

AC BILBREW LIBRARY RENOVATION  
LOS ANGELES, CA



CITY OF MURRIETA

# PROJECT AND CONSTRUCTION MANAGEMENT SERVICES FOR THE MURRIETA LIBRARY EXPANSION PROJECT

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MAY 27, 2024 | REQUEST FOR PROPOSAL





## COVER LETTER

# SECTION 01



May 27, 2024

Mr. Brian Crawford, Senior Program Manager  
City of Murrieta  
City Manager's Office  
1 Town Square  
Murrieta, CA 92562

Re: Request for Proposals to Provide Construction/Project Management Services for the Murrieta Library Expansion Project

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RWBID  
CONSTRUCTION  
MANAGEMENT  
139 Hermosa Avenue  
Hermosa Beach, CA  
90254  
T 626.888.9411  
www.rwbid.com

Dear Mr. Crawford:

RWBID Construction Management, LLC, a registered California Limited Liability Company, is pleased to submit our proposal to provide Construction/Project Management Services to the City of Murrieta for the Murrieta Library Expansion Project. RWBID has extensive experience managing similar public works projects of various project sizes and complexities. Because of our extensive experience providing on-call PM/CM services with other local public agencies, we are well positioned to provide you with the specialized skills and services needed to manage the demands and high expectations for today's complicated projects. RWBID is a great fit for this work based on the following:

**Exceptional Staff.** We understand that providing professionally licensed staff is key to delivering your projects and programs. Our staff for this contract is led by the Principal In-Charge and Principal Project Manager that are both California licensed architects with decades of code analysis, design management, and project permitting experience. Our key staff for this project includes Tinka Rogic, a California licensed architect to lead the design management and pre-construction phase and Sal Manzella, a Certified Construction Manager (CCM) to lead the construction, closeout, and FF&E Move Management phases of the project. We have schedulers, estimators, and document control staff to provide Tinka and Sal the technical support required for a project of this complexity.

**Relevant Project Experience.** RWBID has extensive specialty experience delivering library renovation and addition projects for local public agencies. We have completed and are currently managing several relevant library projects in Southern California including the following projects:

- El Monte Library Improvements (\$4 Million)
- Rosemead Library Improvements (\$3.5 Million)
- AC Bilbrew Library Refurbishment (\$3.4 Million)
- Julian Dixon Library Renovations (\$3.2 Million)
- San Gabriel Library Refurbishment (\$3 Million)
- Pico Rivera Library Renovation (\$3 Million)
- Compton Library Renovation (\$2.2 Million)
- Gardena Library Renovation (\$1.5 Million)
- View Park Library Refurbishment (\$1 Million)
- Walnut Library Refurbishment (\$1 Million)
- LA County Library Program Management for Various Renovations (\$3.5 Million)

We bring a deep understanding of delivering these projects to the City and our history of lessons learned will save the City from potential costly missteps.

**Integrated Services.** We can provide a range of comprehensive design- and construction-related services in-house for this project, including construction project management, master planning assistance, economic development planning and administration, finance management, resident engineering, value engineering, constructability reviews, commissioning, and project controls management. Our depth of resources ensures that we will be able to address any of the City's needs throughout the course of the project. The result is a successful team offering totally integrated services.

**STEWARDS OF PUBLIC FUNDS.** RWBID has worked with multiple public agencies to deliver grant funded projects, including projects that are federally funded, state funded, and locally funded. We are currently working on several infrastructure, Parks and Recreation, and housing projects locally that are funded by Metro Transit Oriented Development Planning Grant Program, No Place Like Home Program, State Proposition 68, State Proposition 1, Safe Clean Water Act Municipal Funds, LA County Proposition A, and LA County Vision Zero. Our Project Management and Construction Management staff will work closely with the City grant staff to ensure all the grant required scope of work is included with the project, quality inspection are made, reporting and photographic evidence are regularly provided, and timelines are met for reimbursement.

**PRINCIPAL-LEVEL ATTENTION TO YOUR PROJECT.** RWBID is uniquely able to provide principal-level involvement on this project. The firm's Principal, Matthew Feldhaus, Architect, CCM, LEED AP, will oversee the entire project team and respond to the needs of the City immediately as they come up. Because we are a professional business that only takes on the amount of work able to be effectively managed, we can provide the necessary services on a short notice. The testament to this approach is the amount of repeat business we receive from our Clients.

We believe that you will find the RWBID team extremely qualified for this project. We will work tirelessly to manage this project for the City using proven processes and deliver the project on time and under budget. As the authorized agent and primary contact representing the Company with authority to bind the firm by contract and all commitments for this project, I would like to thank you for this opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Feldhaus", with a long horizontal line extending to the right.

Matthew Feldhaus, President  
California Architect C-33265  
RWBID Construction Management, LLC  
(c) 562-477-7609  
(e) matthew@rwbid.com



Campus Kilpatrick  
MALIBU, CA

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## STAFFING AND ORGANIZATION

# SECTION 03

# 03

## STAFFING AND ORGANIZATION

### 3A PROPOSED STAFFING

Our approach to staffing City of Murrieta Library Expansion Project was simple, provide the staffing that the City already knows and is familiar with from our recent interview, and provide licensed professionals that are experts in their field. As a licensed California Architect, Tinka Rogic will lead the intense re-design effort for the project. She will look for every opportunity to provide Value Engineering while still maintaining all the critical scope items for the library.

Once construction starts, Sal Manzella, Certified Construction Manager (CCM), will ensure the construction team follows the contract documents and holds the contractors accountable to provide a safe and quality construction product.

Our support staff of schedulers, estimators, and document control technicians will provide Tinka and Sal the technical expertise required for a project of this complexity.

Finally, the team will have all the technical oversight and resources necessary through the Principal level leadership of Ryan Kristan. Ryan is a licensed architect and a Project/Construction Management expert with almost 15 years of delivering similar public agency projects. The firm Principal-In-Charge, Matthew Feldhaus will also provide project oversight whenever necessary at no additional cost to the City.

