

REQUEST FOR PROPOSAL

Irvine Unified School District

December 9, 2016

CONSTRUCTION MANAGEMENT SERVICES FOR Bond Measure E Series 1 Expansion Project Venado M.S.

The Irvine Unified School District ("District") seeks a qualified firm to provide Construction Management (CM) Services for new construction of a new classroom building and modernization to existing building spaces at Venado Middle School. If your firm is interested in providing a proposal for Construction Management Services, please submit a proposal in accordance with this Request for Proposal (RFP). All submittals will be reviewed for their apparent ability to meet District requirements and provide the highest quality construction management services available.

The selected firm must sign the attached CM Service Agreement. The terms included within the Agreement are non-negotiable. Proposals to this RFP should encompass all contract deliverables included within the Service Agreement, and full performance of all items should be reflected in the fees provided in the proposal. To be fully responsive to this RFP, proposing firms must complete the attached Exhibits A & D of the CM Agreement and include the documents within their proposal.

DISTRICT OVERVIEW

Located in Orange County, California, the Irvine Unified School District comprises a community of learners, committed to the highest quality educational experience. IUSD educates a diverse population of more than 33,000 K-12 students in twenty four elementary schools, four K-8 schools, six middle schools, five comprehensive high schools and one continuation high school.

Irvine Unified School District has nationally recognized schools, student performance well-above state and national comparisons, and comprehensive programs in academics, the arts, and athletics. Since becoming a unified district in 1972, Irvine's neighborhood schools have been a clear reflection of the neighborhoods they serve. Open enrollment policies, on a space-available basis, encourage and support parental choice. The contributions of creative site-based management teams, talented and caring teachers, involved parents, and supportive business and community leaders have, together, made a difference to a district where student achievement is the priority, where values are an integral part of the curriculum, and where a strategic plan for the future is in place. For more information visit www.iusd.org.

PROJECT DETAILS

Project funding is provided by Bond Measure E. The project includes construction of new Science and Innovation Labs at Venado Middle School. The new facility will provide state-of-the-art lab facilities to achieve the Educational Specification goals for this program. In addition to the new building, the scope

IRVINE UNIFIED SCHOOL DISTRICT

of the project also includes limited modernization to interior spaces within the existing school. Construction Manager is to be the leader of the management team. Project information is as follows:

- 1) Venado Middle School
 - a. Construction Schedule: September 2016 – November 2017
 - b. Construction Budget: \$4,000,000
 - c. Delivery: Mini Multi-Prime (similar to below)
 - Bid Package #1 – General Construction
 - Bid Package #2 – Earthwork, Concrete
 - Bid Package #3 – Drywall, Plaster, Insulation, T-bar
 - Bid Package #4 – HVAC
 - Bid Package #5 – Plumbing, Fire Sprinkler
 - Bid Package #6 – Electrical
 - Bid Package #7 – Roofing, Sheet Metal
 - Bid Package #8 - Landscape
 - d. Architect: DLR

During the Preconstruction Phase, IUSD requires the following services: program/project scheduling, cost estimating, constructability review, and project management. Some of these services may carry forward into the Construction Phase. The anticipated timeframe for these services is immediate and may be scheduled intermittently over an extended period of time. For this RFP, IUSD is seeking services for the following:

- 1) Scheduling: Master Project Schedule, Project Base Bid Schedule, Monthly Project Updates
- 2) Cost Estimating: 90% CD Estimate
- 3) Constructability Review: 90% CD Review

During the Construction Phase, the minimum staffing level is to consist of the below positions. Additional or less staff may be proposed but the fee must be broken out as an option to allow for all firm's fee proposals to be evaluated based upon the same staffing level. The selected individual is expected to be assigned full-time to a project(s), as determined by IUSD. For this RFP, IUSD is seeking positions for the following and may request to interview any individual prior to entering into a service agreement:

- 1) Project Management: (1) Project Manager on a part time basis through preconstruction and construction to manage bid & award, contracts, costs, and to provide project leadership at meetings.
- 2) Superintendent: (1) Superintendent on a full time basis during construction of the project to manage the construction field, safety, and quality control.
- 3) Assistant Project Manager/Project Engineer: (1) Assistant Project Manager or Project Engineer for full time during construction who is qualified to process RFI's, Submittal,

IRVINE UNIFIED SCHOOL DISTRICT

Monthly Pay Applications, Meeting Minutes, Procurement Tracking, etc. to support document control and to assist the Project Manager.

Construction Manager is to provide an office space for their use and the IOR's use at the school site.

Proposal shall include resumes for the positions listed above. Refer to subsequent sections for specific requirements and services. There are no reimbursable expenses, including but not limited to printing, copying, mileage, phones, technology, company office support, postage, reprographics, etc. All overhead and profit is to be included in the proposal fee.

Preliminary design schedule is as follows:

Scoping / Schematic Design Phase

- Kick-off Meeting / Site Walk Week of October 17, 2016
- Site Meeting #1 Week of November 1, 2016
- Site Meeting #2 Week of November 28, 2016
- Schematic Design / Arch Estimate Due Week of December 5, 2016
- Planning and Construction Dept. Milestone Review Meeting Week of December 12, 2016

Design Development

- Site Meeting #3 Week of January 9, 2017
- DSA Preliminary Meeting, if req'd Week of January 16, 2017
- Design Development / Arch Estimate Due Week of January 31, 2017
 - Includes Master Plan Update
- Planning and Construction Dept. Milestone Review Meeting Week of February 6, 2017
- CDE Submittal Week of February 6, 2017

Construction Documents

- Construction Documents Progress Set Week of February 27, 2017

DSA Review and Approval

- DSA Submission Week of March 20, 2017
- Planning and Construction Dept. Milestone Review Meeting Week of April 24, 2017
- Site Meeting #4 Week of May 15, 2017
- DSA Approval Week of July 10, 2017

Bidding and Construction

- Bid Open Week of August 7, 2017

IRVINE UNIFIED SCHOOL DISTRICT

- OPSC submittal Week of August 14, 2017
- Construction Start Week of August 28, 2017
- Construction Completion Week of November 26, 2018

REQUEST FOR PROPOSAL DUE DATE AND TIME

Deadline for submitting proposal:

Date: Thursday, January 19, 2017
Time: 2:00 p.m.
Location: Irvine Unified School District
Construction Services Department
2015 Roosevelt, Irvine, CA 92620

CONTACT PERSON

Please address all correspondence to:

Linda Risberg, Construction Specialist
Irvine USD, Construction Services Department
2015 Roosevelt, Irvine, CA 92620
Telephone: (949) 936-5322
Email: LindaRisberg@iusd.org

I. SCOPE OF SERVICES

The scope of services will include:

- A. Preconstruction Services: Construction Manager shall provide services that relate to the organization and development of the project prior to the start of construction including, but not limited to, the following:**
1. Design Meetings: Attend meetings with staff, special consultants, and Architect to review scope, plans and specifications, logistics, project strategy, and phasing plan.
 2. Constructability Review: Perform constructability reviews for design and construction documents. Coordinate with the Architect, the correction or update to the items outlined in the constructability review report.

