Dear Jonathan & Members of the Selection Committee,

On behalf of Studio W Architects, I am pleased to present our qualifications to Newport Mesa Unified School District for architectural services. As a leader in the management and design of public education projects throughout California, we are confident that you will find our qualifications to be befitting of the measures your new construction, modernization and maintenance projects.

Studio W Architects has been working with clients in the Orange County and Southern California region for many years. Most notably, we serve as the bond program managers and architects for the entire $160 million Measure Q General Obligation Bond Program for Huntington Beach City School District, where we have worked since 2016. We also currently share strong working relationships with Buena Park School District, Oak Park Unified School District, Glendora Unified School District and Red Hook Capital Partners, a charter school development firm in Southern California. Previously, Studio W has worked with Anaheim School District, Brea Olinda Unified School District and Long Beach Community College District, and have extensive experience with the regional DSA office, local fire authorities and public utility providers.

As an associate and client leader of our Irvine office, Tony Pacheco-Taylor AIA, LEED® AP will serve as the primary point of contact and senior project manager for Newport Mesa USD projects. Tony previously enjoyed a long-term working relationship with Newport Mesa USD with a prior firm, and will continue to bring his knowledge and experience working with the District to any new projects Studio W may be assigned.

Our goal, as with all of our public education clients statewide, is to demonstrate our ability to bring value to our clients by going well beyond design with solutions that are exceptionally creative, fiscally responsible and time sensitive. We trust that you will find our qualifications to be consistent with that promise and that we can very effectively move forward with project opportunities at your district given our past working relationship and experience in the region.

Sincerely,

Brian Whitmore, AIA, LEED AP
President & CEO

916.254.5602 o | 916.626.1303 c
BrianW@StudioW-Architects.com
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SECTION A.

BUSINESS PROFILE - PROVIDE A PROFILE OF YOUR COMPANY
FIRM HISTORY

Established in 1989, Studio W Architects (legal name: Studio W Associates, Inc.) has extensive experience in the master planning, design, funding and construction administration of educational projects. With offices in San Jose, Sacramento and Irvine, and 32 employees, we are able to provide full service architecture to school districts throughout California and also enjoy close proximity to the regulatory agencies that govern public education projects (such as DSA, OPSC, CDE, etc.).

Our expertise in the design of educational facilities has been developed over the firm’s 32 years of history with successful delivery of over $3 billion in projects. Studio W’s educational experience encompasses projects of all types and sizes, from modernization and expansion projects to new buildings and school campuses.

Studio W’s comprehensive approach to the architectural design process includes programming, master planning and project implementation, with public school design accounting for approximately 90% of Studio W’s portfolio.

FIRM INFORMATION

Business
» Legal Form: California Corporation, Small Business Enterprise
» Years in Business & Providing Services: 32

Locations
» Corporate: 408.588.3800
111 North Market Street, Suite 710, San Jose, CA 95113
» Local: 949.774.2920
400 Spectrum Center Drive, Suite 1640, Irvine, CA 92618

Key Personnel Experience
Refer to Section B for staff resumes.

Senior Members & Ownership
» Brian Whitmore, AIA, LEED® AP
President & CEO (100% owner)
7 years with Studio W

» James Moore, RA, LEED AP
COO
12 years with Studio W

» Michael Henning, AIA, LEED AP
Associate Principal
10 years with Studio W

» Tony Pacheco-Taylor, AIA, LEED AP
Client Leader, Associate
2.5 years with Studio W

» Brie Gargano, AIA, LEED AP, CDT
Client Leader, Associate
6 years with Studio W

» Michele Gargano, AIA, LEED AP, CDT
Client Leader, Associate
6 years with Studio W

» Chelsea Pozar, CPSM
Marketing & Business Development Manager, Associate
5 years with Studio W
SECTION B.

EXPERIENCE
Studio W has 32 years of experience designing and implementing modernization and new construction projects.