The following chart and key personnel description provides insight into our core team providing services for the project, including education, relevant experience, and professional credentials for each key staff member.

PROJECT TITLE	KEY STAFF MEMBER	YEARS OF EXPERIENCE	PROFESSIONAL CERTIFICATION/ LICENSE/ REGISTRATION	EDUCATION	LIBRARIES	RENOVATION EXP.	LOW-BID CONSTRUCT.	FF&E MOVE MGMT
Principal-In-Charge	Matthew Feldhaus	24	Architect, CCM, LEED AP	M.Arch	√	√	√	√
Principal Project Manager	Ryan Kristan	19	Architect, LEED AP	M.Arch	√	√	√	√
Project Manager III	Tinka Rogic	25	Architect, LEED AP	M.Arch	√	√	√	√
Construction Manager II	Sal Manzella	25	CCM, LEED BD+C	BS Construct Mgmt.	√	√	√	√
Scheduler II	John Jacobs	25		BS Construct Mgmt.	√	√	√	√
Estimator II	Sam Shabani	10		MS Engineering	√	√	√	√
Document Control II	Christine Barcelon	18		BS Nutrition	√		√	



### 3B KEY PERSONNEL



#### **PRINCIPAL-IN-CHARGE – MATTHEW FELDHAUS, ARCHITECT, CCM, LEED AP**

Matthew Feldhaus will be the Project Director, Program Manager, and administrator of the RWBID staff for this contract. He has 24 years of related design and construction management experience providing services for public and private clients. Matthew has proficiency in this role with multiple public agencies including the County of Los Angeles, the City of Pasadena, the City of Long Beach, the Port of Long Beach, and Los Angeles World Airports. He has managed Capital Construction projects with values ranging from \$750,000 to \$2 billion, including dozens of master planning and civic center projects on behalf of various local public agencies.

Matthew will be the primary point of contact for work performed under this Agreement and he will provide an excellent working relationship with the staff and management of the City. He will be responsible for overall contract performance and quality matters. He will be in charge of contract coordination, staff performance, and supervising subcontracted services as part of this scope of work.

Matthew is a licensed architect in the state of California, a Certified Construction Manager (CCM), and a LEED Accredited Professional. Matthew holds a Master's degree from the University of Southern California and a Bachelor's degree from Lehigh University. In 2013, he launched a student internship program in collaboration with the Construction Managers Association of America (CMAA) Southern California Chapter and it has grown to provide internships and scholarships valued at over \$300,000 per year with an aggregate total of \$1.8 million awarded since 2013. He is a Past President of the CMAA Southern California chapter and the current President/Chair for the CMAA Southern California Charitable Foundation.



#### **PRINCIPAL PROJECT MANAGER – RYAN KRISTAN, ARCHITECT, LEED AP**

Ryan has worked for RWBID since 2011 and he has managed some of the region's most complex building projects. He has delivered projects using design-build, design-bid-build, JOC, and Public-Private-Partnership. Ryan is a licensed architect and brings a deep understanding of the built environment as he collaborates well with design consultants and contractors to deliver complicated public agency projects. Ryan is an expert at delivering parks and recreation, libraries, aquatic/swimming pool projects, and community center projects for the firm.

Ryan will be responsible for training of staff and operations and technical oversight. Ryan is available as a resource to the Project and Construction Management teams and the City of Murrieta.



#### **PROJECT MANAGER II – TINKA ROGIC, ARCHITECT, LEED AP**

Tinka has 25 years of design and construction management experience with a focus on providing project management services for public clients, including the County of Los Angeles and the Los Angeles Unified School District. She has managed projects with values ranging from \$5 million to \$200 million and has extensive experience collaborating with and managing architecture and engineering teams from the project definition phases through construction completion. Tinka has extensive experience managing and delivering library, parks and recreation projects, and other relevant large community benefit projects.

As the day-to-day point of contact for work performed under this Agreement, Tinka will be committed to utmost client satisfaction. She will ensure that goals, quality expectations and deliverables are met at each stage of the project, identifying potential risks and issues, and developing strategies to mitigate them. Tinka will be responsible for keeping budgets and timelines on track, while reporting regularly on progress to City staff, and coordinating with consultants, outside agencies, stakeholders, commissions, and other stakeholders.

Tinka is a licensed architect in California and a LEED Accredited Professional (AP). She holds a Master's degree in Architecture from SCI-Arc in Los Angeles, CA.



**CONSTRUCTION MANAGER II – SAL MANZELLA, CCM, LEED BD+C**

Sal Manzella, CCM has over 25 years of experience providing project and construction management services to many large and complex public and private owner organizations, including 10+ years delivering deferred maintenance and major renovation projects for various LA County Departments. He is well versed in project delivery procedures for projects and programs and he has delivered a diverse range of projects including libraries, pool/aquatics projects, deferred maintenance projects, major renovations, central plant upgrades, ADA improvements, and facility master planning.

Sal is a Certified Construction Manager (CCM) and a LEED Building Design and Construction (BD+C) professional.



**ESTIMATOR II –SAM SHABANI**

Sam has over 10 years of cost estimating and cost control experience for public agencies and Owners in the construction industry. His skills include budgetary/conceptual estimates, hard bid and negotiated bid construction estimates, Fair Cost Estimates (FCE) for Change Orders, and various forms of project cost controls and construction administrative support.

Sam will provide part-time cost estimating to the project team throughout the life of the project. He will provide initial cost estimates to enable the City to secure appropriate project financing. During construction, Sam will analyze change order requests from the contractor to ensure fair pricing and accuracy in scope. He will track and analyze design and construction contract amendments to ensure budget reliance. Sam will maintain and update the cost exposure/change order log throughout the project.



**PROJECT SCHEDULER II – JOHN JACOBS**

John will provide scheduling services for the project and will be responsible for managing and monitoring the overall construction schedule, and provide support for cost, change management, and risk controls. He has 25 years of project controls experience managing the planning/scheduling of design and construction projects, including significant experience planning libraries, parks and recreation projects, public works, fire, and public safety projects for local clients including LA County Public Works, the City of Manhattan Beach, LA Metro, and Los Angeles World Airports.