IRVINE UNIFIED SCHOOL DISTRICT

3. Value Engineering: Perform value engineering services for design and construction documents. If the project is identified to be over budget, then provide a detailed analysis of all major project systems with an emphasis on possible value engineering items.
4. Estimating: Perform detailed estimates for construction documents. Reconcile estimates with Architect estimates during Construction Document phase.
5. Scheduling: Provide detailed project and construction critical path schedules with P6 or equivalent current software.
6. Prequalification of Contractors:
CM to perform all services necessary to administer the District Board approved Bidder Prequalification Process. Information pertaining to the District Bidder Prequalification Process is available upon request to the Construction Services Department. CM is to administer the Bidder Prequalification Process during project bid phase, which includes the reference check evaluation for each questionnaire received.
7. Bidding Strategies: Consult with District staff regarding bidding and strategies with an emphasis upon timing, development of alternates, and bid package scoping. CM to recommend bid package breakdown.
8. Bid Document Preparation: Prepare Front End Construction Documents; public works bid packet with attachments (contract document listing, project specific provisions, scopes of work, insurance requirements, bid schedule, logistics plan, etc.) and transmit the Front End Construction Documents to District staff who will review and transmit to the Public Planwell site once documents are conforming to standards of quality.
9. Bidding Procedures: Administer and expedite the construction contract bid and award process utilizing the District's document distribution process and procedures as set up with C2 Imaging.
10. Generate Bidder Interest: Maintain contact with potential bidders on a regular basis throughout the bid period. Provide the District with a report broken down by bid package with all Contractors who have verbally committed to provide a bid a minimum of one (1) week before the bid due date. CM is to receive a minimum of six (6) verbal commitments per bid package.
11. Pre-Bid Job Walk(s) and Conference(s): Coordinate, manage, and document pre-bid job walk(s) and conference(s) as required.
12. Coordination and Inquiries: Coordinate communications related to bidder inquiries and seek resolution for the appropriate party. Include the management of all pre-bid RFI's, substitution requests, and the creation of the pre-bid Addendum for distribution through C2 Imaging.
13. Addenda Review: Review each addenda during the bid phase for the cost, constructability impact, update public works bid packet attachments

IRVINE UNIFIED SCHOOL DISTRICT

(specifically the scope of work) and make appropriate comments or recommendations to the project team. Coordinate with the Architect the creation and distribution of the Addenda.

14. Bid Day: Coordinate and manage the Bid Opening process. Provide staff to receive bids and open and read all bids to the public.
15. Bid Evaluation: Evaluate bids for completeness, full responsiveness, and price, including alternate prices and unit prices.
16. Bid Review and Recommendations to Award: Conduct post-bid conference(s) as required. Review all bid documents, verify all information, and provide a complete bid result summary with recommendations for award to the District.
17. Project Accounting and Management Systems: In concert with District staff, develop the project accounting and budget management systems. At a minimum provide the District with a monthly financial report itemizing the current status of each prime contractors contract, change orders, and allowance usage.
18. Executive Summary Report and Meeting: CM to provide an Executive Summary Report on the 10th day of each month of the project. After receipt of the Executive Summary a meeting day will be set for the CM Executive to meet with District Leadership to review the summary report.
19. Notice of Award: Prepare the Notice of Award document utilizing the District's format and issue to the Prime Contractor.
20. Agreement Documents: Administer the collection and verification of the Agreement with supporting documents and transmit to the District for execution. All documents are to be verified to be correct, packaged per District requirements in an organized manner, and transmitted to the District. District to issue the Notice to Proceed document to the Prime Contractors.

B. Construction Services: Construction Manager shall provide services that relate to the organization, management, and supervision of the facility construction including, but not limited to, the following:

1. Construction Management: Manage and supervise the construction improvements including coordination with all District Consultants, Public Partners, Public Agencies, and Contractors.
2. Delivery Method: Manage all Multi-Prime type contracts based on appropriate delivery, including all contract deliverables, payment applications, coordination with other Contractors, Disputes, Claims, etc. to fully implement the execution of the Contract Documents.
3. Construction Schedule: Create a base line construction schedule to be utilized in the bid process, perform monthly updates to the master schedule through

IRVINE UNIFIED SCHOOL DISTRICT

the construction period, and create and distribute a three (3) week look ahead schedule to the Prime Contractors on a weekly basis.

4. OAC Meetings: Facilitate a weekly Owner and Architect Coordination meeting, maintain meeting minutes, and provide current RFI's, Submittals, Allowance Usage, Change Orders, and Schedule information.
5. Document Control: Provide document control and maintain consistent communication between all team members. Issue all Construction Documents to all Prime Contractors and District Consultants.
6. Contractor Change Orders: Prepare and facilitate the execution of all Change Order Requests and Contract Change Orders.
7. Logistics: Ensure site logistics are modeled to keep safety, order, and a good working environment.
8. Material Tracking: Maintain a material tracking log for all long lead time items with a lead time of more than three (3) weeks.
9. SWPPP: Scope Best Management Practices (BMP's) conforming to State guidelines to Prime Trade Contractors to prevent polluting the Storm Water system. The projects do not require a SWPPP and thus a SWPPP permit will not be obtained by the District.
10. Record Set: Maintain a current set of electronic documents. The plans are to be updated with all Addendum, RFI's, and Architect plan modifications. The set is to be current on a weekly basis, and uploaded onto a District SharePoint site.
11. District Project SharePoint Site: CM is to maintain current documents within a District SharePoint site set up for the project. The CM at a minimum is to upload on a weekly basis the following documents; record set, contract documents, submittals, meeting minutes, RFI's, Photos, and CORs.
12. Monthly Contractor Payment Application Management: Manage and process the monthly contractor payment applications. Collect, review, and approve draft applications, collect and verify payment application, track and manage lien releases, coordinate the approval of the payment applications with all signers and transmit to the District.
13. Contractor Insurance: Collect and manage contractor insurance to ensure all insurance requirements by the District are met.

C. Construction Project Closeout: Construction Manager shall provide services to ensure that all closeout items identified in the Contract Documents are completed by Contractors. Manage the completion of each Prime Contract including, but not limited to the following:

1. Prime Contractor Closeout: Close out and recommend to the District a Notice of Completion be filed for each Prime Contractor. Resolve all change order costs

IRVINE UNIFIED SCHOOL DISTRICT

- and provide a reconciliation letter signed by the contractor agreeing to their final contract value.
2. O&M Manuals: Manage the collection and assembly of all Maintenance and Operation Manuals including manufacturer equipment and material warranties in electronic format.
 3. Trainings: Facilitate the completion of all required trainings.
 4. Attic Stock: Manage the turnover of all attic stock items.
 5. As-Built Documents: Provide accurate As-Built documents in electronic format.
 6. State/Local Closeout: Actively manage and oversee the filing and record keeping of all related State/Local agency required documents for project closeout, specifically the DSA form 6C for each contractor.
 7. Punch List: Facilitate, document, and manage the Contractor punch list of items identified to not be in conformance with the minimum requirements of the Contract Documents.
 8. Document Turnover: Turn over all Submittals, RFI's, Meeting Minutes, Pictures, Schedules, Change Orders, etc. in electronic pdf format with a log. Organize submittals by CSI specification numbers matching the specifications.

