



Founded in 1994

Rated one of the top 100 CM firms in the United States

Flexible approach, from complete management team to staff extension

Leader in innovative construction methods

Pioneer in the use of the internet to manage construction information and documents

Emphasis on communication and collaboration

Pro-active management approach

Professional staff of registered architects, engineers, licensed contractors, LEED accredited professionals and certified inspectors, including QSD/Ps

Experience, integrity, honesty, passion



Statement of Qualifications
to provide
Project Management Services

for the



Capitola Library
Construction Project

Submitted: July 8, 2016



Professional Construction Management

July 8, 2016

City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Subject: Statement of Qualifications to provide Project Management Services for the
Capitola Library Construction Project

Attention: Steven Jesberg, Public Works Director

Dear Mr. Jesberg,

Consolidated CM, Inc. (CCM) is pleased to submit this Statement of Qualifications to provide Project Management Services for the City of Capitola Library Construction Project.

We have brought together a seasoned team of extremely qualified people to provide the City with project management support. CCM has managed the design, construction and renovation of public buildings for many clients throughout California. We have managed over a billion dollars of public sector projects including Libraries, Civic Centers, Police and Fire Stations, and Educational Facilities.

Our team provides:

- ✓ **Depth of experience:** All proposed staff are licensed or certified to perform their role and all have experience on similar design-bid-build projects. As a firm, we have managed hundreds of municipal projects, including LEED projects and projects involving high public profile. We specialize in public works and the experience and quality of our staff reflects this.
- ✓ **Planned approach:** From design, through construction and occupancy, the CCM work plan centers around building a collaborative, well-informed team of the project participants and then working collegially to successfully deliver the project on time and on budget. We will fully document the project to protect the City's liability while actively practicing claims avoidance.
- ✓ **We represent you:** While we respect the role of the designer and contractor on a project, CCM's role is to serve you. Our mission will be to complete the project in the most efficient manner, working through both contractor and design issues with your interests in mind. This approach has earned the respect of both the contractors and designers we have worked with and resulted in a firm history of zero claims on projects we have managed - a truly remarkable record in our industry.

It makes a difference who you hire, and CCM is a firm believer in providing our clients with added value; from the quality of our staff to the use of our on-line construction management system at no cost, you will immediately see the Consolidated CM difference.

Thank you for this opportunity to submit. We know you will enjoy working with us and we look forward to the opportunity. Should you need additional information, please feel free to contact me on my mobile phone at (415) 385-2821.

Very truly yours,
Consolidated CM, Inc.

A handwritten signature in black ink, appearing to read 'Matt Scoble'.

Matt Scoble, PE, QSD/P
Executive Vice President



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Matt Scoble, PE, QSD/P – Principal

Dan Johnson – Project Manager

Scott Ritter – Construction Manager / Scheduling

Dean Hayes, LEED AP, QSP – Inspector / Constructability

Kate Kurey – Labor Compliance

Rick DesJarlais – Estimating / Cost Controls

Timothy Craig, AIA – Constructability / Value Engineering





SECTION 1 – FIRM OVERVIEW

Consolidated CM was launched as a California Corporation in 1994 to provide professional project and construction management support to public owners. Founded and headquartered in northern California, CCM works on projects throughout the state, with its core offices located in Oakland and Sacramento. Our work focuses on public sector, and our projects are fairly equally divided between building and infrastructure work construction and our projects range in size from a few million dollars to over \$200 million. Consolidated CM has been rated one of the top 100 CM firms in the United States. We are a full-service firm with a staff comprised of over 30 project managers, architects, engineers, licensed contractors, certified building inspectors and other construction specialists in areas such as estimating, scheduling, start-up/commissioning, expert witness, and claims.

Our staff is unique within the industry. You will rarely find more accomplished experts in project management and construction management services. We are a team that goes the extra mile to provide our clients true project value. We take great pride in having an exceptional record of repeat business, and have experienced an excellent track record for acceptance by applicable government programs and agencies.

We are construction experts, and we use that expertise to solve problems and keep the work moving forward. The owner, designer, contractor and CM are a team and one of our jobs as CM is to see that we work as a team to keep things moving, anticipate problems and promote project success for all stakeholders. That is not always an easy thing to do, but CCM has some of the most experienced construction professionals in the industry and by ensuring, when faced with a challenge, that all ideas are on the table and get a fair hearing we have often succeeded when others have not. CCM is also a licensed and bonded general contractor and our entire staff has background working on both sides of the table. Consequently, we understand the owner’s perspective as well as that of the contractor and that understanding coupled with our construction experience and hands-on management style helps us keep projects steadily progressing that otherwise might bog down into posturing and paper shuffling.

PROJECT MANAGEMENT SERVICES

Each project is unique, and CCM provides expert staff and support services that meet each client’s particular needs. Project management from CCM can include many combinations of services for all phases of a project from design review to the final closing documentation and we can work out the specific mix of services desired once we are on board. We provide the full range of services requested in the Request for Qualifications. The following is a partial list of some of the services we can offer:

Design Management	Construction Management	Project Management
Bid Package Preparation	Bid Phase Management	Program Management
Owner Representation	Value Engineering	Constructability
Claims Avoidance	Expert Witness Services	Mediation
Estimating	Scheduling	Sequencing
Start-Up	Commissioning	LEED Facilitation
SWPPP	Design-Build	Inspection



SECTION 2 – SIMILAR PROJECT EXPERIENCE



Our business is project and construction management. Working solely as the owner's agent, CCM provides independent management — directly representing owners without conflicts of interest.



Libraries are the quintessential public building and at CCM we understand this and the need to always include the community in the project. Consolidated CM has been managing and inspecting public projects for 22 years and during that time we have worked for Municipalities, State Agencies, the Federal Government and Fire Protection Districts throughout California. Our commitment to professional construction management is reflected in our successful projects.

Below is a partial list of CCM's recent library projects:



- City of Gilroy Main Library
- City of Alameda Free Library
- CSU San Marcos Kellogg Library and Information Center
- CSU East Bay Library Renovations
- San Jose State University Temporary Library
- San Francisco State University J. Paul Leonard Library and Sutro Library
- City of Oakland East Oakland 81st Avenue Library
- County of Alameda Castro Valley Library
- City of Lafayette Library
- Santa Clara Central Park Library
- City of Woodland Community and Senior Center Library
- City of Tracy Civic Center Law Library
- County of Orange Public Law Library Addition
- CSU Stanislaus Library Energy Retrofit
- CSU San Bernardino Pfau Library



The following project sheets represent CCM's similar experience with library and public construction projects. These projects demonstrate our ability to manage, inspect and document complex construction projects and include a detailed description, cost, schedule, and client contact information.



As you review the specific project information contained in the following pages, we are confident you will appreciate our commitment to your project as well.



Client:
City of Gilroy,
California
7351 Rosanna Street
Gilroy, CA 95020

Square Footage:
52,600

Cost:
\$35,000,000

Construction Dates:
2011 - Ongoing

Services Provided:
Program
Management &
Extension of Staff

“CCM has seamlessly assisted the City with program management of our new library project. They know libraries and we recommend CCM highly.”

*Rick Smelser, PE
Director of Public Works, City of Gilroy*

GILROY LIBRARY



CCM is assisting the City of Gilroy as project manager for the \$35M Bond funded library program. Working as staff extension to the City, CCM oversees the program, manages all consultant and construction contracts, as well as the program budget, schedule and all of the associated City documentation to provide accountability for the expenditure of program funds. CCM also handles all municipal procedures associated with City Council approvals and monthly reports to the Council on project issues and when consulting agreements must be let or negotiated CCM leads that effort. The Gilroy Public Library program includes construction of a temporary library, demolition of the old library and construction of a new 52,600 sq-ft two-story LEED Gold library. The library project also includes site improvements, automated book handling equipment and furnishings. The project is in the heart of residential Gilroy, and noise control and site safety 24-hours a day are major issues. The project is particularly challenging as the design had been completed in 2004 and shelved due to a lack of funding. It was consequently a pre-LEED design but the City elected to build it to LEED Gold standards. This required a significant redesign effort before the project could go to bid. During the re-design phase the temporary library was established with associated tenant improvements and the staff, equipment and collections were moved in preparation for construction.



Client:
City of Oakland,
California
81st Avenue &
Rudsdale Street
Oakland, CA 94132

Square Footage:
21,000

Cost:
\$14,300,000

Construction Dates:
2009 - 2011

Services Provided:
Construction
Management &
DSA Inspection
Services

EAST OAKLAND COMMUNITY LIBRARY



The new East Oakland Community Library – at 21,000 square feet - is the second largest branch in the Oakland Public Library system. It is also the first joint public library-school facility in Oakland. The project features children and teen areas, an Internet café, copy center, an adult reading room, community meeting room, a computer lab, multi-media classrooms, WiFi connection, and conform to LEED Silver standards, including use of solar PV panels. The library offers a wide range of materials for all ages, while also providing learning support for the two adjacent schools, Acorn Woodland Elementary School and EnCompass Academy and the 11 other neighborhood schools. To be a good neighbor and mitigate the impact of our work, CCM conducted tours for the children and staff.

“The City initially retained CCM to provide IOR services required by the DSA and we have since added CM services to their scope. CCM has been very responsive to the City’s needs from the start.”