John will proactively identify project technical issues and schedule impacts for senior management to ensure remedial actions are promptly taken to avoid financial losses. He will help streamline the project by following strict industry standards and contracted terms and conditions. John will work with the Project/Construction Manager, contractor, and architect to continuously monitor and ensure that schedule complies with the actual work on-site, help them make critical decisions, and bring the project back on track in case of delays.

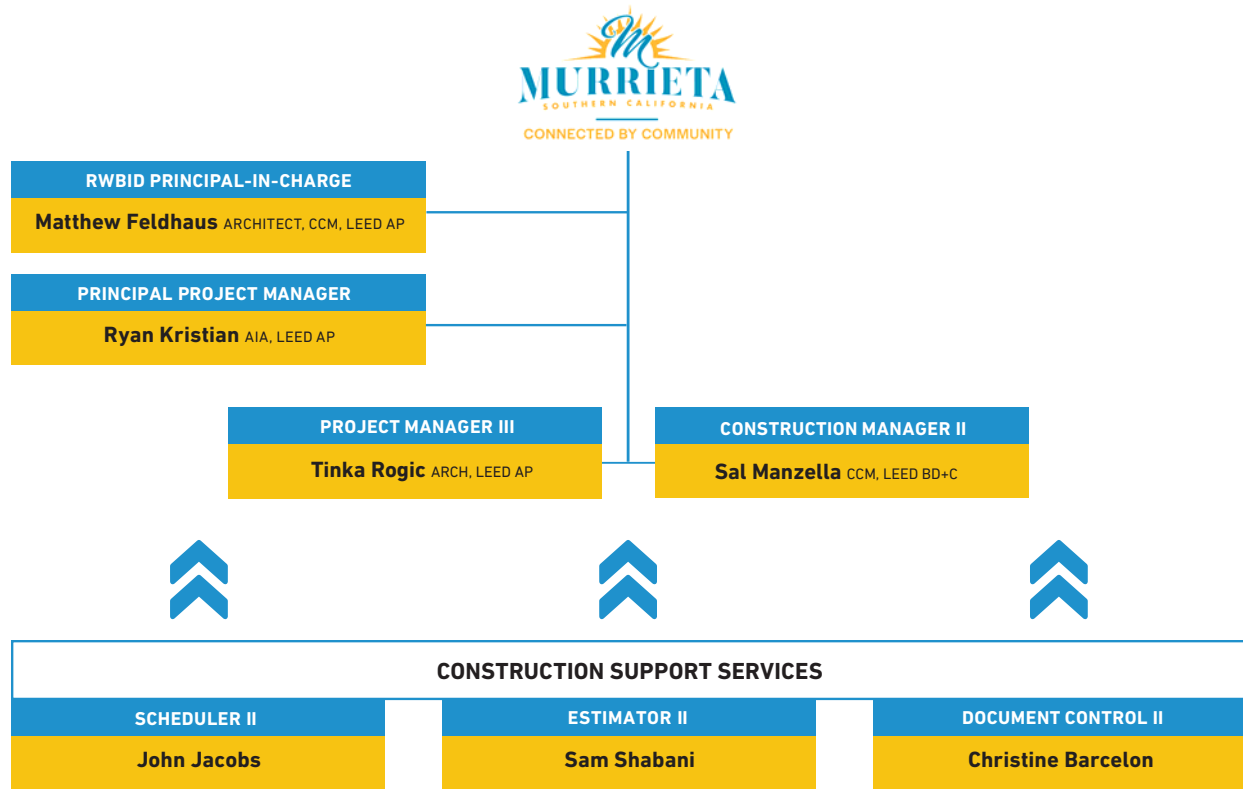


**DOCUMENT CONTROL II – CHRISTINE BARCELON**

Christine has an extensive background in providing all aspects of construction/project management support, administration, records management, closeout procedures, and facility operations. She is a team player with comprehensive experience in construction project management and engineering support working on some of the largest projects in Southern California, including the \$1.8 billion Harbor UCLA Master Plan project, Olive View Medical Center, and the \$5 billion Inglewood LA Rams Stadium project. Christine has worked with many local public agencies including LA County, Southern California Gas, and LADWP. She has managed an administrative and technical team of up to 8 staff.

### 3C ORGANIZATIONAL CHART

RWBID has organized a team of expert project managers, construction managers, and project support staff. Our main goal is to effectively advise and assist the City with building this important community resource. Our firm is experienced at managing these project types and we will provide all of the resources necessary to complete the project on time and under budget. The following organizational chart highlights the arrangement and reporting structure of our team including key personnel and additional support staff proposed for this contract. You will find detailed resumes indicating relevant experience in Section 3D – Staff Resumes.



**MATTHEW FELDHAUS** ARCHITECT, CCM, LEED AP

Principal-In-Charge



Matthew has 23 years of experience and has an extensive background in leading, managing, and coordinating an array of projects and programs. Matthew possesses a design and technical background and he is extremely detail oriented, excelling at all aspects of team leadership, project management, design management, construction management, and project administration. His diversity in project management is evident, having managed small projects from \$750,000 up to billion-dollar programs. Matthew is also active in the Construction Management Association of America (CMAA) Southern California Chapter, serving on the Board of Directors since 2010. Matthew was recently selected by Engineering News-Record (ENR) California as a Top 20 Under 40 recipient. This annual competition identifies the “Best-of-the-Best” in the construction and design industry and celebrates leadership, community involvement, and career dedication.