II. SUBMITTAL REQUIREMENTS

A. General Information

1. Each organization submitting a Proposal shall submit one (1) electronic copy in PDF format plus two (2) copies in a sealed envelope prominently marked with: RFP, Bond Measure E Series-1 Expansion Project Venado M.S.
2. Submittals shall be signed by an authorized individual or officer of the firm submitting the statement.
3. Please use only 8 ½" x 11".
4. Limit the entire proposal to a minimal page count to avoid excessive proposal length. The District is interested in the proposed staff and their associated rates.
5. In order to control information disseminated regarding this RFP, organizations interested in submitting proposals are **not** to make personal contact with the members of the Governing Board, and District staff with the exception of the individual(s) listed below:

IRVINE UNIFIED SCHOOL DISTRICT

**Construction Services Staff
Facilities Planning / Purchasing Staff**

6. Organizations who contact any member of the Board of Education, District staff, or Architect without following the above listed protocol may be eliminated from further consideration. Oral communications of District employees concerning this RFP shall not be binding on the District and shall in no way excuse the organization of their obligations as set forth in the RFP.
7. The Board of Education of the Irvine Unified School District reserves the right to accept or reject any or all submissions, to negotiate with any or all responsible submitters, and to waive any irregularity for this RFP.
8. Proposals found to be incomplete may be rejected as non-responsive.
9. Submitters shall be responsible for any and all expenses that may occur in preparing proposal(s).

B. Request for Information (RFI) and/or Clarification

1. Request for information, regarding this proposal, must be submitted in writing and emailed to the following individual: Linda Risberg at LindaRisberg@iusd.org, within the timeframe stated in the proposed schedule. RFI's received after the deadline will not receive a response.
2. All RFI's will be responded to in the form of an Addendum on or before the time stated in the proposed schedule – refer to Section IV.
3. The Facilities, Planning & Construction Department will not be responsible for RFI's transmitted to the wrong department or person, nor will it be the responsibility of that department/person to forward your request to the designated person identified in the RFP.

C. Submittal Format & Contents

1. **Letter of Interest**
Include name of firm, address, telephone number, type of firm (i.e., corporation) and name of principal contact. Letter must be signed by representative of firm with authorization to bind firm by contract.
2. **Personnel Resumes**
Provide one resume per person using one single side page. The District reserves the right to interview any proposed personnel prior to accepting them to provide services.
3. **Fee**
Include the completed Exhibit A and D in your proposal and provide additional

IRVINE UNIFIED SCHOOL DISTRICT

rates for services not included in the exhibit A that may be offered to the District as options to deliver the projects most efficiently.

III. SELECTION PROCESS

The District will screen the received proposals. The selection will be based upon, but not limited to, the following criteria:

- Organization, clarity, completeness, and responsiveness
- Experience and expertise of the proposed staff members
- Fees

A formal team interview is not planned to be performed but individuals may be interviewed upon request by the District in order to support the decision making process.

The District is not obligated to explain any deficiencies in their proposal, nor accept requests for justification from firms not selected. The District reserves the right to accept or reject any and all proposals, or any portion or combination thereof, to contract services with whomever and in whatever manner the District decides, to abandon the services entirely, to award on the basis of the total proposal, and to waive any informality or non-substantive irregularity, as the interests of the District may require. The award of a contract is at the sole discretion of the District.

IV. PROPOSED SCHEDULE

- | | |
|------------------------------------|---------------------|
| • Issuance of Request for Proposal | 12/9/2016 |
| • RFI Deadline | 01/11/2017 |
| • Issuance of Final Addendum | 01/13/2017 |
| • Request for Proposal Due Date | 01/19/2017 @ 2:00pm |
| • Board Approval | 02/7/2017 |

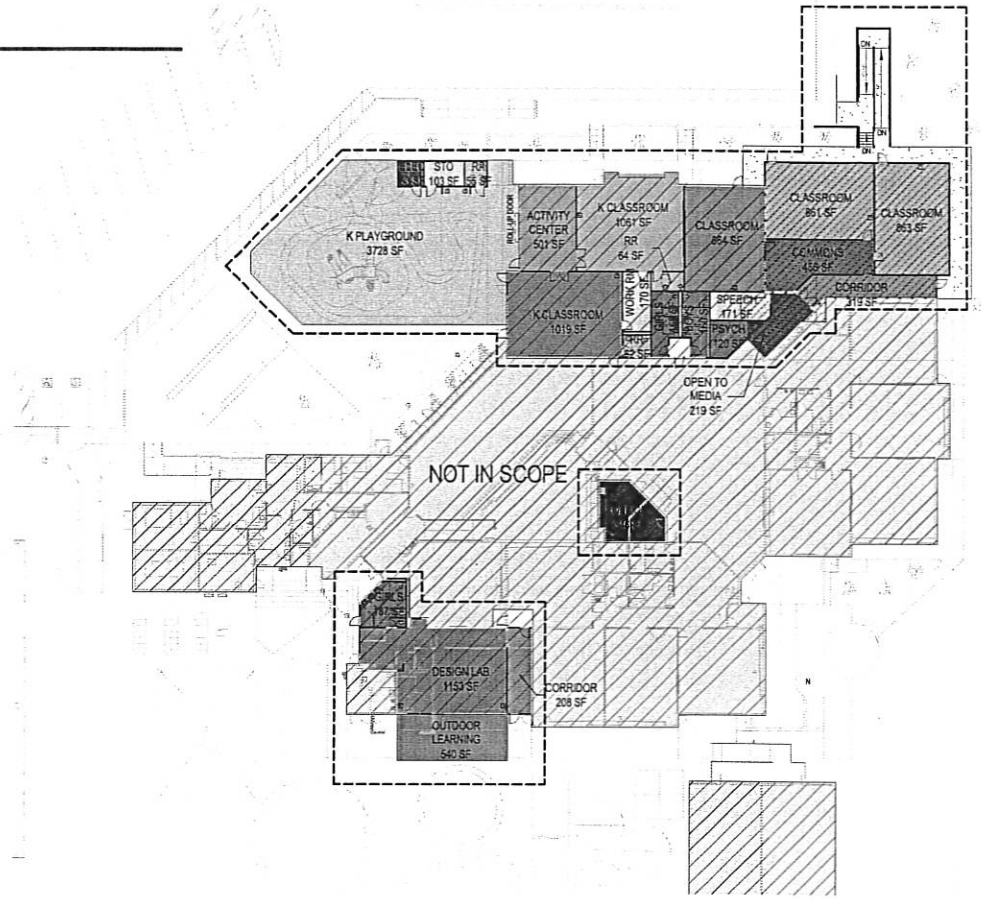
V. ATTACHMENTS

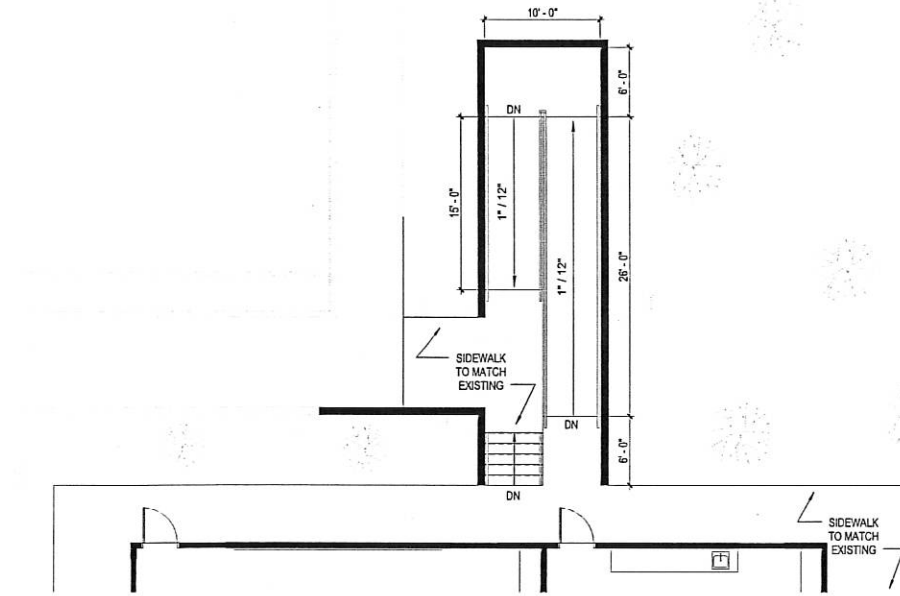
- CM Agreement
- Exhibit A – Fee Proposal Matrix
- Exhibit B – General Condition Expenses
- Exhibit C – CM Services Project Schedule
- Exhibit D – CM Services Billing Rates