~ Calvin Hao, City of Oakland Project Coordinator



Client:
City of Alameda,
California
1550 Oak Street
Alameda, CA 94501

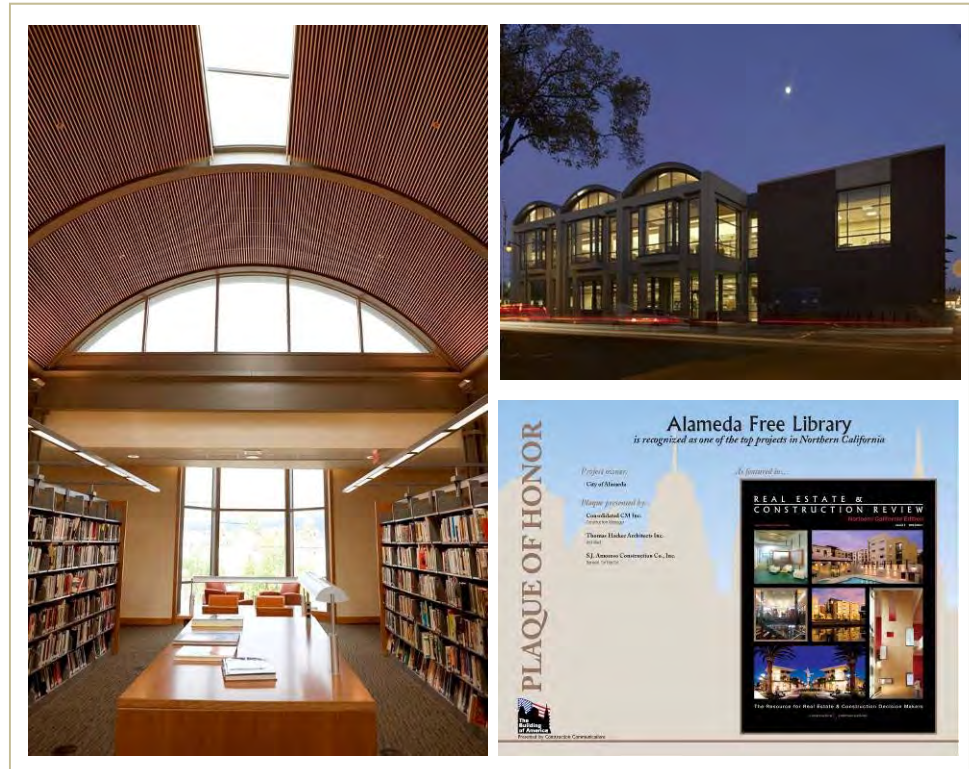
Square Footage:
50,000

Cost:
\$26,100,000

Construction Dates:
2006 - 2008

Services Provided:
Construction
Management &
Inspection

ALAMEDA FREE LIBRARY



CCM managed both the program and the construction of this 50,000 square-foot facility. The library features state-of-the-art data and communication technologies, including a RFID system for inventory control and book security. The new library is located on the site of a derelict motel, which was demolished to much community praise as part of the project. During the pre-construction phase, CCM re-wrote the City’s General Conditions, conducted a pre-qualification of contractors and provided monthly reports on the project to City Council. Project funding was a mix of privately raised donor funds, a local bond issue, a green building energy savings grant from the local power company and a State Library Grant. CCM provided budget management assistance as well as scheduling support to track these various funding sources to ensure all funding requirements were met.

The Alameda Free Library has been received with local acclaim, while at the same time, was delivered on time and returned \$1.4 million in unused contingency funding to the City for other constructive uses. The project was constructed to LEED Silver standards and the CCM field team oversaw and facilitated the LEED process.



Client:
**San Francisco State
University**
1600 Holloway Ave.,
San Francisco, CA
94132

Square Footage:
New construction
85,000

Cost:
\$110,000,000

Construction Dates:
2010 - 2012

Services Provided:
Construction
Inspection Services

J. PAUL LEONARD LIBRARY & SUTRO LIBRARY



The J. Paul Leonard Library and Sutro Library project completely renovated, seismically strengthened and added approximately 85,000 sf to the existing library. It created a state-of-the-art teaching and learning center, and improved home of the J. Paul Leonard Library and its special collections, the Sutro Library, Academic Technology and the Center for Teaching and Faculty Development. An automated library retrieval system will be located in the new west addition, freeing space normally consumed by book stacks for use as study and computing areas. The Sutro Library will move from its present location in the Franciscan Building to the 5th and 6th floors of the renovated library.

This project took place in two phases. Phase I relocated the utilities, built two temporary structures to house interim library functions and demolished the Franciscan Building. Phase II constructed the new west wing addition, seismically retrofitted the existing building and new north addition.

“Consolidated CM has been assisting the campus with building and infrastructure projects for over ten years. We trust them and selected them to assist with our new \$110M library.” ~ Simon Lam, AIA – SFSU Vice President of Facilities



Client:
**Menlo Park Fire
Protection District**
170 Middlefield Road
Menlo Park, CA 94025

Square Footage:
FS#2 – 12,500

Cost:
FS#2 – \$6,000,000

Construction Dates:
2013 – Ongoing

Services Provided:
Project
Management,
Pre-construction,
Construction
Management &
Inspection Services

FIRE STATION 2 AND 6 REPLACEMENT PROJECTS



Consolidated CM is providing Construction Management and Inspection Services for FS 2 and project management support for FS 6 projects. Fire Station 2 includes demolition of the existing Fire Station located at 2290 University Road, East Palo Alto, and the construction of a new two-story 12,562 sq ft Fire Station with an estimated construction cost of \$5,500,000.

The Menlo Park Fire Protection District is in the early stages of planning the replacement of Fire Station #6, located at 700 Oak Grove Avenue in Menlo Park. The current station site and the residential lot behind it will be combined to facilitate the new drive-through station, and to provide a new home for the District’s historic, original station, which will be repurposed as a museum. It is the District’s intent to use a portion of the combined site as a temporary station during construction of the new station.

Phased construction will include demolition of existing property adjacent to the fire station, setup of temporary living quarters for the fire fighters, then demolition of the existing station and construction of the new facility and sitework.



Client:
**California State
University, San
Marcos**
333 South Twin Oaks
Valley Road,
San Marcos, CA
92096

Square Footage:
199,139

Cost:
\$45,000,000

Completion Date:
2006

Services Provided:
Construction
Management &
Inspection

KELLOGG LIBRARY



The Kellogg Library is the most prominent structure on the Cal State San Marcos Campus and is easily seen and identified from all Campus entries. This facility has a footprint of approximately 199,139 gross square-feet not including multi-story airspaces. The library is a 5-story building with the first level and east side of the second level buried into the hillside. The main entrance is on Level 3, with an after-hours entrance on Level 2.

The design included approximately 12,461 square-feet of covered arcade and bridge areas for exterior pedestrian circulation. There are two elevators that provide disabled access to the upper campus from Craven Drive. Three roof areas function as occupied roof terraces. It houses a traditional library, information systems labs with state-of-the-art electronic technologies, wireless communication centers, electronic production labs, lecture rooms and administrative offices.

Concurrently CCM also managed and inspected a new \$15M field house and athletic facility and a new dormitory.



Client:
City of Santa Clara,
California
2635 Homestead Rd
Santa Clara, CA
95051

Karen Saunders
City Librarian
(408) 615-2930

Architect:
Group 4
Architecture,
Research + Planning,
Inc.

Square Footage:
80,000

Cost:
\$53,000,000

Completion Date:
2006

Services Provided:
Construction
Management &
Inspection

CENTRAL PARK LIBRARY



The new library was built on the site of the old library building, which meant abatement and demolition were also elements of this complex, multi-contract project. Work also included construction of a new public road, traffic intersection with traffic lights and new water and sewage lines. The building also incorporated an extensive amount of public art, as well as food service offices and public meeting rooms.

When CCM took on the project, it was already five months behind schedule while still in design. We successfully fast-tracked the remaining work subdividing it into multiple independent construction contracts, after performing a careful schedule analysis of the situation. As a result of CCM’s reconfiguration of the building program, the five-month schedule lag was recovered and the City’s liability was mitigated by the use of a novation process to tie the contracts together eliminating contract interface issue claims. An added benefit of breaking the work into multiple construction packages was our ability to take advantage of the best delivery method for each portion of the work. This allowed the City to maintain its original budget while more closely controlling the various elements of their program which CCM monitored for them.



SECTION 3 – PROJECT TEAM

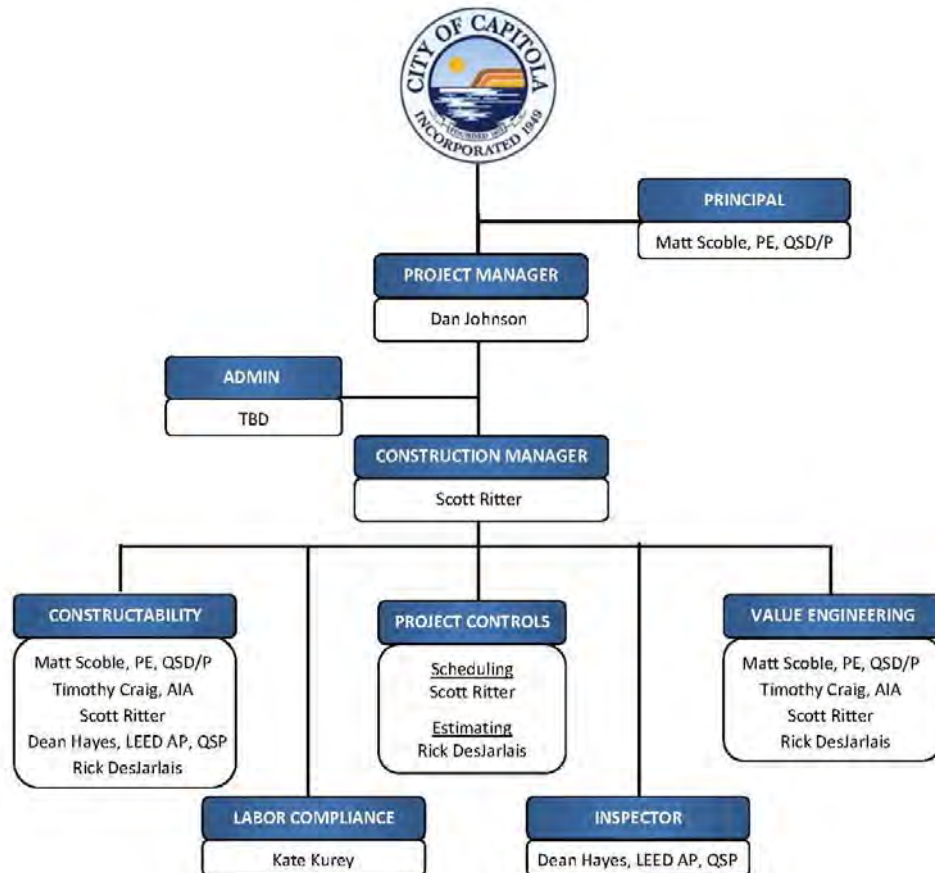
The City has invested a tremendous effort on the planning, funding and conceptualizing the Capitola Library Construction Project. Now what the City needs is a solid construction management firm to provide start to finish Project Management and Construction Management services to manage the risks inherent to the project. In this section, we present our team of construction experts who bring recent and relevant experience managing high-profile construction projects while minimizing the impact to the community.