MODERNIZATION VS. NEW CONSTRUCTION

Modernization
With modernization projects, we are typically dealing with facilities that were originally built in the 1950’s and 1960’s and have been upgraded in a variety of ways since then. It is our job to turn these spaces into modern learning environments that feature all the hallmarks of a contemporary campus. This often includes code, health and safety compliance; roof repairs or replacements; hazardous materials abatements; 21st Century classroom modernizations; mobile/adaptable furnishings; integration of technology; ergonomics; comfort and control; balanced/natural light; and supportive acoustics. For remodel projects specifically, we consider the following factors:

» The first priority of any modernization is the life-safety of the occupants. We work with our structural engineer and DSA to establish design standards that are acceptable to all parties.

» Depending on the level of existing facilities condition analysis that has been performed already, we may need to conduct another, more thorough investigation of the specific building or space being considered:
  - Drawings review
  - Uncovering of as-built documentation/plan sheets
  - Site and building surveying
  - Geotechnical and geohazard documentation
  - Hazmat reporting
  - DSA Tracker review of “non-certified” projects
  - Any other CEQA documentation that may be required

BEFORE

Dwyer Middle School Modernization | Huntington Beach, CA
New Construction
Our approach to a new construction project is considerably less complex, as compared to a modernization effort, given that new construction projects can often be segregated and “zoned off” from the rest of the campus to allow construction to proceed during the school year rather than being compressed into the summer months. Nevertheless, since we are creating something from scratch, we have to be keenly aware of the infrastructure that supports it and the guidelines for design (that may not otherwise be defined by District Standards). The following are considerations specific to a new campus, new building or significant new addition:

» The Studio W Team will conduct a comprehensive visit of the site in consideration with the entire consulting team to further evaluate the condition of the site (or portion thereof) slated for new construction. Factors such as adequate site utilities, access for construction vehicles and equipment, staging for construction materials, interim housing for affected programs and services, etc. will be evaluated.

» New construction projects typically have longer time frames and lead times for certain items, including design, agency approval, construction and construction materials. It is critical to factor these into the process of scheduling and cost estimating.

» Depending on the District Standards that exist, a new construction project has the ability to define new parameters for standards and the products that are used. Often, this gives the District the ability to create new standards that might otherwise be compromised in the modernization process.

PROJECT LISTING
Refer to the following pages for Studio W’s 20 most relevant and recent K-12 projects within the past three years.
Dwyer Middle School has transformed dramatically under the Measure Q Bond Program. Phase 1 work entailed complete renovation of the main classroom building, including upgrades to all classroom spaces to transform them into 21st Century learning environments. The rooms are equipped with agile, movable furniture and interactive technology to allow maximum flexibility in how instructional material is taught and presented. Each space was outfitted with specific furniture and technology customized to the particular program of that classroom. Improvements were also made to the administration lobby.

Phase 2 projects renovated the more modern Case Building, which includes math and science classrooms and labs, as well as a new mural to refresh the exterior of the original school facility. The library was converted to a learning commons and the food services spaces were activated into a social environment where students can socialize, engage and collaborate. The new student hub is a place to see and be seen!

**Construction Dates**
- **Phase 1:** 2017-2018
- **Phase 2:** 2018-2019

**Construction Cost**
- $12.3 million

**Client Contact**
- Dr. Leisa Winston, Ed.D.
  Superintendent
  714.964.8888
  lwinston@hbcsd.us

**Key Project Elements**
- Campus Renovation
- Exterior & Interior Improvements
- 21st Century Learning Principles
- Infrastructure & Systems Upgrades
- Sustainability Integrated Throughout
- Lease-Leaseback Delivery
DWYER MIDDLE SCHOOL
GYMNASIUM & STEM ACADEMY

Huntington Beach City School District | Huntington Beach, CA

Studio W Architects designed a new STEM Academy at Ethel R. Dwyer Middle School. STEM and CTE programs are integral to 21st Century middle school curriculum and there was no space to house them at the campus previously, thus the facilities were designed and built as part of the Phase 1 project implementation.