A002

PROPOSED SITE PLAN

- ACTIVITY CENTER
- BOYS
- CLASSROOM
- COMMONS
- CORRIDOR
- DESIGN LAB
- ELEC
- ECLS
- GIRLS
- K CLASSROOM
- K PLAYGROUND
- OFFICE
- OPEN TO MEDIA
- OUTDOOR LEARNING
- PSYCH
- RR
- SPEECH
- STO
- WORK RM

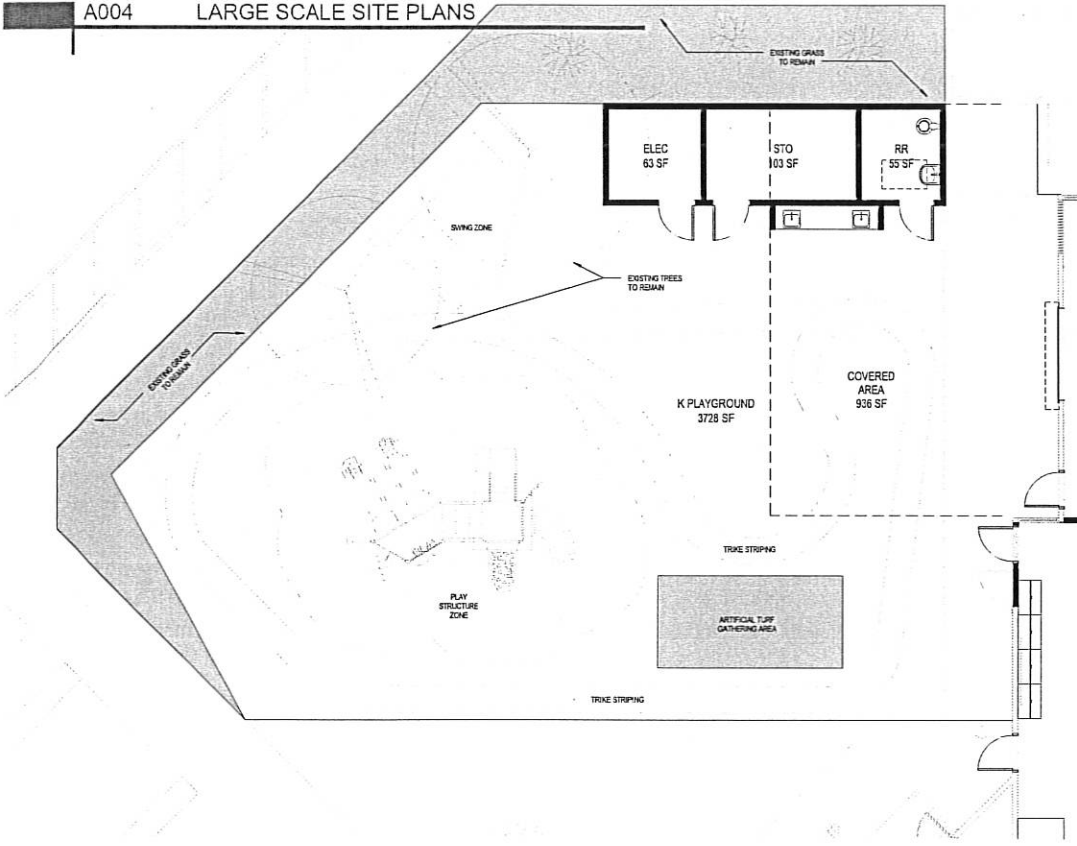




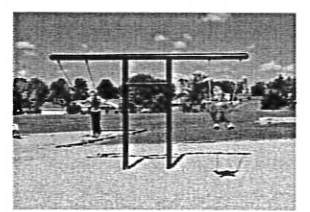
1 NEW RAMP PLAN

A004

LARGE SCALE SITE PLANS



MIRACLE RECREATION TOTS' CHOICE TWO DECK SYSTEM
 MODEL: #718-S075J
 AGES: 2-12
 PROTECTIVE AREA: 34'x27'
 FALL HEIGHT: 5'
 PLAY AREA CAPACITY: 30-40



MIRACLE RECREATION 8' TWING SWING WITH 2 SEATS
 MODEL: #2012S
 AGES: 2-12
 FALL HEIGHT: 8'

1 KINDERGARTEN PLAY YARD

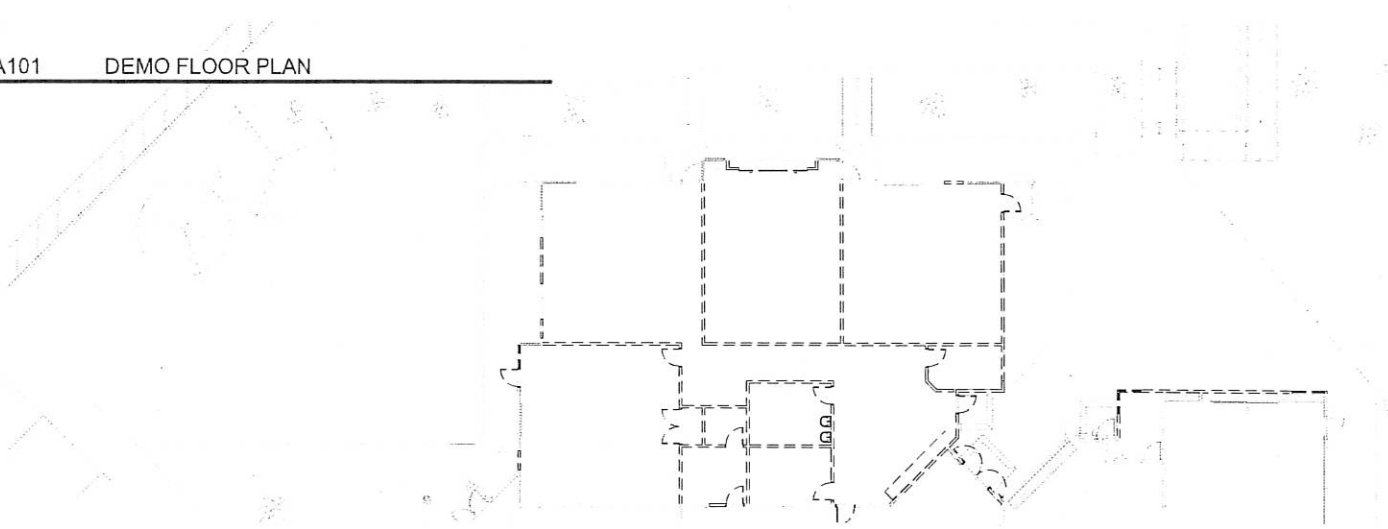
EASTSHORE ELEMENTARY SCHOOL MEASURE E FPP
 01/05/2017
 1/8" = 1'-0"