The team that CCM has assembled posses the experience to get this project off to the right start and continue to deliver the high quality services the City will need to successfully complete the project. Our team is led by a highly qualified and experienced Project Manager, Dan Johnson, who has over 30 years in public construction and finance. Scott Ritter, a seasoned professional with over 30 years of experience on high profile projects, will assist Dan during the project management phase and move into the Construction Manager position for the construction phase.

In addition to our core team, the depth and range of resources in project and construction management, engineering, permitting, inspection, scheduling, estimating, LEED, SWPPP compliance, contracting, public outreach and claims management mean that we have a large and flexible resource pool, if needed, and the ability to give immediate assistance in any specialty.

ORGANIZATION CHART

The organization chart is shown below:





PROJECT MANAGER QUALIFICATIONS

Dan Johnson – Project Manager

Dan is the former V.P. of Facilities for CSU Monterey Bay and San Jose State as well as an experienced manager who is knowledgeable in both project management and finance. Many of Dan's projects have been highly visible. He effectively works with the community to keep a positive public face on the project while concurrently solving problems and keeping the work moving forward. He is extremely adept at managing the business of construction to ensure nothing is unaccounted for or forgotten. Dan also pioneered green building concepts into California public construction and has been extensively involved with LEED buildings and training throughout the US. Dan is an accomplished speaker with local knowledge and can reliably present the progress of the project to the public in a clear and effective manner.

TEAM MEMBER QUALIFICATIONS

CCM prides itself on the quality of our work product, and that quality is dependent on the quality of our people. Each team member is hand chosen for the unique skills that they bring to the table to fulfill the project needs.

Matt Scoble, PE, QSD/P – Principal

Matt Scoble is one of the owners of CCM. He will ensure the City will always get the resources it needs as the project evolves. Matt has managed multiple libraries with individual project values ranging from \$14M to over \$100M. He has also worked on a number of high profile public projects. He is a licensed engineer, a certified stormwater developer/practitioner and has served as an expert witness for a number of construction claims.

Scott Ritter – Construction Manager / Scheduling

Scott has been involved with the construction and renovation of dozens of high-profile public projects throughout California. He is a hands-on manager with a background in libraries, civic buildings, and community facilities. Scott is a licensed California contractor and certified cost consultant, and has over 25 years of experience in the construction industry. Scott's years of experience as a project controls manager on major programs, combined with his general contractor experience, ensure his projects finish on time and within budget.

Dean Hayes, LEED AP, QSP – Inspector

Dean is an Inspector of Record, a certified SWPPP QSP, certified building inspector and LEED Accredited Professional. He is an expert with building standards as well as building mechanical, electrical and control systems. He has 21 years of field experience with a strong background in new construction.

Kate Kurey – Labor Compliance

Kate has extensive labor compliance experience. For over 15 years, Kate has served as a labor compliance technician for dozens of municipalities, a Public Works Payroll Technician, Labor Law Consultant, a Labor Compliance Coordinator and served as an LCP analyst for clients.

Rick DesJarlais – Estimating / Cost Controls

Rick is a seasoned professional with over 25 years of public construction experience on high-value, high-profile projects. Rick has been on numerous projects with significant budgetary and scheduling challenges. He has been successful in handling both technical and financial issues to assist his clients in achieving successfully built projects.

Timothy Craig, AIA – Constructability / Value Engineering

Tim is a licensed architect with 30 years of experience with public buildings, education and essential services projects. He has been involved with numerous constructability reviews and value engineering efforts.

RESUMES

Full resumes for the key staff that highlight project experience with emphasis on libraries and high-profile municipal projects are presented under the RESUMES Tab.



SECTION 4 – REFERENCES

CCM CLIENT REFERENCES		
Contact	Project(s)	Role
1 Rick Smelser, PE, City Engineer City of Gilroy 7351 Rosanna Street Gilroy, CA 95020 (408) 846-0450	-Library & Parking Structure -Gilroy/Morgan Hill WWTP -Uvas Nature Park Preserve -Christmas Hill Park	Constructability, Value Engineering, Construction Management, Inspection and Claims Mitigation
2 Jon Hitchcock, Senior Management Analyst Menlo Park Fire Protection District 170 Middlefield Road Menlo Park, CA 94025 (650) 688-8577	-Fire Station 2 -Fire Station 6	Project Management, Constructability, Value Engineering, Construction Management, Inspection and Claims Mitigation
3 Bob Haun Public Works Director City of Alameda 1550 Oak Street Alameda, CA 94501 (510) 747-7930	-Alameda Free Library -City of Alameda Temporary City Hall	Constructability, Value Engineering, Construction Management and Inspector of Record Services
4 Calvin Ho Project Coordinator City of Oakland 250 Frank H Ogawa Plaza Oakland, CA 94612 (510) 238-7395	-81 st Avenue Library	Construction Management and DSA Inspection Services
5 Paul Menard, AIA Senior Facilities Planner Judicial Council of California Administrative Office of the Courts 2860 Gateway Oaks Drive, Suite 400 Sacramento, CA 95833 (916) 634-8059	-On Call Inspection Services -Superior Court of California, Stockton -Richard E. Arnason Justice Center -B. F. Sisk Courthouse -Solano County Superior Courthouse -Santa Clara County Superior Courthouse -Napa County Juvenile Courthouse -Butte County Superior Courthouse, -Contra Costa County Superior Courthouse -Fremont Hall of Justice -Hayward Hall of Justice	Inspector of Record Services and Claims Mitigation



DAN JOHNSON PROJECT MANAGER REFERENCES	
GILROY MAIN LIBRARY	
Contact	Rick Smelser, City Engineer, City of Gilroy 408.846.0260
Location	350 West 6 th Street, Gilroy, CA 95020
Project Description	The Gilroy Public Library program included construction of a temporary library, demolition of the old library and construction of the new 52,600 sq-ft two-story LEED Gold library. The library project also included site improvements, automated book handling equipment and furnishings.
Role	In his role as Project Manager, Dan oversaw all program contracts including the designer, contractor, resident engineer, inspector and FF&E packages. His scope of work also included monitoring all program costs for bond compliance and reporting to the bond oversight committee. He handled all internal City documentation, ensured budget compliance and the creation of a clear audit trail.
CITY OF SAN JOSE / SAN JOSE STATE UNIVERSITY DR. MARTIN LUTHER KING, JR. LIBRARY	
Contact	Betty Luna, Director Facilities Services, SJSU 408.924.1935
Location	150 East San Fernando Street, San Jose, CA 95112
Project Description	The \$182M Martin Luther King Jr. Library was a joint effort between the City of San Jose and San Jose State University, which resulted in a state of the art LEED Silver 487,000 sq-ft library that meets both the municipal and university library system needs. Dan oversaw the entire project from inception through completion. He was instrumental in shaping and negotiating the agreement between the City of San Jose and the University.
Role	As Associate Vice President of Facilities Design and Construction for San Jose State University, Dan oversaw the entire process, from chairing the meetings with San Jose and working with both the City and University Library staffs, to designer selection, contractor bidding, creation of temporary library facilities, demolition of the obsolete structures, construction, staff training, collection relocation and occupancy.
CSU MONTEREY BAY TANIMURA & ANTLE FAMILY MEMORIAL LIBRARY	
Contact	John Fitzgibbons, Associate Vice President of Finance, CSU Monterey Bay 831.582.4749
Location	100 Campus Center, Seaside, CA 93955
Project Description	The \$69M, LEED Silver Library opened in December 2008. It is a three-story 136,151 square feet building with a towering central atrium drawing natural light deep into the building interior. It is not only the largest building on the CSUMB campus, it is the greenest in terms of energy usage.
Role	As Vice President of Administration and Finance, Dan was in charge of all facilities and finance related issues on campus. In this role he led the effort to convert the former Fort Ord Military base into a modern university campus. Working with contractors, designers, developers and public private partnerships, he was able to build over a half dozen major buildings, including the Library.



