Station Replacement, Santa Clarita, CA



irvine | sacramento | san jose

BCAarchitects.com | 949.774.2920