**RELEVANT YEARS OF EXPERIENCE**

24

**EDUCATION**

Master of Architecture, University of Southern California,

Bachelor of Arts, Architecture Major, Lehigh University

**LICENSES/CERTIFICATIONS**

Licensed Architect, CA #C-33265

Certified Construction Manager (CMCI)

LEED Accredited Professional (USGBC)

 <b>LOCAL PUBLIC AGENCY EXPERIENCE</b>	 <b>PROFESSIONAL LICENSE / CCM</b>
 <b>PROJECT/ CONSTRUCTION MANAGEMENT</b>	 <b>QA/QC EXPERIENCE</b>
 <b>DESIGN MANAGEMENT</b>	 <b>BUDGET MANAGEMENT</b>
 <b>SCHEDULE MANAGEMENT</b>	 <b>VALUE ENGINEERING EXPERIENCE</b>
 <b>LEED AP / ENVISION EXPERIENCE</b>	 <b>DESIGN-BUILD</b>
 <b>P3</b>	 <b>JOC</b>
 <b>CMAR</b>	

**COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS**  
Rancho Los Amigos Master Plan

DOWNEY, CA

Matthew was the Project Manager for the master planning, redevelopment, and construction of the Rancho Los Amigos campus. The development plan consists of 5 million SF of medical, county office, commercial office, retail, restaurant, hotel, and parking, and all new infrastructure to support the redevelopment. The project costs are estimated at \$2.7 billion.

**COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS**  
Rancho Los Amigos South Campus Headquarters Buildings

DOWNEY, CA

Matthew is also the Project Manager for the new Rancho Los Amigos South Campus project that will construct a new ISD headquarters, Probation Department headquarters, and a new Sheriff Crime Lab. This project is estimated to cost \$468 million and will be complete in 2021.

**COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS**  
Rancho Los Amigos Hospital Consolidation Project

DOWNEY, CA

Matthew was the Project Manager for the pre-design and design of the \$402 million project. Pre-design activities include coordinating infrastructure investigations, hazardous materials investigations, materials testing, historic analysis reports, environmental and geotechnical investigations, and design programming. Matthew also provided oversight of the scoping documents for the design-build project. He assisted with project phasing to ensure the facility would be operational during construction and meet critical state mandated deadlines.

**ISD COUNTY DATA CENTER**  
County of Los Angeles, Department of Public Works

DOWNEY, CA

Matthew was the Project manager for design and construction of a new \$208 million, 112,000 SF facility. The facility is to be built partially below ground with a vegetated roof and landscaped berms. The project also includes historic renovations to a Power Building, an entry building, an office building, and historic bungalows.

## Rancho Los Amigos Master Plan



### **DEPARTMENT OF PUBLIC WORKS, COUNTY OF LOS ANGELES** As Needed Consultant Project and Program Management Services

ALHAMBRA, CA

Matthew was the Project Manager and Construction Manager for the design and construction of various Public Works projects. On-site project management Owner's representative managing schedule, budget, design, construction, commissioning, and closeout. Project delivery methods include design-bid-build, design-build, and Job Order Contracting.

### **GALLO CENTER FOR THE ARTS** Performing Arts Center

MODESTO, CA

Matthew was the Assistant Project Manager for the new 1,600 seat, 85,000 SF, \$38 million performing arts center in Modesto, CA. Matthew assisted with the redesign efforts when funding and financing from the city were less than expected. He met with the foundation Board of Directors occasionally to give project status updates and present negotiated change orders for approval.

### **US BANKRUPTCY AND US TRUSTEES COURT** Tenant Improvements

MODESTO, CA

Matthew was the Project manager for the design and construction of the 15,000 SF tenant improvement project. The project consisted of a new court, supporting security measures and offices, meeting spaces,

and modifications to the building core services. Activities included coordinating with multiple agencies including the US General Services, US Marshals, and courts personnel.

### **HOMEBOY INDUSTRIES** Headquarters Building

LOS ANGELES, CA

Matthew was the Project manager for the design and construction of the \$8.5 million, 24,000 SF headquarters for the non-profit entity. The new facility serves as the headquarters for their multiple free programs including counseling, education, tattoo removal, job training and job placement. The project consists of a fully-functioning bakery, catering facility, restaurant, offices, tattoo removal clinic, and classrooms.

### **CUSHMAN WATT SCOUT CENTER** Office Building and Parking Garage

LOS ANGELES, CA

Matthew was the Project manager for the design and construction of a \$9.5 million, 25,000 SF new office facility and 42,000 SF parking garage and roof landscape activities deck. The project consists of new offices, retail shop, community meeting rooms, and an urban outdoor Scout experience located on the roof of the adjacent parking garage.

# RYAN KRISTIAN AIA, LEED AP

## Principal Project Manager



Ryan has eighteen years of professional experience with an architectural and construction management background. He has been instrumental in projects where schedule and budget, as well as design, have been critical to the completion of complicated projects. Ryan has the ability to keep a project well organized and moving forward in order to achieve the goals of the client. Based on a strong sense of design coupled with a sincere concern for the built environment, Ryan excels at Project Management. His experience managing complicated higher educational projects coupled with his experience managing large scale owner capital projects is an asset to public agencies.

### RELEVANT YEARS OF EXPERIENCE

19

### EDUCATION

Master of Architecture, University of Southern California

Bachelor of Science in Architectural Studies

### LICENSES/CERTIFICATIONS

Licensed Architect, CA #C-32303

LEED Accredited Professional (USGBC)



LOCAL PUBLIC AGENCY EXPERIENCE



PROFESSIONAL LICENSE / CCM



PROJECT/ CONSTRUCTION MANAGEMENT



QA/QC EXPERIENCE



DESIGN MANAGEMENT



BUDGET MANAGEMENT



SCHEDULE MANAGEMENT



VALUE ENGINEERING EXPERIENCE



LEED AP / ENVISION EXPERIENCE



DESIGN-BUILD



P3



JOC



CMAR

### COUNTY OF LOS ANGELES

#### Stoneview Nature Center

CULVER CITY, CA

As the Construction Manager for the \$10.5 million Stoneview Nature Center design-build project, Ryan lead the transformation of the five-acre brownfield in a highly sustainable park. The 4,000 SF Community Building and Interpretive Garden are places for the community to come together to engage with each other and the environment. The project has won four awards including from CMAA and DBIA.

### COUNTY OF LOS ANGELES

#### Helen Keller Park Remediation

LOS ANGELES, CA

Ryan was the construction manager for this complicated landfill park project. The Helen Keller Park low-bid project required extensive coordination with State and Local agencies, along with full-time environmental monitoring, and specialized contractors due to the previously abandoned landfill. The scope of work included relocating the top 12" of soil from 6.6 acres to the baseball field, which was surrounded by a retaining wall to contain the contaminated soil.