SECTION 5 – PROJECT UNDERSTANDING and APPROACH

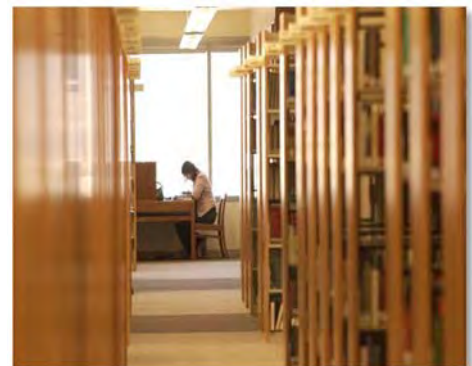
MANAGING THE PROJECT

The Capitola Library Project will involve the community, consultants and contractors. It will require Consolidated CM (CCM) to practice strong communication and organization, working closely as staff extension with Public Works staff, to keep it moving forward on schedule and in budget. To facilitate communication and help control the various ongoing project efforts to keep them progressing in a predictable manner toward the goal of a new Capitola Library, CCM will establish a regular progress meeting with a standing agenda and minutes to keep all stakeholders informed. This meeting will provide a forum for the discussion of project issues and will help document the decisions reached relating to each. Concurrently, we will be developing a master program schedule refining the program budget, establishing the best methods to use in delivering the project and assisting with the selection of an architect. Once the schedule is complete and in agreement with the budget, we will have created the overall road map for the project. Based upon that road map, we will be able to identify the critical activities each day that need to be successfully completed in order to move the project forward on schedule. That is a sound management approach, but it needs to be remembered that the plan is not static. It will evolve over time as new information becomes available or priorities change. CCM understands this and will be regularly adjusting and revising the master schedule and budget so it retains its value as a planning and management tool. In the sections below these issues are discussed in more detail.

Our field staffing during the project will vary as needed, but the one constant will be Dan Johnson as our project manager and Scott Ritter as our construction manager. Dan will not be needed full time, but is local and, should needs change, can be responsive to any level of effort needed. Other staff will be rolled on and off the program as needed, always with the prior approval of the City. We should note that Scott Ritter will initially serve as Scheduler. This is a deliberate management decision to ensure the program schedule is firmly rooted in the realities of the construction process and to get Scott up the learning curve before construction begins so he can be effective from his first day in the field.

MANAGING SEVERAL SIMULTANEOUS CONSTRUCTION PROJECTS

CCM is highly experienced with managing multiple concurrent projects or consultants and once, as discussed below, a program master schedule has been created along with budgets for all program elements, we will be able to begin to identify the logical number and scope of all of the contract packages. The management of multiple independent related contracts is the essence of program management and CCM is experienced providing these services both for multiple library construction programs and public buildings programs throughout the state. With respect to day to day management of the multiple contract

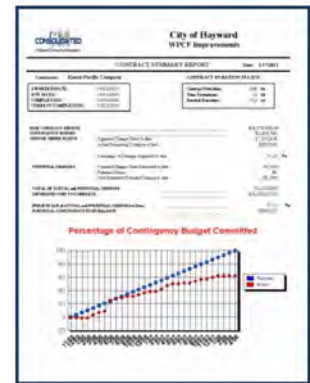




packages, though we do not yet know how many or what the scope of each will be, we can say they will include the new library construction package, possibly a separate old library demolition package, a temporary library construction package, moving contracts for the staff and collections relocations and FF&E procurement. In addition, as the program develops separate procurement contracts for book handling equipment (if any), security systems or data and communication systems may prove beneficial and need to be created. We have worked closely with many of the major library designers in California, including the City’s current architect, and understand how to facilitate this work cost effectively.

PROJECT DOCUMENT CONTROLS

CCM was a pioneer in web-based project management and since the mid-90s we have managed all of our work in that manner. CCM has its own proprietary project management system which will expeditiously handle all of the time sensitive construction documents, create logs and projections, daily inspection reports and handle the as-builts. Our system is called the CPM system and we offer it at no cost to our clients. If the City wishes to use one of the many commercial systems, we are equally experienced with those and can smoothly utilize any of them for electronic document control. Supporting our on-line document control will be a full set of physical files with wet signed documents mirrored with a full set of administrative files in dropbox, so they are easily available to the team when needed. To support this effort we will establish efficient document control procedures with associated forms to help ensure the entire team is kept informed and the appropriate level of administrative authority, for various levels of decision making, is clear at all times.



The checking of bid documents is a separate topic from document control and starts during the design phase with constructability reviews and check estimates at various stages in the process, 60 and 95% being typical. This effort will help identify construction issues so they can be addressed pre-bid along with budget challenges. CCM is an expert on construction bidding approaches from design-bid-build, fast-tracked multi prime, best value design-build, CM@risk, and lease-leaseback to name a few. All of these methods can be used to help address cost or schedule challenges. The correct selection of contracting method is a function of the details of the situation, but suffice to say, we will be starting the project early enough in the overall process that should we elect to explore these various approaches, CCM can help. Once the project is on the street, CCM can assist with the bid phase as well as at the bid opening and bid review to whatever extent the City deems appropriate. Under California law, public contract bids are awarded to the lowest responsive, responsible bidder; consequently, bids must be evaluated for responsiveness and responsibility prior to contract award. Responsiveness is basically determining if the bidder followed the bid instructions, but responsibility is subjective and goes to the bidder’s performance history and ability to perform the work. There are various ways to structure the bid documents to facilitate the responsibility evaluation and they range from pre-qualification to bidder questionnaires or two-envelope bidding approaches. All can be useful and CCM is experienced with them all. Selecting the right one will be a function of the situation when it is time to finalize the bid forms.



QUALITY CONTROL (QC) METHODS

CCM has a large staff of certified inspection personnel and we consequently provide inspection services on both our own projects and as a standalone service. To support this we have developed forms and procedures to ensure that buildings are constructed in compliance with the contract documents, building code and with the approval of the local fire marshal and building department. At the start of each project we create a QC plan which will include a complete list of all of the inspections which must occur and the parties responsible for each action. The QC plan also includes the procedures associated with requesting inspections, documenting the results, and how non-compliant work will be tracked until it has been corrected and accepted. We will manage the special inspection and testing laboratory so they are used effectively and will work closely in support of the commissioning agent whether commissioning only involves compliance with the Green Building Code or is a major effort focused on obtaining the long term benefits which can be achieved from constructing a truly green building.

DEMONSTRATED SUCCESS IN MANAGING PROJECT COSTS AND SCHEDULE

CCM's efforts will begin with the creation of a program master schedule detailing all of the activities, contracts and approvals which must occur, the sequence in which they must occur, the interrelationships between activities and the critical path for the program from the selection of the PM and Architect, the creation of a temporary library and demolition of the old library through construction of the new facility, the move-in and grand opening. This schedule will serve as a guide throughout the entire project. Concurrently, we will review the existing funding and budget information. In



the process, CCM will establish budgets for program elements which have not yet been addressed. CCM's schedule and cost work will be interactive with the project stakeholders so the resulting plan has no surprises and meets community and City expectations. For the balance of the project we will then work daily to implement the plan with periodic adjustments as needed. As discussed below, our approach to challenges is proactive. We understand the schedule and budgeting tools thoroughly and actively use them to mitigate and resolve challenges. An example of the CCM approach to solving a library challenge occurred on the \$53M Santa Clara Library Project. When CCM began work on the project, the design had been underway for over a year and was five months behind schedule. CCM analyzed the situation and broke the project into several major construction packages so the work could be fast tracked. The five months were completely recovered at no added cost to the owner and the project was completed on schedule. A similar time and cost savings was derived for our recent infrastructure project with Santa Cruz by using a focused post bid value engineering process working directly with the selected construction contractor for a net owner savings of 5 months and \$300,000.



ESTIMATION OF PROJECT MANAGER TIME ALLOCATION THROUGH PROJECT DURATION

The project manager will lead our project team throughout the entire duration of the project but his time will vary as needed. During the early stages when we are planning the program and selecting key consultants, Dan will be part time; as the work begins to progress and the construction manager function begins to dominate, he will likely reduce his hours to as-needed. We anticipate over the course of the entire project, he will average about half time or less.

MANAGING SCHEDULE AND BUDGET

CCM is a pro-active manager and our approach is to plan the work, and then work the plan. Schedules are plans and for the City of Capitola Library project we will have various types of schedules which will include a program master schedule, preconstruction schedules for each project, construction schedules from the contractor(s) which we will review, as well as specialized schedule analysis to plan the collection and staff moves, utility tie overs, or to analyze special issues or defuse disputes. CCM believes in no surprises, so we use the schedule and budget daily to anticipate issues and develop solutions. One of our mottos at CCM is ***“never let all the things you can’t do stop all the things you can do”***. We live this management approach and when the unexpected impacts the work, we use our scheduling expertise to create an alternate approach to mitigate the potential impact and keep the work moving forward. When the challenge is financial, we work with the owner, designer and our estimating staff to address the issue and whether the solution involves value engineering, redesign, or alternate project delivery methodologies, we will find a solution.

PROGRAM/CONSTRUCTION ADMINISTRATION, PUBLIC RELATIONS AND CONTRACTOR RELATIONS

Libraries are the quintessential public building; everyone in the community will wish to know what is planned and how it is progressing. CCM understands the proper handling of the public interface is often critical to project success and works hard to inform the community and anticipate issues and under City direction this process has already begun with community outreach and public meetings. No one signs up to live next to a construction site, consequently we always pay close attention to the neighbors and the project haul routes to mitigate project impact. The new library will be in the footprint of the old library adjacent to commercial businesses whose interests must be planned for and protected so the construction does not overly impact their activities. Dust and noise control, though generally a matter of local ordinance, will be actively policed by the CM to ensure we meet and exceed requirements. Frequently we provide car wash vouchers during dusty phases of the work to generate good will. We set as our goal to make the construction a pleasant experience and work to try to meet this high standard. Often CCM conducts site tours for interested members of the public and holds coffee and donut breakfast meetings during the construction phase to inform and provide the opportunity for community feedback or address potential concerns. In summary, successful public relations is particularly important for a high visibility project such as the Capitola Library. CCM understands this and will work to build a positive public face for the project. Recently we completed \$20M in new water facilities in a quiet Santa Cruz neighborhood. We did all of the things mentioned above as well as held a topping off party and gave toy construction hats to children. When we finished, the neighbors brought us cookies.