NOTES: SEE INFORMATION ON CONCEPTUAL, MEASURE AND VERIFY
 TO QUALITY ASSURANCE (Q.A.) AND Q.C. (QUALITY CONTROL) AND Q.M. (QUALITY MANAGEMENT) AND Q.P. (QUALITY PLAN) AND Q.R. (QUALITY RECORD) AND Q.S. (QUALITY SURVEILLANCE) AND Q.T. (QUALITY TRAINING) AND Q.U. (QUALITY UPDATES) AND Q.V. (QUALITY VERIFICATION) AND Q.W. (QUALITY WORK) AND Q.X. (QUALITY EXCELLENCE) AND Q.Y. (QUALITY YIELD) AND Q.Z. (QUALITY ZONE)

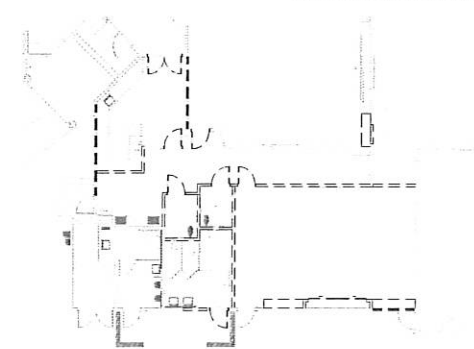
1650 SPRUCE STREET, SUITE 309
 RIVERSIDE, CALIFORNIA 92507
 P: 951 682 9470



A101 DEMO FLOOR PLAN



1 KINDER & 1ST GRADE DEMO PLAN



2 DESIGN LAB DEMO PLAN



3 RESOURCE OFFICE DEMO PLAN

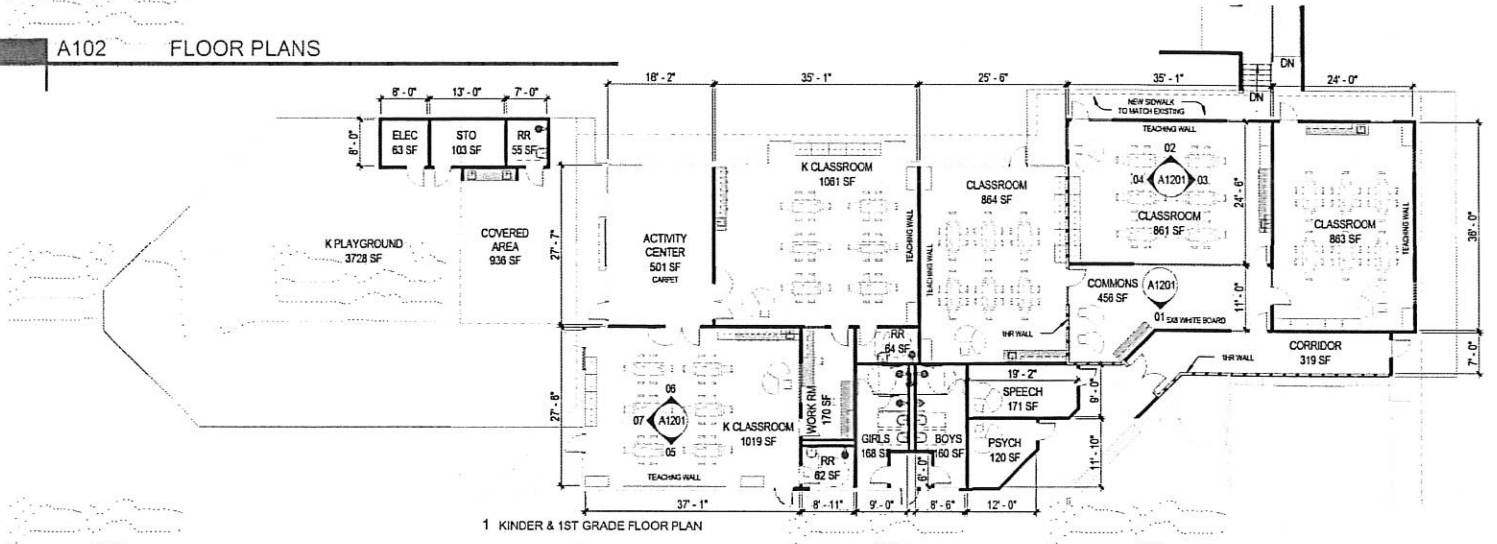
EAST SHORE ELEMENTARY SCHOOL MEASURE E FPP
 01/05/2017
 1/16" = 1'-0"

NOTES:
 1. THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THIS STATEMENT AND ANY OTHER INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OR A SOLICITATION OF AN OFFER.
 3. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROJECT.

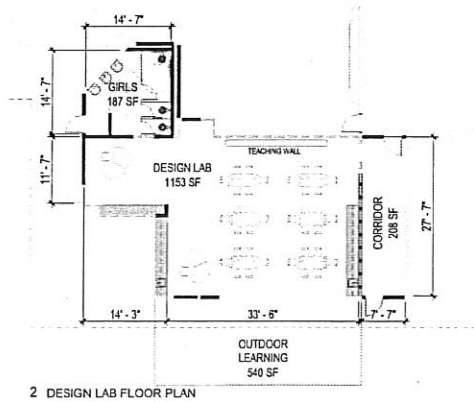
1450 SPURLOCK STREET, SUITE 300
 RIVERSIDE, CALIFORNIA 92507
 T: 951 682 0470
 F: 951 682 0470



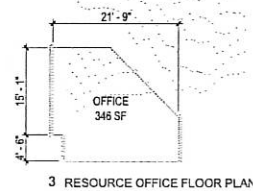
A102 FLOOR PLANS



1 KINDER & 1ST GRADE FLOOR PLAN



2 DESIGN LAB FLOOR PLAN



3 RESOURCE OFFICE FLOOR PLAN

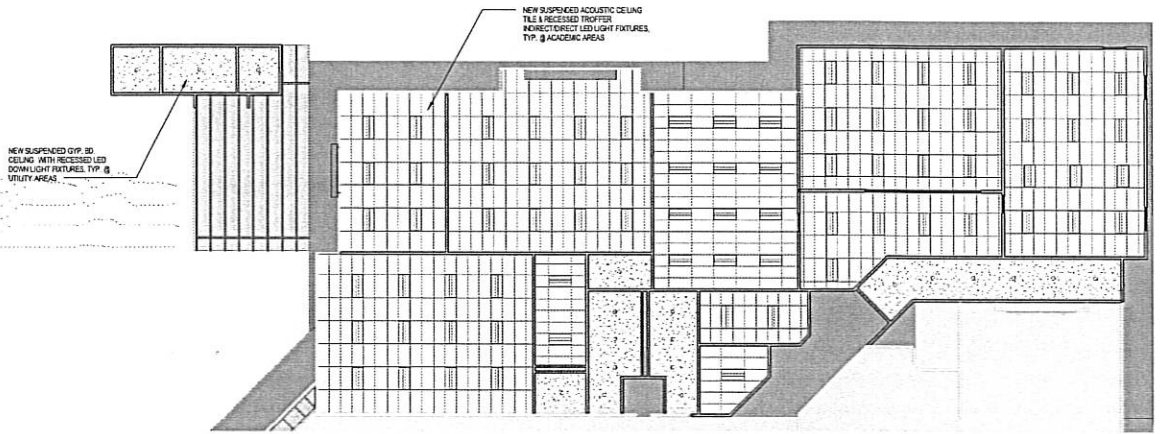
EASTSHORE ELEMENTARY SCHOOL MEASURE E FPP
01/05/2017
1/16" = 1'-0"