### COUNTY OF LOS ANGELES

#### Park to Playa Trail: Stoneview Nature Center to Scenic Overlook

CULVER CITY, CA

Ryan was the Project and Construction Management of this \$2.3 million trail project required coordination with State, County, and local cities on a site previously occupied by the Inglewood

Oil Fields. The positive community outreach lead to a design that required grading of the sloped hillsides, landscaping, and railings that met the needs of all parties.

### COUNTY OF LOS ANGELES

#### Park to Playa Trail: Stoneview Nature Center to Kenneth Hahn State Recreation Area

CULVER CITY, CA

Ryan's organization skills and proactive leadership were critical to the success of this project. The extensive Project Management of this pedestrian bridge and trail project is due to the involvement of many stake holders across multiple municipalities, including California, City of Los Angeles, and the City of Culver City. The daily management also includes coordination of schedules with Southern California Edison who is undergrounding overhead electrical lines that conflict with the 120-foot span bridge.

### COUNTY OF LOS ANGELES

#### Jesse Owens Basketball Court

LOS ANGELES, CA

The funding for this \$900,000 project required the Construction Management of a fast schedule for both construction and grant reimbursement. By coordinating the County of Los Angeles Department of Parks and Recreation and the contractor, the project was completed on-time and under budget.

## Stoneview Nature Center



### **COUNTY OF LOS ANGELES**

#### **Central Juvenile Hall and Eastlake Court Master Plan**

LOS ANGELES, CA

Ryan's Project Management required compiling a team of qualified architects, planners, and justice consultants. The leadership of this project maintained open lines of communication between County Departments and the design team to deliver a report that provided not only master plan options, but also construction phasing and cost information.

### **COUNTY OF LOS ANGELES**

#### **Hall of Justice Cafeteria**

LOS ANGELES, CA

The key to success for the Construction Management of this 8,000 SF kitchen and cafeteria was customer service and transparency. By forging a bond with the Sheriff's Department, the District Attorney, and the contractor, Ryan delivered this challenging project using trust and strict decision making.

### **COUNTY OF LOS ANGELES**

#### **Victoria Golf Course Redevelopment**

CARSON, CA

Acting as the direct liaison between the Second Supervisorial District and the two private developers, Ryan is providing proactive leadership to push this large project to be completed by a schedule unprecedented in the County. This 180-acre site is being transformed into a major sports complex including 40 tennis courts, 10 soccer fields, retail, and Tiger Woods Top Golf.

### **COUNTY OF LOS ANGELES**

#### **Challenger Memorial Youth Center Security Enhancements**

LANCASTER, CA

As technology changes and the need for security increases, the Ryan's project management included walking the County of Los Angeles Probation Department through research and design to meet the needs of a State mandate to enhance the lives of youth at the camp. Included in the project is CCTV along with panic alarms and related infrastructure.

# TINKA ROGIC ARCH, LEED AP BD+C

## Project Manager III



Highly versatile, decisive and organized space planner, architect and owner representative with over 25 years of professional experience in new construction and modernization projects, working in all phases of design. Successfully managed and collaborated on a variety of projects, including educational, healthcare, workplace, residential and commercial work, consistently delivering quality work on time and within budget.

### RELEVANT YEARS OF EXPERIENCE

25

### EDUCATION

Master of Architecture SCI-Arc, Los Angeles, California

Diploma in Architecture Technische Universität München (TUM), Munich, Germany

### LICENSES/CERTIFICATIONS

CA Architect License C-30853

LEED BD+C

CDT (CSI)

 LOCAL PUBLIC AGENCY EXPERIENCE	 PROFESSIONAL LICENSE / CCM
 PROJECT/ CONSTRUCTION MANAGEMENT	 QA/QC EXPERIENCE
 DESIGN MANAGEMENT	 BUDGET MANAGEMENT
 SCHEDULE MANAGEMENT	 VALUE ENGINEERING EXPERIENCE
 LEED AP / ENVISION EXPERIENCE	 DESIGN-BUILD
 P3	 JOC
 CMAR	

### LOS ANGELES COUNTY OFFICE OF THE CEO Real Estate Support Services

LOS ANGELES, CA

Space Analyst, creating programs and space utilization recommendations based on department's current and long-term space needs.

- Provides space programs based on requests for new leases or lease renewals.
- Evaluates space utilization and provides recommendations for future space use.
- Collects space request data and survey information to provide updates to GIS team.
- Analyzes survey information, including telework data, to include in project analysis.
- Prepares cost estimates and coordinates approvals with department budget analysts
- Presents analyses to Section Chief and Real Estate Development Manager.
- Provides input for Space Standard guidelines as well as Policies and Procedures.
- Leads coordination meetings with Real Estate Development Leasing group. -Creates improvements and provides training for paperless online space requests.
- Identifies and coordinates relocation opportunities.
- Collaborated with design professionals on strategic LA County Space Reduction Plan.

### LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

Design Manager

LOS ANGELES, CA

Owner Representative for new construction and comprehensive modernization projects managing the District's planning and design process for the Facilities Services Division.

- Managed multiple projects through interaction with architects, consultants and District personnel from project conception to final approval.
- Ensured that plans were within functional, budgetary, environmental and legal requirements, and met building codes and District standards.
- Provided Architects and consultants with clear and consistent direction on work scope, project objectives, standards, schedules and budget.
- Tracked internal and vendor cost estimates at all stages of design.
- Reviewed design options and ensured that the designs met the project objectives, the needs of the District, the local community and the environment.
- Participated in community relations and outreach programs.
- Ensured that all steps within the project were documented per legal requirements.
- Coordinated with other branches such as Office of the Environment Health & Safety, Maintenance & Operations, and Project Execution.
- Verified building data and provided updates for CAFM system.