Gilroy Library Project (\$35M)

CCM served as project manager, working as extension of staff to assist the City of Gilroy in managing all program level facets of the project. In this role our PM, Dan Johnson, managed the architect, CM, and related program contracts, budgets, schedule changes, and prepared all City Council reports, addenda items and miscellaneous associated activities such as interface with the bond oversight committee. Dan also led the City's negotiation team for the purchase of an old County building that needed to be acquired to permit construction of a new library parking structure.



In this photo, Dan is leading the City Council on a tour of the partially completed new facility.

Successful construction is not an adversarial endeavor and CCM works to build a team between all the stakeholders. CCM is fair in its dealings and works with all parties to solve problems and find value engineering solutions throughout the construction phase to both maintain the budget and ensure we are not building the project on the back of any one member of the team. Partnering is a way to try to create this type of atmosphere on a project. CCM has been on many partnered projects, but frankly we have had much more success in using the bid documents to eliminate poor or litigious contractors and then working closely and fairly with the successful contractor to build a team and a successful project. For example, because of our approach, the first phase of the Santa Cruz project mentioned above finished \$300,000 under bid and 5 months early, and the second phase only had a single small change order issued at owner request. There will be other project interfaces such as reports to the bond oversight committee. Dan is experienced in this area and recently handled this interface for the \$35M

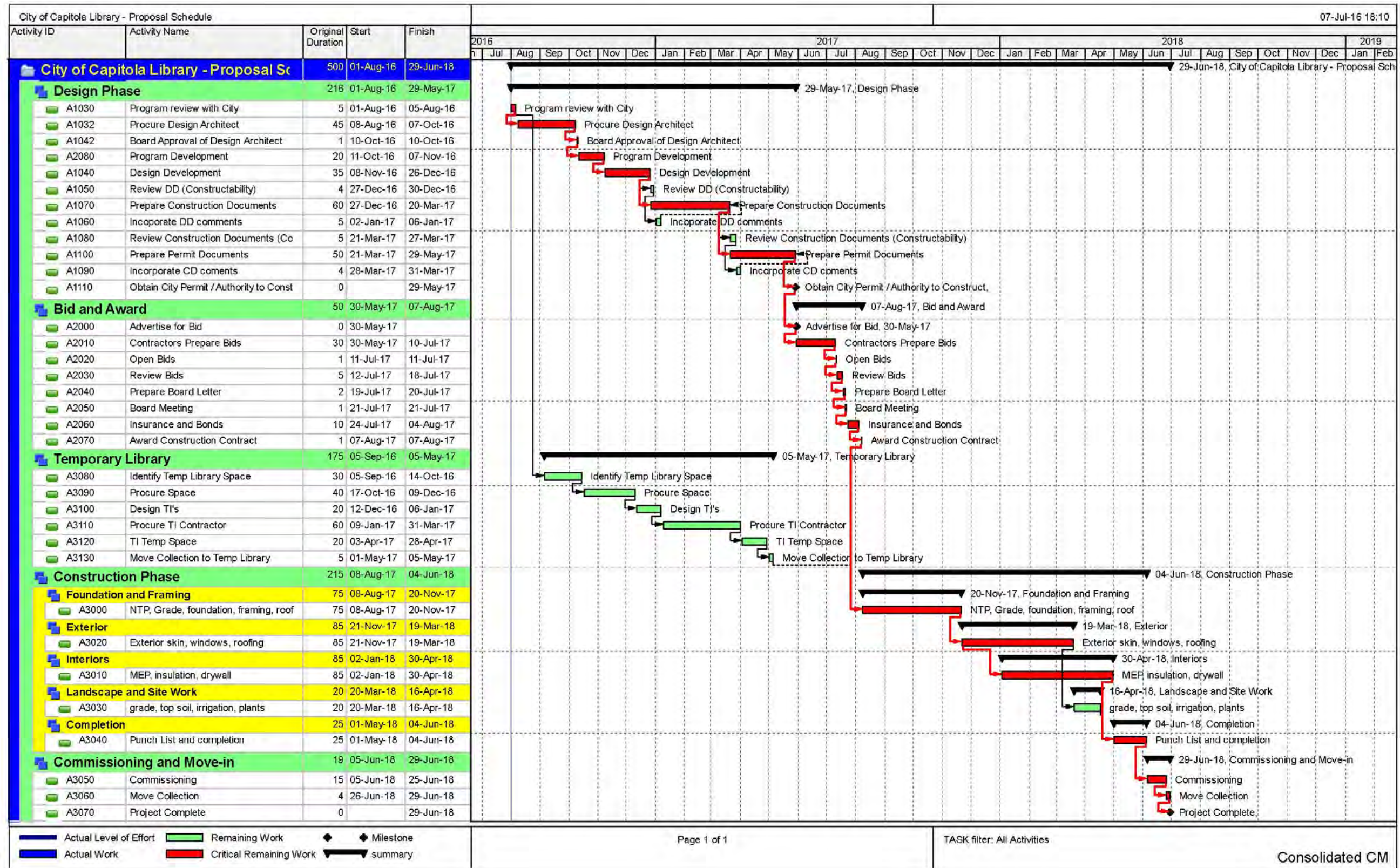
Gilroy Library. Dan has also served on bond oversight committees so he understands the information they need to meet their responsibilities and will keep this interface smooth and productive for the project. In summary, CCM will work closely with all project stakeholders to protect the City and help ensure the project is an on time, in budget success.

LABOR COMPLIANCE

Labor compliance will be handled by CCM in house and the effort will be led by Kate Kurey. Kate is a very experienced individual in this area and will create the files and procedures to ensure City compliance with State and Federal requirements. She will also review certified payrolls and conduct employee interviews.



SECTION 6 – PROJECT SCHEDULE





SECTION 7 – TIME and COST ESTIMATE

City of Capitola
Library Project
Time and Cost Estimate

POSITION	2016												2017												2018					Total Hours	Hourly Rate	Sub Total/Team Member					
	Pre-design				Design				Bid				Construction				Construction																				
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				Jan	Feb	Mar	Apr	May
Principal	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	48	\$ 195	\$ 9,360
Project Manager	40	40	40	32	32	32	32	32	40	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	584	\$ 185	\$ 108,040	
Construction Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	920	\$ 185	\$ 170,200	
Value Engineering	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	\$ 175	\$ 21,000	
Constructability Reviews	0	0	0	0	0	60	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	\$ 175	\$ 24,500	
Project Inspector	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,680	\$ 120	\$ 201,600	
Scheduler	16	16	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	144	\$ 155	\$ 22,320		
Admin. Assistant	16	16	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	144	\$ 75	\$ 42,000		
												Direct Labor																			\$ 599,020						
																															Labor Compliance	\$ 15,000					
																															ODC Allowance	\$ 6,000					
																															Total	\$ 620,020					

**** - Please note this is a conceptual budget based on a design, bid, build approach. Other approaches are available which would result in a substantial reduction in costs.**

Notes:

1. This budget is based on an 8-hour day, 5-day a week, at this point in the project by definition these durations are approximate and subject to change.
2. The rates provided cover all direct and indirect costs for all prevailing wage staff.
3. The use of Consolidated CM's internet-based project management system is included at no additional cost to the project.
4. Budget is based on straight time. Inspectors and clerical staff in California are covered under prevailing wage rules; overtime rates will apply to these positions if required.
5. Material testing costs are not part of the CCM budget at this time. CCM will however manage the special inspection and material testing consultant to ensure a proper level of coordination and performance.
6. A field office trailer or space will be required for the inspection team; this trailer and its contents, plan racks, plan tables, desks, chairs, phone, internet connection, power, water, restroom supplies, and janitorial services have not been included in this budget. Typically these are part of the construction contract requirements.





SECTION 8 – INSURANCE

Please find below a completed Certificate of Insurance evidencing our insurability and liability limits.

		CERTIFICATE OF LIABILITY INSURANCE		CONSCM0-01	KMURTHY	
				DATE (MM/DD/YYYY) 3/24/2016		
<p>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.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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).</p>						
PRODUCER License # 0767776 Concord, CA - HUB International Insurance Services Inc. 2300 Clayton Rd. Concord, CA 94520			CONTACT NAME: PHONE (A/C, No, Ext): (925) 609-6500 FAX (A/C, No): (925) 609-6550 E-MAIL: ADDRESS:			
INSURED Consolidated C.M. 180 Grand Avenue, Suite 1520 Oakland, CA 94612			INSURER(S) AFFORDING COVERAGE INSURER A: Tokio Marine Specialty Insurance Company 23860 INSURER B: Hartford Accident and Indemnity Company 22387 INSURER C: RSUI Indemnity Company 22314 INSURER D: Travelers Property Casualty Company of America 25674 INSURER E: Columbia Casualty Company 31127 INSURER F:		NAIC #	
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
<p>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.</p>						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. 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 <input checked="" type="checkbox"/> BI/PD Ded: 5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PER SUBJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		PPK1410536	11/01/2015	11/01/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 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 ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS Ded: 0 <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS		57UECPV8943	03/23/2016	03/23/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB CLAIMS-MADE Ded: <input checked="" type="checkbox"/> RETENTIONS 0		NHA238986	11/01/2015	11/01/2016	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	PJUB-8438A00-0-15	08/01/2015	08/01/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	<input checked="" type="checkbox"/> PROFESSIONAL LIAB <input checked="" type="checkbox"/> Claims-Made		C2054118831 C2054118831	08/01/2015 08/01/2015	08/01/2016 08/01/2016	Per Claim & Aggregate 2,000,000 Deductible 75,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) For information purposes only.						
CERTIFICATE HOLDER			CANCELLATION			
FOR INFORMATION PURPOSES ONLY			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
			AUTHORIZED REPRESENTATIVE 			

ACORD 25 (2014/01)

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SECTION 9 – CONTRACT AGREEMENT

Consolidated CM, Inc. (CCM) confirms receipt of and has reviewed the City of Capitola's Request for Qualifications. Although the proposed standard contract agreement was not included in the RFQ, CCM has signed many standard professional service agreements and does not anticipate making any comments or requests to change it.