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

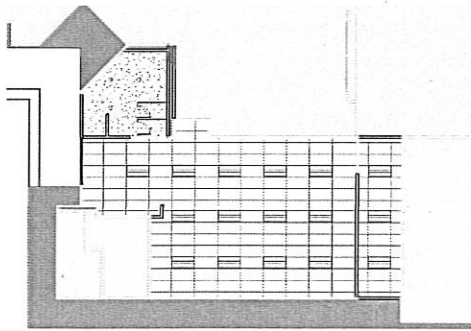
1650 SPRUCE STREET, SUITE 300
RIVERSIDE, CALIFORNIA 92507
T: 951 682 0470



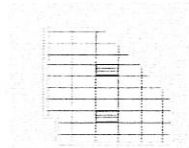
A301 REFLECTED CEILING PLAN



1 KINDER & 1ST GRADE RCP

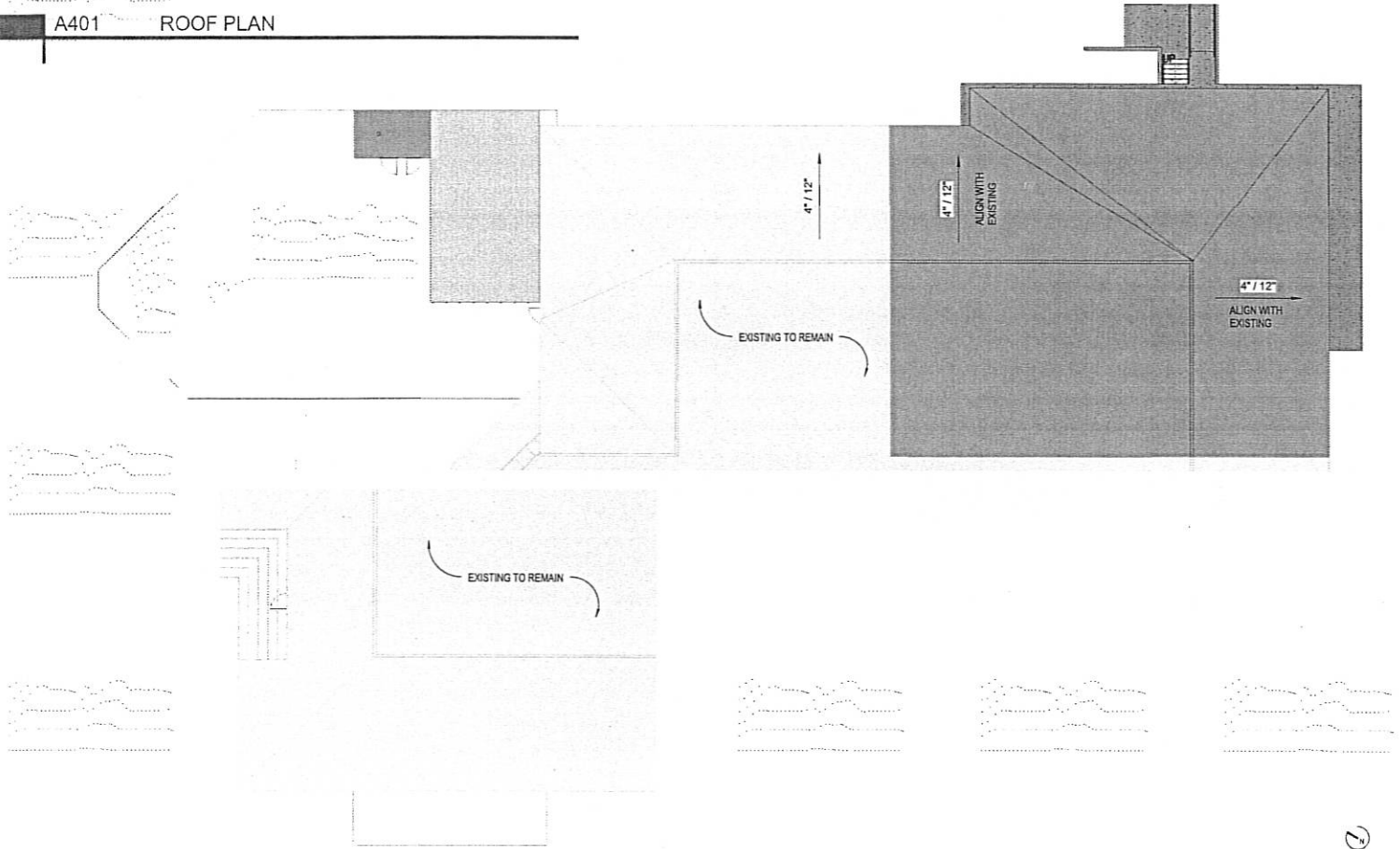


2 DESIGN LAB RCP



3 RESOURCE OFFICE RCP

A401 ROOF PLAN



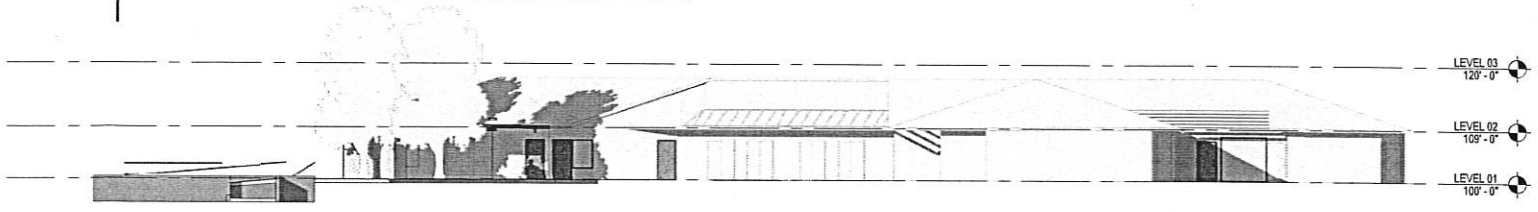
EASTSHORE ELEMENTARY SCHOOL MEASURE E FPP
 01/05/2017
 1/16" = 1'-0"

NOTES: THE INFORMATION IS CONCEPTUAL. VERIFY THE VERTICAL CLEARANCE OF ALL STRUCTURES BEFORE PROCEEDING WITH THE DESIGN.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.