# SAL MANZELLA CCM, LEED AP

## Construction Manager II



Sal has over 25 years of experience providing project management services to many large and complex Public and Private owner organizations, including LA County, Raytheon Corporation, and the Federal Reserve Bank of San Francisco. He is well versed in the LA County project delivery procedures for projects and programs to deliver pool/aquatics projects, deferred maintenance projects, major renovations, central plant upgrades, ADA improvements, hazardous waste removal, and facility master planning. Sal has 9 years of experience with LA County ISD and Public Works managing projects for various County departments including CEO, Health Services, Libraries, Probation, Superior Courts, Sheriff, and Public Health.

### RELEVANT YEARS OF EXPERIENCE

25

### EDUCATION

BS, Engineering & Construction Management, California State University, Long Beach

### LICENSES/CERTIFICATIONS

Certified Construction Manager (CCM)  
#A2159

California General Contractor B-License  
#688242

LEED AP #10312984

Six Sigma Expert Certification



LOCAL PUBLIC AGENCY EXPERIENCE



PROFESSIONAL LICENSE / CCM



PROJECT/ CONSTRUCTION MANAGEMENT



QA/QC EXPERIENCE



DESIGN MANAGEMENT



BUDGET MANAGEMENT



SCHEDULE MANAGEMENT



VALUE ENGINEERING EXPERIENCE



LEED AP / ENVISION EXPERIENCE



DESIGN-BUILD



P3



JOC



CMAR

### LA COUNTY PARKS AND RECREATION

#### Project Manager

AL HAMBRA, CA

Sal is managing the design, construction, and inspection of the installation of underwater lighting and new deck lighting at 23 existing pool and aquatic center facilities. The fasttracked program cost \$11 million and was phased to be completed between two active swim seasons. The program is part of the Parks After Dark (PAD) program to provide nighttime activities for youth during the summer holiday season.

responsibilities include development of scope, design, evaluating proposals, managing construction and closeout. Oversaw RWBID staff of 6 PMs and support staff. Select projects included:

- Camp Miller/Kilpatrick pool renovation
- Barry J. Nidorf pool renovation project
- Camp Challenger ADA upgrades
- B.J. Nidorf asbestos abatement
- Rio Hondo Probation office renovations
- Warm Springs Rehabilitation Center new water filtration system
- Harbor UCLA elevator modernization
- Harbor UCLA clinic building roof replacement
- Registrar Recorder chapel and office renovations
- Public Health Antelope Valley Dorm-Z HVAC upgrades

### COUNTY OF LOS ANGELES PUBLIC WORKS

#### Project Manager

AL HAMBRA, CA

Mr. Manzella has managed dozens of Facility Reinvestment Program (FRP), deferred maintenance, new construction, and tenant improvement projects for LA County Public Works. He has worked closely with the Sheriff's Department and Probation Department to deliver their key capital improvement projects. His duties include design management, budget and schedule management, construction management, bidding coordination, JOC review and oversight, and project closeout.

### RAYTHEON CORPORATION

#### Senior Facilities Project Manager

EL SEGUNDO, CA

Duties include project planning, design management, procurement, and construction management through closeout. Mr. Manzella worked with his customers from project inception through delivery to the end-user customer. Typical projects included office renovations, site improvements, roofing and HVAC replacement projects, and new lab facilities. Select projects included:

- Class 10k clean room design and construction
- Laser lab renovation basement level
- Radar lab renovation w/emergency back-up power system
- Laser lab high-rise rooftop location

### COUNTY OF LOS ANGELES INTERNAL SERVICES DEPARTMENT

#### Senior Project Manager

LOS ANGELES, CA

Mr. Manzella's duties included multiple capital construction projects for the Department of Health Services, Probation Department, Superior Courts, and Public Health Department. His

# JOHN JACOBS

## Scheduler II



John has extensive experience in creating and maintaining schedules and providing contractor schedule reviews for multiple public agency clients including Los Angeles County Public Works, Los Angeles World Airports, Metro, and multiple school districts. John has been primarily responsible for construction oversight, creating and maintaining project schedules, verification of completed work for progress payments, creating specialized progress reports for upper management, and conducting Time Impact Analysis for critical path items.

### RELEVANT YEARS OF EXPERIENCE

25

### EDUCATION

BS, Construction Management California State University of Sacramento



LOCAL PUBLIC AGENCY EXPERIENCE



PROFESSIONAL LICENSE / CCM



PROJECT/ CONSTRUCTION MANAGEMENT



QA/QC EXPERIENCE



DESIGN MANAGEMENT



BUDGET MANAGEMENT



SCHEDULE MANAGEMENT



VALUE ENGINEERING EXPERIENCE



LEED AP / ENVISION EXPERIENCE



DESIGN-BUILD



P3



JOC



CMAR

### LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

#### Scheduler II

ALHAMBRA, CA

John is responsible for updating, building, and maintaining the schedules for over 200 projects across LA County Public Works' Capital Improvement Program. His work includes:

- Schedule builds and monthly schedule updates for \$3 Billion of projects
- Contractor schedule baseline review, contractor schedule update review, and claims mitigation
- Knowledge of construction and advice for avoidance of project delays
- Work with the Section Heads to create special layouts and third-party reports for data
- Effective communication and problemsolving skills
- Identify deviations of the critical path due to an activity slip
- Recommendation of recovery plans
- Create What-If schedules for multiple delivery types
- Time Impact Analysis for change orders, delayed activities, acts of God

### CITY OF MANHATTAN BEACH POLICE AND FIRE FACILITY

#### Scheduler

LOS ANGELES, CA

John provided scheduling services for the \$40 million new police and fire facility project. He created monthly projected costs, verified the work completed in the field against the progress payment, created deficiency notices, tracked submittals, RFIs, and change orders. He coordinated with several utility companies to relocate utilities for an underground parking structure. He created traffic control plans for the excavation of sand from the site for the parking structure.