Santa Clara Library

MATT SCOBLE, PE, QSD/P PRINCIPAL

BACKGROUND

Matt Scoble has been involved with the construction and renovation of dozens of high-profile public projects throughout California. He is a hands-on manager with a background in libraries, civic buildings, and police facilities. Matt has a strong background in construction management with 35 years of extensive exposure to all facets of design, construction, commissioning and claims as well as constructability review and value engineering. He is both a civil and mechanical engineer and an expert in project delivery system.

SELECTED EXPERIENCE

Santa Clara Central Park Library (\$48M)

Matt served as project manager/construction manager for this complex multi-prime, phased library replacement program. His work included writing the move contract bid specifications and pre-qualification procedures. He led CCM’s efforts including the move coordination value engineering, constructability, pre-qualification efforts and managed the design and construction of a 32,000 sq-ft, temporary library building. Matt was responsible for the concept and schedule analysis, which resulted in dividing the main construction contract into a series of prime contracts to successfully recover five months on the schedule. He personally wrote all of the necessary general conditions specifications to implement this innovative and successful approach and worked throughout the project to improve control over expenditures, project reporting and oversight of field activity.

City of Alameda Free Library (\$23M)

Matt served as Principal and LEED facilitation support for this LEED Silver new, high-profile library located in the heart of downtown Alameda. A two-story, steel-framed library features state-of-the-art data and communication technologies, including a Radio Frequency Identification (RFID) system for inventory control and book security. Highlights of the structure are the Children’s Reading area, Teen Room Study lounge, a reading section featuring a fireplace, and a café. Matt conducted the project constructability review, re-wrote the City’s general conditions and bid forms and participated in the project value engineering effort which succeeded in removing over \$3 million for the project post bid. The Alameda Free Library was received with local acclaim, while at the same time it was delivered on time and returned \$1.4 million in unused contingency funding to the City for other constructive uses.

REGISTRATION:

Registered Civil Engineer
California #30165 – 1979
Arizona #12172 – 1979
Oregon #12484 - 1984

Building Commission
Association, Member

International Code Council
(ICC) Member

EDUCATION:

Bachelor of Science
Mechanical Engineering,
University of Arizona

Graduate Work: Hydrology &
Water Resources
Administration

CERTIFICATIONS:

Qualified SWPPP
Developer/Practitioner

MATT SCOBLE, PE, QSD/P
PRINCIPAL (continued)

Castro Valley Library (\$15M)

Mr. Scoble managed the constructability review and assisted with value engineering suggestions during the pre-construction phase of this new steel framed single story Alameda County library located in Castro Valley. Working closely with the architect, Matt reviewed architectural, civil, and general construction sequencing. His findings, along with those of the rest of the Consolidated CM team, identified issues that otherwise would have given rise to change orders during construction.

California State University, San Marcos Kellogg Library (\$36.7M)

The Kellogg Library has a gross square footage of approximately 199,139 sq.-ft. It is a five-story steel framed building with the first level and east side of the second level buried into a hillside. The design also includes approximately 12,461 gross square-feet of covered arcade and bridge areas used for exterior pedestrian circulation. Mr. Scoble led the constructability review team and served as principal in charge through construction and occupancy. Concurrently Matt also oversaw the CCM project team's work managing \$10M in new Campus Housing and a new \$14M Field House with athletic fields.

San Jose State University, Temporary Library (\$14M)

Matt served as Principal on this fast track multiple-prime construction effort. The work consisted of several separate but related components including: the conversion of 140,000 sq-ft of existing Parking Structure into transitional facilities for the Library administrative and text services groups; the upgrade of a number of approximately 35,000 sq-ft of existing modular library units to render them suitable for high value special collections material; move coordination of 500 staff members utilizing the Internet to facilitate planning and inventory management. The project was required to facilitate demolition of several existing buildings which were in the footprint of the new \$150M new main library. Matt also served as Principal on an additional \$14M in infrastructure improvements needed by the University to support the new Library.

Oakland Federal Building (\$197M)

As Project Manager of this \$197M, 17-story twin-tower project, during the pre-construction phase, Matt was responsible for coordinating the joint City/GSA site cleanup and establishing project administration and quality control procedures. Once construction began, he organized and directed the on-site construction management effort as well as scheduling, cost control, inspection and community interface for this 1 million square-foot facility.

CONSTRUCTABILITY REVIEWS

Over the years, Mr. Scoble has performed literally dozens of constructability reviews of pre-construction documents. The following is a selected list of his clients:

- | | | |
|----------------------|---|--------------------------|
| County of Sacramento | East Bay MUD | City of Laughlin, NV |
| City of Burlingame | City of Morgan Hill | City of Woodland |
| City of Davis | County of San Luis Obispo | University of California |
| San Joaquin County | Ohlone College | City of Sacramento |
| City of Tracy | California State University (14 Campuses) | |



Gilroy Library

DAN JOHNSON PROJECT MANAGER

BACKGROUND

Dan has over 30 years of experience with public building projects, including several libraries, from small tenant improvement efforts to projects valued at over \$200M. Many of Dan’s projects have been highly visible. He effectively works with the community to keep a positive public face on the project while concurrently solving problems and keeping the work moving forward. A consummate manager, Dan led both SJSU and later CSU Monterey Bay’s construction and finance organizations and was responsible for monitoring and accounting for the expenditure of billions of dollars in public funds. As a result, he is extremely adept at managing the business of construction to ensure nothing is unaccounted for or forgotten. Dan also pioneered green building concepts into California public construction and has been extensively involved with LEED buildings and training throughout the US.

EDUCATION:

MA Business Administration,
Finance and Management,
University of Phoenix

BA Business Management,
St. Mary’s College of
California

AA Electronic Technology
and Systems, Cabrillo
College

REGISTRATION:

NACUBO – National
Association of University and
College Business Officers

APPA – The Association of
Higher Education Facilities
Officers; Vice President

PCAPPA–Pacific Coast
Association of Higher
Education Facilities Officers,
PCAPPA Board.

UC/CSU Energy Oversight
Board-Member
Moreland Notre Dame-
Member Board of Trustees

SELECTED EXPERIENCE

Gilroy Main Library (\$35M)

Dan served as the City’s Program Manager for this \$35M bond funded LEED Gold new municipal library project and parking structure. In this role, Dan oversaw all program contracts including the designer, contractor, resident engineer, inspector and FF&E packages. He reviewed all schedules, progress payments and change requests and, working closely with the public works director, negotiated all contract change orders and prepared the resultant City documentation once agreement has been reached. His scope of work also included monitoring all program costs for bond compliance and reporting to the bond oversight committee. He handled all internal City documentation working with purchasing and public works to ensure budget compliance and the creation of a clear audit trail. This included preparing City Council agenda items and regularly addressing the City Council reporting project status and special issues.

San Jose State University Building Program

As Associate Vice President for Facilities, Construction and Finance, Dan was responsible for all campus construction as well as operations and maintenance. Dan’s work on the new \$182M Joint Library is discussed on the following page. Dan also managed all other construction on campus for over five years. Some of Dan’s relevant projects included:

- *University Library, \$182M & University Library relocation, \$27M*
- *University Library secondary affects (renovation of the old library), \$11M*
- *Campus Infrastructure project, \$26M*
- *Paseo de San Carlos Pedestrian Mall, \$3.5M*
- *Simpkins' Conference Center, \$6.25M*

DAN JOHNSON
PROJECT MANAGER (continued)

San Jose/SJSU Joint Martin Luther King Jr. Library (\$182M)

The Martin Luther King Jr. Library was a joint effort between the City of San Jose and San Jose State University, which resulted in a state of the art LEED Silver 487,000 sq-ft library that meets both the municipal and university library system needs. Dan oversaw the entire project from inception through completion. He was instrumental in shaping and negotiating the agreement between the City of San Jose and the University for the \$182M project. Dan oversaw the entire process, from chairing the meetings with San Jose and working with both the City and University Library staffs, to designer selection, contractor bidding, creation of temporary library facilities, demolition of the obsolete structures, construction, staff training, collection relocation and occupancy.

CSU Monterey Bay Library and Building Program

Dan was in charge of all facilities and finance related issues on campus. In this role he led the effort to convert the former Fort Ord Military base into a modern university campus. Working with contractors, designers, developers and public private partnerships, he was able to build over a half dozen major buildings as well as improve campus infrastructure. The campus has an extensive interface with the Monterey Bay community. Dan handled liaison with the local Cities and the County to ensure that the independent actions of each organization did not conflict and were mutually supportive. CSU-Monterey Bay was a new campus when Dan began his work; he consequently established the standards and procedures for all construction and finance related activities campus-wide. In the process of pioneering a new university, he oversaw numerous major projects including:

- *Campus Library, 136,000 gsf, \$52M-LEED Silver*
- *Science Building, 110,000 gsf, \$42M*
- *Aquatic Center, pool, baseball and softball complex, \$15M*
- *Utility and Infrastructure project, \$25M*
- *Visitor's Center, 12,000 gsf, \$3M*
- *Residence Hall, Apartment and Suites Complex, \$36M*
- *Demolition projects (old Fort Ord), \$40M*

Special Consultant for Project Funding and Construction Issues

Dan provided Campus Design and Construction departments throughout the United States with quality assessments and training, as well as project and construction management assistance. Topics have included innovative project delivery approaches, the LEED process, bond funding utilization, designer selection, project auditing procedures and construction claims resolution. Clients included: University of Southern Maine and Portland University (Maine), The CSU System-23 University campuses, Sheffield University (West Virginia), and University of Nevada, Reno.