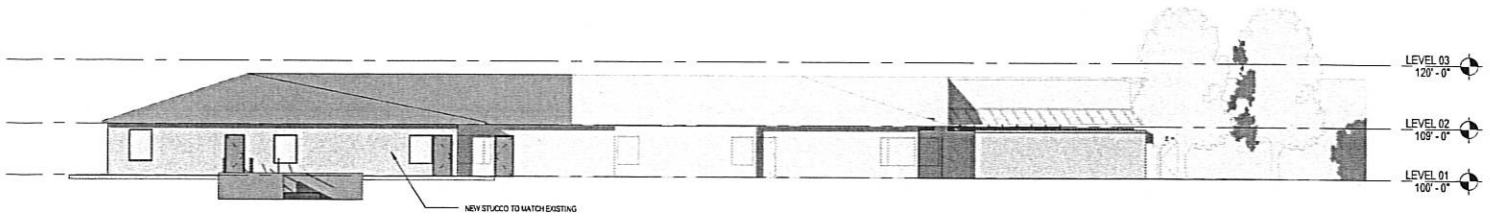
1650 SPRUCE STREET, SUITE 300
 RIVERSIDE, CALIFORNIA 92507
 P: 951 682 0470



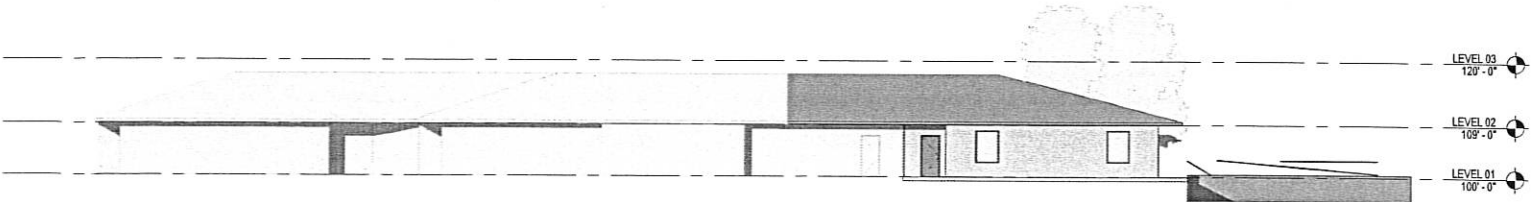
A501 EXTERIOR ELEVATIONS



01 WEST ELEVATION



02 NORTH ELEVATION



03 EAST ELEVATION

EASTSHORE ELEMENTARY SCHOOL MEASURE E FPP
 01/05/2017
 1/16" = 1'-0"

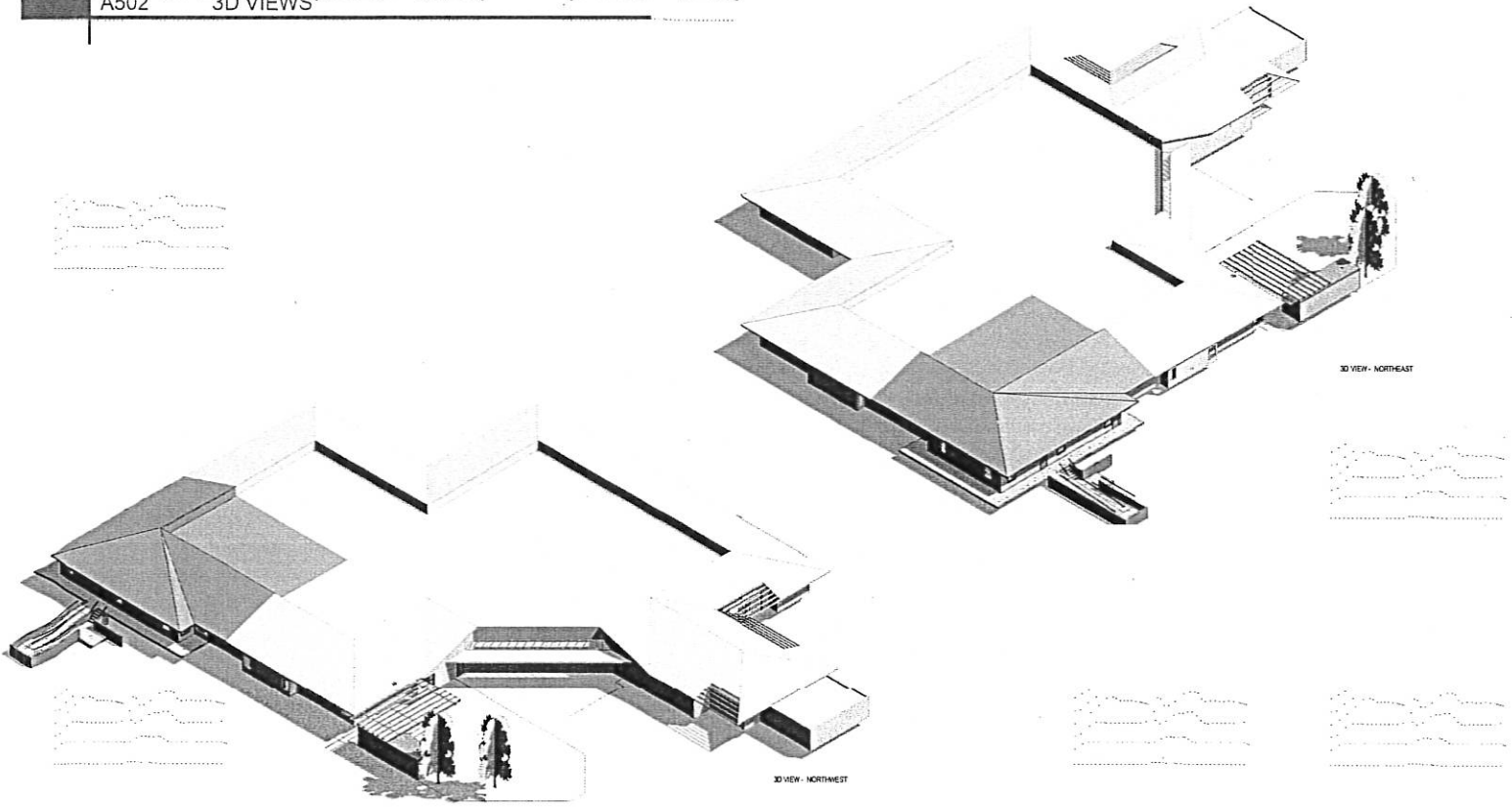
NOTE: THE ARCHITECTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECTOR HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECTOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT.

1650 SPURLOCK STREET, SUITE 300
 RIVERSIDE, CALIFORNIA 92507
 T: 951.682.0470



A502

3D VIEWS



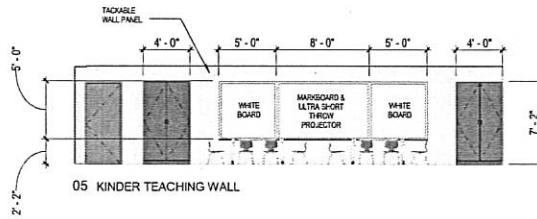
EASTSHORE ELEMENTARY SCHOOL MEASURE E FPP
01/05/2017

NOTES: THE ARCHITECTURE IS CONCEPTUAL AND NOT FOR CONSTRUCTION.
THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED,
AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION OR DATA
PROVIDED BY ANY SOURCE OR AS TO THE RESULTS OF ANY ANALYSIS OR DESIGN OF THE ARCHITECT.