### LOS ANGELES WORLD AIRPORTS (LAWA) CENTRAL UTILITY PLANT PROJECT

#### Scheduler

INGLEWOOD, CA

John provided construction scheduler services for the new \$255 million central plant with a 20,000-ton cooling capacity and utility distribution piping for electrical, communications, reclaimed water, fire water, and potable water piping to all terminals. He created a detailed buildable schedule with commissioning activities, modified the schedule sequencing and durations to match job conditions, and adjusted durations on cost loaded activities to accurately predict completion dates. John inserted additional change order work as Time Impact Analysis into the schedule to verify its impact on the critical path. All new activities were coded to show up in the reports delivered to the management team. He provided weekly updates and verified cost loaded activities and remaining durations were accurate.

### LOS ANGELES WORLD AIRPORTS (LAWA) TOM BRADLEY INTERNATIONAL TERMINAL,

#### Scheduler

INGLEWOOD, CA

John provided scheduling services for construction of the \$1.5 Billion Tom Bradley International Terminals at LAX, adding one million square feet for new terminals and core. This new construction for the Tom Bradley Airport also involved working on analyzing the contract changes and scope creep to determine which changes included time impacts. John researched change orders for Time Impact Analysis and determined additional days to include in the schedule. He updated the bi-weekly schedules from the superintendent data for publish to the owner and subcontractors. John did a weekly job walk to verify the superintendent's updates.

# SAM SHABANI EIT

## Estimator II



Sam is a highly skilled and motivated Senior Construction Cost Estimator with ten years of experience as a construction estimator in healthcare, commercial, educational, industrial, and residential projects. He has 6+ years of previous industry experience in Civil Engineering and construction management. Sam has provided cost estimates and change order review for multiple public agencies.

### RELEVANT YEARS OF EXPERIENCE

10

### EDUCATION

Tehran Polytechnic, MSc in Geotechnical Engineering

Azad University, Tehran, Iran, BS in Civil Engineering

 LOCAL PUBLIC AGENCY EXPERIENCE	 PROFESSIONAL LICENSE / CCM
 PROJECT/ CONSTRUCTION MANAGEMENT	 QA/QC EXPERIENCE
 DESIGN MANAGEMENT	 BUDGET MANAGEMENT
 SCHEDULE MANAGEMENT	 VALUE ENGINEERING EXPERIENCE
 LEED AP / ENVISION EXPERIENCE	 DESIGN-BUILD
 P3	 JOC
 CMAR	

### SENIOR COST ESTIMATOR

REPRESENTATIVE PROJECT LIST PROVIDED AS AN ATTACHMENT.

- Prepared cost estimates for more than 200 healthcare, commercial, K-12, colleges, and heavy civil projects
- Prepared quantity take-offs and cost estimates for high-rise buildings
- Reviewed Guaranteed Maximum Price (GMP) proposals and verified validity of contractor proposed pricing
- Prepared ROM estimates for preliminary design and feasibility studies
- Provided constructability reviews for community college projects
- Analyzed, revised, and implemented cost data based on changing market conditions
- Provided contractor's change order review at the MLK Child Family Well Being Center, Olive View Medical Center, and the Port of Los Angeles

### RELEVANT PROJECTS ESTIMATED

- P8301 Sunset Blvd Restaurant and Office (\$15M)
- AFB-Wright Patterson (\$17M)
- Alhambra Unified School District - Baldwin Elementary (\$6M)
- Bethune Middle School - ADA Barrier Removals (\$2M)
- Cal Poly SLO University Union and Building (\$22M)
- California State University Los Angeles: Student Housing Project (\$26M)
- California State University San Bernardino Student Union (\$71M)
- Cerritos College Health Science Renovation (\$31M)
- City of Downey: Measure S Projects (\$13M)
- City of LONG BEACH: more than 50 projects (\$25M)
- County of San Diego: El Cajon Library (\$1M)
- Fullerton College: Buildings 300 & 500 (\$18M)
- GSA San Diego Office (\$5M)
- Long Beach City College (\$14M)
- Los Angeles Community College District: ELAC ADA Phase III (\$8M)
- Dockweiler Beach RV Park Expansion (\$1M)
- NOCCCD: Central Plant (\$8M)
- Pasadena Expansion Ecology and Life Science study (\$145M)
- Port of Los Angeles: Change order review (more than 20 projects)
- Port of Los Angeles: On-Call Cost Estimate

# CHRISTINE BARCELON

## Document Control II



Christine has an extensive background in providing all aspects of construction/project management support, administration, records management, closeout, procedures, and facility operations. She is a self-motivated, diligent manager that works with a sense of urgency and possesses strong analytical skills. She is a team player with comprehensive experience in construction project management and engineering support working on some of the largest projects in Southern California, including the \$1.8 billion Harbor UCLA Master Plan project, Olive View Medical Center, and the \$5 billion Inglewood LA Rams Stadium project.

### RELEVANT YEARS OF EXPERIENCE

18

### EDUCATION

College of the Holly Spirit, Manila, Philippines, B.S. in Nutrition

 <b>LOCAL PUBLIC AGENCY EXPERIENCE</b>	 <b>PROFESSIONAL LICENSE / CCM</b>
 <b>PROJECT/ CONSTRUCTION MANAGEMENT</b>	 <b>QA/QC EXPERIENCE</b>
 <b>DESIGN MANAGEMENT</b>	 <b>BUDGET MANAGEMENT</b>
 <b>SCHEDULE MANAGEMENT</b>	 <b>VALUE ENGINEERING EXPERIENCE</b>
 <b>LEED AP / ENVISION EXPERIENCE</b>	 <b>DESIGN-BUILD</b>
 <b>P3</b>	 <b>JOC</b>
 <b>CMAR</b>	

### HARBOR UCLA MASTER PLAN

#### Document Control Manager

TORRANCE, CA

Christine is the lead document control manager for the \$1.8 billion Harbor UCLA Master Plan project. In her role as manager, she leads a team of six (6) technical and administrative staff to support the construction management team. She works closely with the Public Works project management team to successfully deliver the projects and resolve issues. Christine's duties included:

- Process and maintain project documents according to County procedures
- Distribute and assign workload amongst the six support team members
- Provide leadership to resolve issues
- Establish the policies and procedures for document control activities as part of the Project Management Plan (PMP)
- Manage correspondence, field memos, submittals, invoices, drawing logs, safety notices, RFIs, and photos

### OLIVE VIEW MEDICAL CENTER PROJECTS

#### Document Control II

SYLMAR, CA

Christine is the lead document control manager and office/trailer manager for various seismic compliance and renovation projects at Olive View Medical Center. Projects include a new Agriculture Commission trailer, new clinical space, installation of code blue stations, emergency power upgrades, Fire Alarm and Nurse Call system

upgrades, gastrointestinal tenant improvements, and SB1953 seismic compliance at the inpatient building.