West Valley Community College

As facilities manager, Dan was responsible for operations as well as all aspects of the design and construction of the new campus library as well as a series of smaller projects including:

- *Gymnasium, Sports Complex, 22,000 gsf, \$3.85M*
- *IT Complex, 20,000 gsf, \$3.1M*
- *Track and Sports Complex, \$2.15M*
- *Children's Day Care Center, 8,000 gsf, \$1.4M*



Laney College Tower

TIMOTHY CRAIG, AIA CONSTRUCTABILITY / VE

BACKGROUND

Tim is a licensed architect with 30 years of experience with public projects, including municipal buildings, police stations, laboratories, major renovation and seismic projects. Recently he served as the construction manager for Peralta Community College District overseeing the complex renovation of their existing 7-story main administration building at the Laney College campus. Tim is a team player equally comfortable with planning, design, and construction occupancy issues. He is a strong construction architect and an asset to any project team for both his leadership and the depth of his technical expertise.

EDUCATION

Master of Architecture,
UC Berkeley
Bachelor of Arts in Psychology,
CSU Fullerton

REGISTRATION

Architect, California, #C14086

AFFILIATIONS

American Institute of Architects, East
Bay Chapter Vice President 2009
and President 2010
American Institute of Architects,
California Council Board Director

SELECTED EXPERIENCE

City College of San Francisco, Joint Use Facility

A partnership between the college and San Francisco State University, the Academic Joint Use Building fulfills a variety of functions. Housed within the 102,912 sf are classrooms, teaching laboratories, offices, study space and other academic functions. Tim oversaw the design for this multi-story facility that contains academic curricula in Elementary and Secondary Education, Child Development, and Community Health programs. This project is a LEED Gold building and includes a geothermal field to help power the building and EV Charging facilities. Tim Craig served as project manager.

California State University, East Bay – Valley Business & Technology

Designed as the centerpiece of CSUEB's upper campus expansion, Valley BTC holds smart classrooms and teaching labs, engineering and computer labs, parallel processing and visualization labs, study niches, faculty offices, and a 200-seat auditorium. The building is home to the University's multi-media arts master's program and houses research on teaching methodologies that utilizes the Center's distance learning and videoconferencing. Tim Craig was the project manager and construction administrator.

TIMOTHY CRAIG, AIA
CONSTRUCTABILITY / VE (continued)

College of Marin, Indian Valley Campus, Main Building Complex

The first new building to be designed as part of College of Marin's campus rejuvenation, the 37,000 square foot Indian Valley Academic Complex provides a gracious presence that gives the campus identity and sets the theme for further development. The design approach called for an artfully executed building nestled comfortably within the lush landscape of the Marin County chaparral. The project achieved LEED Gold. Tim Craig was the project manager and provided construction administrative services.

Peralta Oaks Laboratory Seismic and Tenant Improvements Project

Tim provided pre-construction services for this existing three-story building constructed in 1969. The building will be upgraded seismically and then completely renovated. Once this is completed, the Coroner's office, County Public Health Lab and Alameda County's Sheriff's Crime Lab will be relocated to the facility.

Santa Clara Police Building

Tim Craig served as project manager from design through construction and occupancy. On this new three-story, 50,000 square feet Police Building. Originally planned to be in the Civic Center, due to space constraints the project was located at the gateway to the City of Santa Clara on El Camino Real opposite Santa Clara University. The project included the main building, a warehouse, evidence laboratory and utility building as well as secure parking for 200 staff and official vehicles.

Concord Police Building

Tim served as project manager from planning through occupancy. The project included both the Civic Center and a new architectural program for the police department. The completed building is approximately 78,000 square feet and contains a full service community oriented police department, including forensic evidence laboratory. Mr. Craig served as project manager both during design and in the field during construction providing management and oversight of all phases of the project, working closely with police department and City staff.

Concord City Hall Renovation and Expansion

The City of Concord suffered a major loss from an arsonist fire that destroyed much of the Civic Center. Various City Departments were included in the renovation and expansion including the City Manager, City Attorney, City Council, and City Clerk. Under Tim's leadership construction documents were prepared in record time and significant seismic, technological and code upgrades were included in the process. Tim Craig was the project manager and provided construction administration and field support throughout the project.

Betty Lou Lamoreaux Juvenile Justice Center

Tim served as project manager, planner and construction administrator for this new 300,000 sq-ft juvenile justice center. It includes 15 juvenile courts, 15 family law and probate courts, justice departments, a 70 bed juvenile hall intake and management facility as well as two four-story parking garages for 1,872 vehicles.



Richard E. Arnason Justice Center
Pittsburg, CA

CERTIFICATIONS:

LEED Accredited Professional

Qualified SWPPP Practitioner
(QSP)

Certified Building Inspector

Commercial Mechanical
Inspector

DSA Masonry Inspector: #2491

ACI Concrete Technician:
#962261

Nuclear Gage Certification

Reinforced Concrete Inspector:
#1138498-48

Structural Masonry Inspector:
#1138498-84

OSHA 29 CFR 1910.120 (e):
#561855849

DEAN HAYES, LEED AP, QSP INSPECTOR / CONSTRUCTABILITY

BACKGROUND

Dean is an Inspector of Record, a certified SWPPP QSP, certified building inspector and LEED Accredited Professional. He is an expert with building standards as well as building mechanical, electrical and control systems. He has 21 years of field experience on all types of building construction in both new and occupied facilities with a strong background in both new construction and renovation. He is experienced with public building construction and understands the special demands of security, fire protection and code compliance.

SELECTED EXPERIENCE

Richard E. Arnason Justice Center

Dean served as IOR for the new \$47M East Contra Costa County Courthouse Project. This LEED Gold 73,500 square-foot trial court facility is a 2.5-story building that includes seven courtrooms for Traffic, Criminal, Family Law and Juvenile matters, 15 customer service windows, associate court related support facilities and a 280-space underground parking lot. The building utilizes a state-of-the-art Smart energy management system to maximize energy usable in this 24/7 occupied building. Security features include entrance screening, in-custody holding area, sally port, surveillance cameras, and secure parking for judges.

California State University, East Bay

- **Pioneer Heights Housing Project, Phase II & III**
- **Pioneer Heights Design/Build Dining Commons**
- **Student Union Expansion**

Dean initially served as IOR on the \$30M Phase II supervising inspectors, the testing laboratory and coordinating the project interface with outside code enforcement authorities such as the State Fire Marshal. Phase III of the project immediately followed and Dean moved into the role of QA/QC Manager with a staff of three resident inspectors under his supervision. In total, the project involved \$65M of constructing seven, four-story wood framed dormitory apartment buildings, a single-story steel-framed recreation building and an \$8M Dining Commons along with new parking lots and infrastructure.

**DEAN HAYES, LEED AP, QSP
INSPECTOR / CONSTRUCTABILITY (continued)**

La Canada High School Library Project

The technology-intensive La Canada Media Center included a library, auditorium, classrooms, as well as extensive telecommunications and data systems throughout, which were installed in walker duct. Dean served as inspector of both structure and building systems.

California State University, Sacramento

Dean served as Inspector of Record for the following Minor Caps Projects: Cimera Lab Renovation, Sierra Hall Sewer Main Relining, Sutter Hall Re-roof, and Riverfront Facility Roof Replacement.

Tracy Transit Station

Dean served as the Inspector for the new \$10M Transit Station. The Tracy Transit Station provides a central hub for various modes of transportation, furthering the transit opportunities within Tracy and San Joaquin County. The 9,000 square-foot single-story building consists of construction type V-N, concrete grade beam foundation, cement plaster finish over OSB and metal stud exterior wall. It includes office space for station personnel, an interior ticket office and information booth, enclosed passenger waiting areas, driver relief area, storage lockers, restrooms, a small concession area, and mechanical and equipment rooms. This project also provided community event rooms making space available for community college courses, public meetings, and commuters. The surrounding site work included an outdoor plaza with seating, bicycle storage, bus loading zones, a 220-space parking lot, lighting, landscaping, and other supporting site improvements.

Orange Coast College Art Center

Dean provided inspection of masonry veneer and waterproofing as well as casework, interiors, and building systems inspection for this large \$35M public auditorium and studio space.

Azusa Pacific University Sports Complex

This complex included a baseball gymnasium, exercise and training rooms, as well as staff offices. Dean inspected site grading, utilities, foundation, steel framing, interior systems, waterproofing and the CMU walls.

Irvine Unified School District

Dean handled inspection of the structural, architectural and building systems for the Irvine High School Modernization, Northwood Aquatic Center Addition (\$10M), and Beattie Middle School (\$25M) for the Irvine Unified School District. The Beattie project was a multi-story, wood-frame building where he provided framing, HVAC, plumbing, electrical, phone and data, roofing, waterproofing, fire protection, stonework, and interior inspections.



Yountville Hopper Creek
Improvement Project

EDUCATION:

Bachelor of Arts,
Communications
California State University,
Long Beach

TRAINING:

California Department of Health/
EPA Region 9 ARRA Training,
Foundation for Fair Contracting,
Department of Industrial
Relations, Department of Labor,
The Fresno City College Training
Institute (Endorsed by the DLSE),
The U.S. Department of Labor
Workshop, The Underground
Economy, and training
conducted by former Senior
Deputy Labor Commissioner
Michael Kurey

KATE KUREY

LABOR COMPLIANCE

BACKGROUND

Ms. Kurey has extensive labor compliance experience. Since 2001, she has served as a labor compliance technician for the Manteca Unified School District, a Public Works Payroll Technician trained under Michael Kurey, Labor Law Consultant with Employers' Advocate, Inc., a Labor Compliance Coordinator for Mascon, Inc., and served as a LCP analyst for clients such as Brentwood Union School District, Bryon Union School District, Chowchilla Elementary School District, City of Ceres, City of Lathrop, City of Newman, City of Riverbank, City of Stockton, Corolla Engineering Firm, County of San Joaquin, Denair Unified School District, Escalon Unified School District, Farmington Water Company, Gerber Union School District, Jackson Valley Irrigation District, Keyes Community Water District, Keyes Union School District, Linden Unified School District, Lodi Unified School District, Los Banos Unified School District, Merced City School District, Mercy Housing, Monterey Park Track Community District, Oakdale Joint Unified School District, Sylvan Union School District, Visionary Home Builders, Yosemite Community College District.

