



3965 Vermont Ave Renovations
LOS ANGELES, CA

CITY OF MURRIETA

CONSTRUCTION MANAGEMENT SERVICES FOR THE MURRIETA INNOVATION CENTER RENOVATION PROJECT

DECEMBER 9, 2024 | REQUEST FOR PROPOSAL





COVER LETTER

SECTION 01



December 9, 2024

Ms. Martha Samaniego, Management Analyst
City of Murrieta
Economic Development Department
1 Town Square
Murrieta, CA 92562

Re: Request for Proposals to Provide Construction Services for the Murrieta Innovation Center Renovation Project

RWBID
CONSTRUCTION
MANAGEMENT

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

Dear Ms. Samaniego:

RWBID Construction Management, LLC, a registered California Limited Liability Company, is pleased to submit our proposal to provide Construction Management Services to the City of Murrieta for the Murrieta Innovation Center Renovation Project. RWBID has extensive experience managing similar public works projects of various project sizes and complexities. We are well positioned to provide you with the specialized skills and services needed to manage the demands and high expectations for this important project. 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 Construction Manager that are both California licensed architects with decades of construction management experience. Our key staff for this project includes Ryan Kristan, a California licensed architect to lead the day-to-day activities during the construction, closeout, and FF&E Move Management phases of the project. ***Ryan is currently managing the Murrieta Library Expansion project and his time will be efficiently used managing both projects at a savings to the City.*** Our firm has schedulers, estimators, document control staff, and Labor Compliance staff to provide Ryan the technical support required for this project.

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 tenant improvement projects in Southern California including the following projects:

- Murrieta Library Expansion (\$8 Million)
- DaVinci Hall Computer Lab Renovations (\$30 Million)
- 3965 South Vermont Tenant Improvements (\$20 Million)
- Olive View Gastrointestinal Renovations (\$15 Million)
- Carson Sheriff's Station Renovation (\$5.4 Million)
- 39115 Trade Center Renovation (\$5.4 Million)
- Pacoima Health Clinic and Lab Upgrades (\$3.7 Million)
- Scientific Services Bureau Lab Room Renovations (\$2.4 Million)
- Rancho Los Amigos Pharmacy Renovation (\$1.5 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 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,



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



Hall of Justice Renovations
LOS ANGELES, CA

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STAFFING AND ORGANIZATION

SECTION 03

03 STAFFING AND ORGANIZATION

3A PROPOSED STAFFING

Our approach to staffing the Innovation Center Renovation Project was simple, provide the staffing that the City already knows and is familiar with from the Murrieta Library Expansion project, and provide licensed professionals that are experts in their field. As a licensed California Architect, Ryan Kristan will be the lead Construction Manager and day-to-day point of contact for the project. He 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/labor compliance technicians will provide Ryan 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 Matthew Feldhaus. Matthew is a licensed architect and a Project/Construction Management expert with 20 years of delivering similar public agency projects. Mr. Feldhaus will 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	√	√	√	√
Construction Manager III	Ryan Kristan	19	Architect, LEED AP	M.Arch	√	√	√	√
Scheduler II	John Jacobs	25		BS Construct Mgmt.	√	√	√	√
Estimator II	Sam Shabani	10	Engineer (PE)	MS Engineering	√	√	√	√
Document Control II/Labor Coompliance	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.



CONSTRUCTION MANAGER III – 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 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 tenant improvement and renovation projects within occupied facilities projects for the firm.

Ryan 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. Ryan is also currently working with the City of Murrieta to deliver the Murrieta Library Expansion project. In this capacity, Ryan is adding value by providing value engineering services for the design and revamping the City's front-end contract/bidding documents.

As the day-to-day point of contact for work performed under this Agreement, Ryan will be committed to utmost client satisfaction. He 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. Ryan 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.

Ryan is a licensed architect in California and a LEED Accredited Professional (AP). He holds a Master's degree in Architecture from the University of Southern California in Los Angeles, CA.



ESTIMATOR II –SAM SHABANI, PE

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.



DOCUMENT CONTROL II /LABOR COMPLIOANCE – CHRISTINE BARCELON

Christine has an extensive background in providing all aspects of construction/project management support, administration, labor compliance, 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.