Christine's duties included:

- Provided construction support services to project management staff on multiple, concurrent, Projects through Closeout, tracking closeout status, compiling required documentation, assembling turnover packages and maintaining archival records both in-house and off-site.
- Process and maintain project documents according to County procedures · Manage correspondence, field memos, submittals, invoices, safety notices, RFIs
- Preparation of Board letters, NTPs, meeting minutes, and transmittals
- Provide administrative support working in the office/trailer
- Conducted all project closeout coordination including the following tasks: *Tracked closeout status, including DSA approvals, compiled all required documentation, ensured punch list items were completed, administratively assisted with final payment and retention release documentation, assembled turnover packages, maintained archival records, assisted with FF&E / move-in transition, coordinated warranty and Maintenance & Operations manual turnover*



## SCOPE OF SERVICES

# SECTION 04

# 04 SCOPE OF SERVICES

## 4A STAFF RESPONSIBILITIES

RWBID has reviewed the scope of work for the project described in the Request for Proposal. We have also extensively reviewed the project's prior history and the City's concern to provide a right-sized project that is fiscally prudent. We are proposing the right technical staff and administrative services to accomplish the goals for the project, and we are ensuring that we are caretakers of this public funding. The following table identifies the services listed in the RFP that will be provided in-house by RWBID professional and technical staff. This table includes our approach to staff the project and identifies the staff with Primary (P) and Support (S) responsibilities to accomplish the scope of work.



Stevenson Ranch Library Renovation  
STEVENSON RANCH, CA

TASK	SCOPE OF SERVICES	Ryan Kristan (Principal Project Manager)	Tinka Rogic (Project Manager III)	Sal Manzella (Construction Manager II)	John Jacobs (Scheduler II)	Sam Shabani (Estimator II)	Christine Barcelon (Document Control II)
2.1	Develop a comprehensive proj mgmt plan outlining objectives, timelines, milestones, and budget	S	P	S	S	S	
2.2	Coordinate with stakeholders including library management, AE, contractors, and relevant authorities.	S	P				
2.3	Establish effective communication channels to ensure timely updates and resolution of issues.	S	P				
2.4	Conduct regular progress meetings and provide detailed reports to stakeholders.	S	P				
2.5	Monitor project progress, identify potential risks, and implement mitigation strategies.	S	P	S			
2.6	Manage project documentation, including contracts, permits, and approvals.		S	S			P
3.1	Review and approve design documents to ensure alignment with project requirements and budget.	S	P			S	
3.2	Constructability, cost estimation and bid documentation reviews.	S	P	S		S	
3.3	Assist obtaining necessary permits and approvals from City engineering, planning and building & safety.		P				S
3.4	Develop a detailed project schedule incorporating design, procurement, and construction phases.		S	S	P		
3.5	Grant management to ensure the project design complies with the State requirements.	S	P				
4.1	Assist with the bidding process for selecting contractors and subcontractors.		P	S			
4.2	Manage construction activities to ensure adherence to specifications, quality, and safety protocols.		S	P			
4.3	Conduct regular site inspections to monitor progress and compliance with the construction schedule.		S	P	S		
4.4	Address any design modifications or unforeseen issues in a timely manner.		P	S			
4.5	Facilitate coordination among various trades to minimize disruptions and conflicts.			P			
4.6	Implement a robust change management process to document and evaluate any deviations.			P		S	S
4.7	Review of all contractor applications for payment.			P	S	S	S
4.8	Manage and maintain documentation storage and control.		S	S	S	S	P
4.9	Grant management to insure all constructed items comply with the State requirements.	S	S	P			
5.1	Conduct final inspections and ensure completion of all punch list items.			P			
5.2	Facilitate the transition of the expanded facility to the library management team.	S	S	P			
5.3	Provide training and support for operating and maintaining new systems and equipment.	S	S	P			
5.4	Ensure all project documentation, as-built drawings, and warranties are handed over to the library.		S	S	S	S	P
5.5	Grant closeout.		S	P	S	S	S
6.1	Project Management Plan	S	P	S	S	S	S
6.2	Design Review Reports	S	P		S	S	S
6.3	Progress Reports		P	P	S	S	S
6.4	Meeting Minutes		P	P			S
6.5	Construction Inspection Reports			P			S
6.6	Change Order Log			P	S	S	S
6.7	Final Inspection Reports			P			S
6.8	Training Documentation			P			S
7.1	Successful handover of the expanded library facility to the library management team.	S	S	P			S
7.2	Post-project evaluation meetings to gather feedback and identify lessons learned for future projects.	S	P	S	S	S	S

P = Primary Responsibility S = Support Responsibility



AC Bilbrew Library Renovation  
LOS ANGELES, CA

**FEE PROPOSAL**

**SECTION  
05**



# 05 FEE PROPOSAL

## 5A MAXIMUM NOT-TO-EXCEED FEE

RWBID proposes a Not-to-Exceed Fee of \$475,000 to provide Project and Construction Management services for the City of Murrieta Library Expansion Project. This Not-to-Exceed Fee includes labor hours identified in the resource plan and \$7,925 for reimbursable costs over the course of the project.

In addition, if RWBID is selected to manage this project, the company will pledge to donate \$10,000 to the Murrieta Public Library Foundation. The donation will highlight that our firm and our staff are dedicated to being good stewards of public and donated funds for the project. The donation would be scheduled to be made at the midpoint of the construction phase, should we be contracted for this project.



Pico Rivera Library Renovation  
PICO RIVERA, CA





**RWBID CONSTRUCTION MANAGEMENT**

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