SPECIFIC RESPONSIBILITIES

- Review contract language and specifications concerning prevailing wage requirements.
- Attend pre-bid meeting.
- Provide contractor with prevailing wage decisions.
- Conduct pre-job conference for general contractor and all subcontractors for the purposes of disseminating information regarding prevailing wage laws and Davis Bacon regulations.
- Provide staff training on State and Federal labor and prevailing wage laws.
- Oversee the function of receiving, reviewing and maintaining certified payroll records and related documents to assure compliance with prevailing wage laws throughout the contract.
- Assist in providing monthly reports on the status of each project and recommend retention for delinquent and/ or inadequate certified payroll records.
- Conduct an investigation into any complaint filed by a third party.



City of Oakland
81st Avenue Library

REGISTRATION:

Contractor B License, California
#846031

Certified Cost Consultant and
Member of AACE

Building Inspection for Asbestos
Containing Materials, EPA
Certification #237

Management Planning for
Asbestos, EPA Certification #177

EDUCATION:

Bachelor of Science,
Construction Management,
Colorado State University

Trained in various scheduling and
claims software including: P3,
Suretrak, Project, Claims Digger



County of Alameda
Castro Valley Library

SCOTT RITTER

CONSTRUCTION MANAGER / SCHEDULER

BACKGROUND

Scott has 25 years of experience in the construction industry. A licensed California contractor and certified cost consultant, his duties have ranged from hands-on project manager, project controls manager, and superintendent, to estimator, scheduler and expert witness. Scott’s years of experience as a project controls manager on major programs, combined with his general contractor experience ensure his projects finish on time and within budget. He is equally comfortable in the multiple-prime, design-build, or design-bid-build construction environments. His public sector building projects have ranged in size from a few million dollars to over a billion.

SELECTED EXPERIENCE

Oakland 81st Avenue Library (\$14.7M)

As the Construction Manager Scott provided field oversight, schedule reviews, claims avoidance, change order estimation and negotiation, progress meetings, payment review and progress reports. At 21,000 square feet, this library is the largest branch in the Oakland Public Library system. It is also the first joint public library-school facility in Oakland. The project features children and teen areas, an Internet café, copy center, an adult reading room, community meeting room, a computer lab, multi-media classrooms, WiFi and solar PV panels.

Castro Valley Library (\$15M)

Scott provided constructability review and assisted with value engineering suggestions during the pre-construction phase of this new steel framed Alameda County library located in Castro Valley. Scott’s principal focus was the scheduling specifications and contract general and special conditions. His findings, along with those of the rest of the Consolidated CM team, identified issues which would have otherwise given rise to change orders during construction.

SCOTT RITTER
CONSTRUCTION MANAGER / SCHEDULER (continued)

City of Alameda Free Library (\$23M)

Scott provided scheduling and estimating services for this new, high-profile library located in the heart of downtown Alameda. The two-story, steel-framed library features state-of-the-art data and communication technologies, including a Radio Frequency Identification (RFID) system for inventory control and book security. Highlights of the structure are the Children's Reading area, Teen Room Study lounge, a reading section featuring a fireplace, and a café.

California State Capitol Building Systems Renovations (\$25M)

Scott serves as Project Scheduler for this multi-phase renovation of the building and security systems in the historic 1874 vintage California State Capitol Building. The project which will ultimately cost approximately \$25M is comprised of dozens of small design-build and trade contracts for which the CCM team plans the scope of work, negotiates access with the State Department of General Services and then by balancing need, budget and access, creates biddable improvements packages. We then oversee each package through construction. Scott created and maintains the program master schedule as well as each pre-construction project schedule. He also reviews each contractor's base line schedule once selected.

CSU East Bay Valley Business & Technology Center

As Project Manager/Construction Manager on this \$23M multiple prime building construction project, Mr. Ritter interfaced directly with the California State University Construction Authorities. He managed the construction, electrical shut downs, move-in, and commissioning of this building. During this process Mr. Ritter and his team managed 7 additional construction contracts directly for the University in support of the main construction contract and coordinated the work of all contractors. He was responsible for change negotiations, document control, cost trending and forecasting, scheduling, and ensuring the building was built to the contract specifications.

Ohlone Community College Student Support Services Building

Scott served as principal and project scheduler/cost control support for this \$34M, 44,500 square-foot, three-story Student Support Services Building. It was designed to consolidate the Student Services programs into one facility – a "one-stop shop" where students can get assistance with registration, financial aid, health care, and other student services. The project consisted of new building construction, site preparations, site utilities, and achieve LEED Gold Certification improvements.

CSU East Bay Campus Construction Manager

For this project, Scott had just successfully completed the Valley Business Center project for the campus when their on-staff campus construction manager left, and Scott was asked to return and fill the position until a permanent replacement could be found. In this role he provided project and construction management overseeing \$75M in new construction as well as assisting with the planning, approvals and organization for the \$45M CM at Risk Health and Wellness Center. Scott filled this position for 8 months and trained his replacement.



Tracy Civic Center

RICK DESJARLAIS

ESTIMATING / COST CONTROLS

BACKGROUND

Rick is a seasoned professional with over 25 years of public construction experience. Rick served as Project Manager for the City of Tracy’s Civic Center and Transit Station, which required extensive interface with both Caltrans and Southern Pacific Railroad in order to complete. Previously, he served as Project Manager of the City of Stockton Event Center, which featured a 5,200-seat baseball park, a 10,000-seat arena and elaborate landscaping systems. All of his projects have involved extensive interface and coordination with public utilities such as PG&E, East Bay MUD, Sacramento MUD and AT&T.

EDUCATION:

Bachelor of Science,
Construction Management,
University of Wisconsin,
Stout

SELECTED EXPERIENCE

Oakland Unified School District:

Oakland Tech High School, Seismic Upgrade

King Estates Middle School Seismic Upgrade

District Montera Middle School Seismic Upgrade

District Glenview Seismic Upgrade

Mr. DesJarlais is assisting with estimating and constructability support for HVAC, ADA and Seismic improvements on these Public School projects.

Peralta Oaks Seismic & Tenant Improvements

Rick served as the Construction Manager of this challenging \$22M seismic and tenant improvements project. It involved converting a gutted three story concrete building into a coroner’s lab, forensic lab and a public health lab, each on its own floor. The building also received a steel exoskeleton to improve the structure’s resistance to earthquakes.

City of Tracy Civic Center & Civic Center (\$27M)

Rick served as on-site Project Manager representing the City of Tracy for their new Civic Center Expansion. To construct this new, two-story EFIS, GFRC and brick facility, extensive demolition and site work was required. The Civic Center includes new City Council Chambers, and City Manager, Building Department, Fire Marshal, and Engineering and Public Works Offices, as well as several large public spaces. The City Hall is surrounded by a 15+acre park with elaborate landscape and hardscape and a large public fountain. This portion of the project included over 300 new trees, an amphitheater, a water feature, and obelisk. Rick oversaw all construction activities, as well as handling a significant public interface effort to increase outreach and support for the high-profile project.

RICK DESJARLAIS
ESTIMATING/COST CONTROLS (continued)

Tracy Transit Station (\$10M)

Rick served as Construction Manager representing the City of Tracy for their new Transit Station. Rick provided leadership and oversight of this federally-funded project and worked closely in discussion with the Southern Pacific Railroad and Caltrans for easement and interface issues. It includes office space for station personnel, an interior ticket office and information booth, enclosed passenger waiting areas, driver relief area, storage lockers, restrooms, a small concession area, and mechanical and equipment rooms. This project also provides community event rooms making space available for the community. The site work surrounding the Transit Station includes an outdoor plaza with seating, bicycle storage, bus loading zones, a 220-space parking lot, lighting, landscaping, and other supporting site improvements.

City of Stockton Event Center (\$115M)

Rick served as the field Project Manager for this municipal project. The facility is comprised of a 10,000-seat arena and a 5,200-seat baseball park that included over 100,000 square feet of playing surface construction and work including extensive infrastructure, utilities, and site improvements over a 28-acre area. Rick's duties included overseeing other staff and managing project schedules and documentation. He also assisted with FF&E procurement for the facility by scoping all subcontracts and negotiating the final buy-out of individual subcontracts.

State of California Capitol Area East End Project (\$350M)

Rick served as the Project Manager on this major downtown Sacramento development. The scope of work included the creation of 1.1 million square-feet of office space and another 700,000 square feet of parking. The complex encompassed four buildings: two 6-story, mid-rise and two 7-story, high-rise steel-framed structures. This design-build effort emphasized green/LEED construction, and Rick led the sustainable design effort himself and took on the challenge of MEP coordinator after successfully getting the building closed in. In addition to the LEED Silver Rating, the project was completed on time and within budget.

Peralta Community College District

Rick served as the construction manager for a large number of small projects on the Laney College campus. The projects ranged in size from a few hundred thousand dollars for bathroom remodels to \$7M for the complete rehabilitation and upgrade of the occupied campus main administration building. CCM was brought on to these college projects as a replacement construction manager. As a result, in the initial stages of the program Rick was required to review dozens of small improvements projects, many of which had never been properly completed or closed out and clear the desks for the new work, which he accomplished with care, tact and efficient expertise. Additionally Rick teaches a class at Laney College in Construction Management and BIM.



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