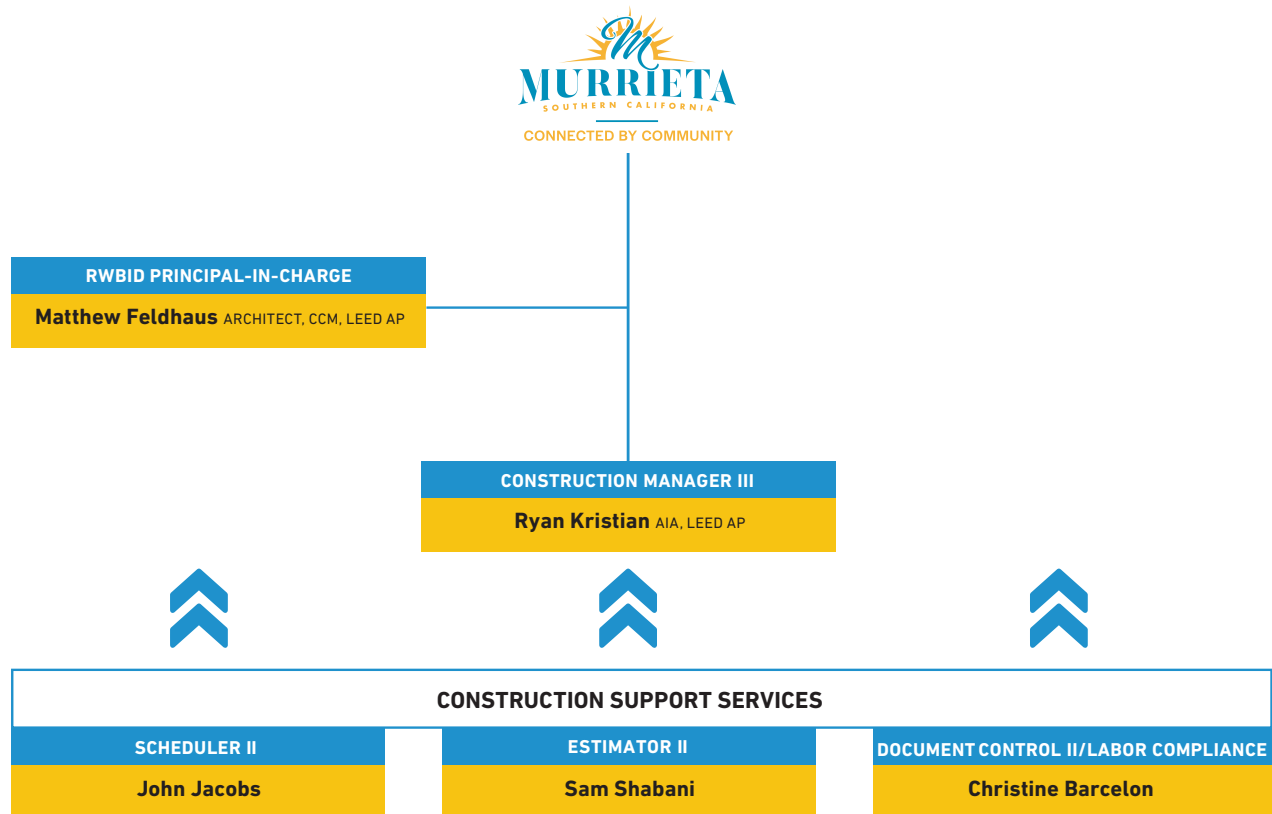
PROJECT SCHEDULER II – JOHN JACOBS

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.

3C ORGANIZATIONAL CHART

RWBID has organized a team of expert 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 (CCM)
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,
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

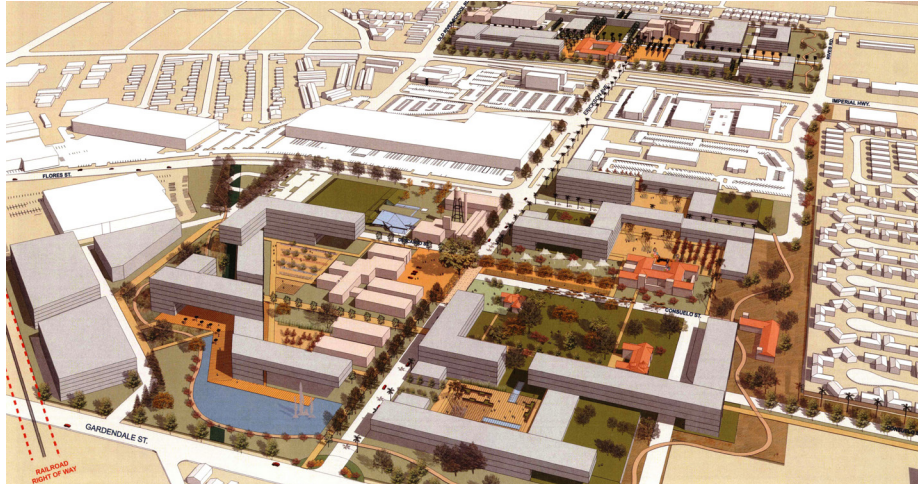
Matthew was the Project Manager for the pre-design and design of the \$402 million project. Pre-design activities include coordinating infrastructure investigations, hazardous materials investigations, materials testing, historic analysis reports, environmental and geotechnical investigations, and design 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

Construction Manager III



Ryan has sixteen 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

16

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)



CITY OF MURRIETA

Murrieta Library Expansion

MURRIETA, CA

As the Owner's representative, Ryan is leading the client and design team through all phases of delivery. This \$8 million project requires attention to detail in both design, budgeting, and schedule. Beyond the standard services to deliver a project, Ryan is creating new front-end specifications and Request for Proposal documents for vertical construction since the City is only adept in executing infrastructure projects.