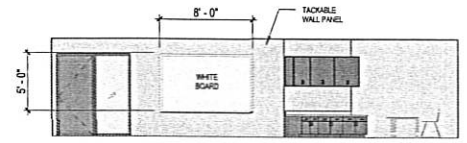
1650 SPRUCE STREET, SUITE 300
RIVERIDGE, CALIFORNIA 92507
P: 951.682.0470



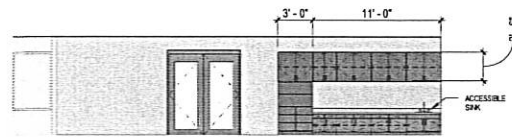
A1201 INTERIOR ELEVATIONS



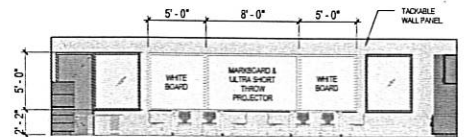
05 KINDER TEACHING WALL



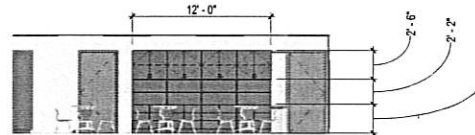
01 COMMONS



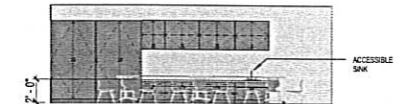
06 KINDER CASEWORK WALL



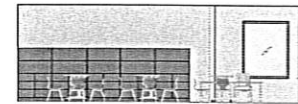
02 1ST GRADE TEACHING WALL



07 KINDER CASEWORK WALL



03 1ST GRADE CASEWORK WALL



04 1ST GRADE CASEWORK WALL

USD Bond Measure E Series 1 Expansion Project Venado MS & Eastshore ES
Exhibit A - CM Fee Proposal Matrix
RFP Addendum 1 Issued January 11, 2017

Project	Precon Duration Months	Const. Duration Months	Closeout Duration Months	Precon Start Date	Precon Finish Date	Const. Start Date	Const. Finish Date	Contract Closeout Start Date	Contract Closeout Finish Date
Project	15	14	2	03/01/17	05/31/18	06/01/18	07/31/19	08/01/19	09/30/19
	Monthly Rate for Precon Services	Precon Total	Monthly Rate for Construction Services	Construction Total	Monthly Rate for Contract Closeout Services	Contract Closeout Total	Combined Total of Precon Const. Closeout		
Venado Middle School	\$	\$	\$	\$	\$	\$	\$		
Eastshore Elementary School	\$	\$	\$	\$	\$	\$	\$		
TOTAL	\$	\$	\$	\$	\$	\$	\$		
<i>Construction Manager is to provide rates in the empty cells above filled with yellow. This document will be utilized as an attachment to the Agreement and the schedule of values for invoicing purposes if the proposing Construction Manager is selected to perform services.</i>									

Exhibit "C"

Irvine Unified School District - Stonegate Elementary School

C. W. DRIVER, CONSTRUCTION MANAGEMENT

General Conditions Expenses - During Construction Phase

June 7, 2007

GC #	Description	15 Months	Provided By
01064	SAFETY		
01065	SAFETY LABOR		In Trades
01399	MOBILIZE/DEMOLIBLIZE		
01407	INSTALL / MAINTAIN / REMOVE - Water & Waste Utility Infrastructure to CM & Inspector Trailers		By Distrct
01408	INSTALL / MAINTAIN / REMOVE - Electrical and Phone Infrastructure to CM & Inspector Trailers		By Distrct
01509	TEMPORARY UTILITIES FOR CONSTRUCTION		
01510	TEMPORARY WATER INFRASTRUCTURE (CONSTRUCTION WATER)		In Trades
01513	TEMP. ELEC. / CABLE / PHONE INFRASTRUCTURE to Trailers (poles, cable, connections, etc.)		In Trades
01515	POWER LINES/CORDS		In Trades
01518	POWER CONSUMPTION- Construction Use and CM & Inspector Trailers		By Distrct
01520	WATER CONSUMPTION - Construction Use and CM & Inspector Trailers		By Distrct
01523	TEMP OFFICE SANITATION - CM & Inspector Trailers / jobsite		By Distrct
01530	BARRIER & ENCLOSURE		
01531	TEMPORARY CHAIN LINK		By Distrct
01532	PEDESTRIAN CANOPY		By Distrct
01540	SECURITY		
01541	WATCHMAN/GUARD SERVICE		By Distrct
01550	ACCESS/PARKING		
01552	TEMPORARY PARKING		By Distrct
01553	TEMP. STAIRS/LADDERS		In Trades
01560	CLEAN-UP & GEN. LABOR		
01561	GENERAL CLEAN-UP		In Trades
01562	TRADE CLEAN-UP		In Trades
01563	TRASH REMOVAL/DUMP		In Trades
01563	3 CY TRASH BIN FOR CM and INSP. TRAILERS		By Distrct
01564	DUST PALLIATION		In Trades
01565	TEMP. DEWATERING		In Trades
01566	EMERGENCY CLEAN-UP		In Trades
01570	TRAFFIC CONTROL		
01571	FLAGMEN		In Trades
01590	FIELD ENCLOSURES		
01592	ARCHT'S/INSP. OFFICE		By Distrct
01640	PROJECT SUPPLY/EXPS		
01642	PRINT AND SHIP BLUE PRINTS / SPECIFICATIONS		By Distrct
01709	FINAL CLEAN-UP		
01710	FINAL CLEAN-UP		By Distrct
01799	RENTAL EQUIP./TOOLS		
01800	RENTAL EQUIP./TOOLS		In Trades

01909	TESTS & INSPECTIONS			
01910	TESTS & INSPECTIONS			By Distrct

IUSD Bond Measure E Series 1 Expansion Project Venado M.S.

Exhibit D - CM Services Billing Rates

RFP Issued December 9, 2016

SCHEDULE

	7/1/2016 - 7/1/2017	7/1/2017 - 7/1/2018	7/1/2018 - 7/1/2019
LABOR CLASSIFICATION	HOURLY RATE	HOURLY RATE	HOURLY RATE
ACCOUNTING	\$	\$	\$
ASSISTANT PROJECT MANAGER	\$	\$	\$
ASSISTANT SUPERINTENDENT	\$	\$	\$
CARPENTER	\$	\$	\$
CARPENTER FOREMAN	\$	\$	\$
CLERICAL	\$	\$	\$
ESTIMATOR	\$	\$	\$
FIELD SUPERINTENDENT	\$	\$	\$
GENERAL SUPERINTENDENT	\$	\$	\$
IT SUPPORT	\$	\$	\$
LABORER	\$	\$	\$
LABORER FOREMAN	\$	\$	\$
PROJECT ENGINEER	\$	\$	\$
PROJECT EXECUTIVE	\$	\$	\$
PROJECT MANAGER	\$	\$	\$
QUALITY CONTROL MANAGER	\$	\$	\$
SAFETY MANAGER	\$	\$	\$
SCHEDULER / COST ENGINEER	\$	\$	\$
SENIOR ESTIMATOR	\$	\$	\$
SENIOR PROJECT MANAGEMENT	\$	\$	\$
SENIOR FIELD SUPERINTENDENT	\$	\$	\$
TRUCKING / DELIVERIES	\$	\$	\$