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

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.

Hall of Justice Renovation



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 stakeholders 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.

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.

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 PE

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



SENIOR COST ESTIMATOR

REPRESENTATIVE PROJECT LIST

- Provided cost estimating services on the Murrieta Library Expansion project
- 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/Labor Compliance



Christine has an extensive background in providing all aspects of construction/project management support, labor compliance, 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 Holy Spirit, Manila,
Philippines, B.S. in Nutrition



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

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

Labor Compliance

SYLMAR, CA

Christine is the labor compliance 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
- Provide regular labor compliance including certified payroll monitoring through LCPTracker
- 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 reviewed the project's cost estimate and we've heard 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.



Harbor UCLA Research and Lab Facilities
TORRANCE, CA

SCOPE OF SERVICES	Matthew Feldhaus (Principal In Charge)	Ryan Kristian (Construction Manager II)	John Jacobs (Scheduler II)	Sam Shabani (Estimator II)	Christine Barcelon (Document Control II)
Develop a comprehensive proj mgmt plan outlining objectives, timelines, milestones, and budget	S	P	S	S	
Coordinate with stakeholders AE, contractors, and relevant authorities.	S	P			
Establish effective communication channels to ensure timely updates and resolution of issues.	S	P			
Conduct regular progress meetings and provide detailed reports to stakeholders.	S	P			
Monitor project progress, identify potential risks, and implement mitigation strategies.	S	P			
Manage project documentation, including contracts, permits, and approvals.		S			P
Constructability, cost estimation and bid documentation reviews.	S	P		S	
Develop a detailed project schedule		S	P		
Grant management to ensure the project design complies with the Federal requirements.	S	P			
Manage construction activities to ensure adherence to specifications, quality, and safety protocols.	S	P			
Conduct regular site inspections to monitor progress and compliance with the construction schedule.	S	P	S		
Address any design modifications or unforeseen issues in a timely manner.	S	P			
Facilitate coordination among various trades to minimize disruptions and conflicts.		P			
Implement a robust change management process to document and evaluate any deviations.		P		S	S
Review of all contractor applications for payment.		P	S	S	S
Manage and maintain documentation storage and control.		S	S	S	P
Regular labor compliance monitoring to ensure compliance with local, State, and Federal requirements	S	S			P
Conduct final inspections and ensure completion of all punch list items.		P			
Facilitate the transition of the expanded facility to the library management team.	S	P			
Provide training and support for operating and maintaining new systems and equipment.	S	P			
Ensure all project documentation, as-built drawings, and warranties are handed over to the library.		S	S	S	P
Grant closeout.		P	S	S	S
Project Management Plan	S	P	S	S	S
Progress Reports		P	S	S	S
Meeting Minutes		P			S
Construction Inspection Reports		P			S
Change Order Log		P	S	S	S
Final Inspection Reports		P			S
Training Documentation		P			S
Successful handover of the facility to the City management team.	S	P			S
Post-project evaluation meetings to gather feedback and identify lessons learned for future projects.	S	P	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 \$155,000 to provide full-service Construction Management services for the City of Murrieta Innovation Center Renovation Project. This Not-to-Exceed Fee includes labor hours identified in the resource plan and \$2,735 for reimbursable costs over the course of the project.

The Not-to-Exceed fee shall be paid monthly on a Time and Materials basis according to our contract terms and conditions.



Campus Kilpatrick Renovation
MALIBU, CA

5B RESOURCE PLAN

Schedule Milestones	Finish Date	2025														
		J	F	M	A	M	J	J	A	S	O	N	D			
Bid and Award	Jan-2025															
NTP for Construction	Jan-2025	★														
Construction	Aug-2025															
Closeout	Sep-2025															
Project Complete	Sep-2025															
FF&E Move Management	Nov-2025															
Position	Staff	2026														
		J	F	M	A	M	J	J	A	S	O	N	D			
Construction Manager II	Ryan Kristan	25	65	65	65	65	65	65	65	65	45	45	0	Subtotal Hours	Rate	Subtotal Construction Phase
Scheduler II	John Jacobs	0	8	8	8	8	8	8	8	8	0	0	0	64	\$ 160.00	\$ 10,240
Estimator II	Sam Shabani	0	8	8	8	8	8	8	8	8	0	0	0	64	\$ 175.00	\$ 11,200
Document Control II/Labor Compliance	Christine Barcelon	10	20	20	20	20	20	20	20	20	0	0	0	170	\$ 100.00	\$ 17,000
Reimburseables														Not-To-Exceed		\$ 2,735
Project Labor Total		35	101	101	101	101	101	101	101	101	45	45	0	933		

Total Not-To-Exceed Fee\$ 155,000



RWBID CONSTRUCTION MANAGEMENT

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