The STEM facilities consist of three main spaces, including a fabrication lab, technology lab and student presentation/lecture space. Each area within the STEM labs contain adaptable furniture to allow for flexible teaching environments, a variety of different activities and individualized learning modalities to support several instructional approaches.

The entrance to the STEM Academy is positioned in a lowered plaza that serves as an inviting approach for students and visitors. The plaza has multiple entry points and contains various seat wall planters to allow learning, socialization and interaction to happen beyond the classroom walls.

The gymnasium/multipurpose building consists of a basketball court that can also be used for volleyball. The courts are complemented with a stage centered on the axis of the courts to allow maximum visibility.

**Construction Dates**
» 2018-2019

**Construction Cost**
» $12.7 million

**Client Contact**
» Dr. Leisa Winston, Ed.D.
Superintendent
714.964.8888
lwinston@hbcsd.us

**Key Project Elements**
» New STEAM Classroom Wing to Replace Portable Buildings
» New Gymnasium
» 21st Century Learning Principles
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
HAWES ELEMENTARY SCHOOL MODERNIZATION

Huntington Beach City School District | Huntington Beach, CA

As part of the Measure Q projects at Huntington Beach City School District, Studio W Architects modernized Hawes Elementary School. The primary focus of the renovation was to implement a 21st Century learning environment in an overall effort to upgrade the classrooms district-wide to next generation learning standards. Hawes Elementary School also received health, code and safety improvements, such as those mandated by AB 300, accessibility and other systems/infrastructure updates.

The 21st Century classroom renovations provided new furniture and interactive technology to improve the learning environments and allow maximum flexibility in how instructional material is taught and presented. Specific furniture and technology were selected for each classroom space that appropriately caters to each grade level.

Construction Dates
» 2018-2019

Construction Cost
» $6 million

Client Contact
» Dr. Leisa Winston, Ed.D. Superintendent
714.964.8888
lwinston@hbcsd.us

Key Project Elements
» Elementary School Renovation
» Entry & Security Enhancements
» 21st Century Learning Principles
» Technology, Maintenance & Operations Upgrades
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
MOFFETT ELEMENTARY SCHOOL MODERNIZATION

Huntington Beach City School District | Huntington Beach, CA

The highest priority of Huntington Beach CSD’s Measure Q bond program was to provide next generation classrooms at all campuses district-wide. The students at Moffett Elementary School were welcomed back to the 2019/2020 school year with state-of-the-art 21st Century classrooms featuring the latest innovations and technology. The school also received health, code and safety improvements, such as those mandated by AB 300, accessibility and other systems/infrastructure updates.

Construction Dates
» 2018-2019

Construction Cost
» $6.6 million

Client Contact
» Dr. Leisa Winston, Ed.D.
Superintendent
714.964.8888
lwinston@hbcsd.us

Key Project Elements
» Elementary School Renovation
» Entry & Security Enhancements
» 21st Century Learning Principles
» Technology, Maintenance & Operations Upgrades
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
The renovation of Huntington Seacliff Elementary School entails the campus-wide modernization of classroom spaces into modern and globally competitive learning environments. This includes the library, which was converted into a state-of-the-art learning commons with collaboration spaces in the corridors to further enhance the philosophy that “learning happens everywhere.” The school was outfitted with new, adaptable furniture that can be moved and reconfigured to support a variety of different teaching and learning methodologies. New technology, health, code and safety improvements, site upgrades and infrastructure, and systems replacements round out the scope of the modernization project.

**Construction Dates**
» 2019–2020

**Construction Cost**
» $7.7 million

**Client Contact**
» Dr. Leisa Winston, Ed.D.
  Superintendent
  714.964.8888
  lwinston@hbcsd.us

**Key Project Elements**
» Elementary School Renovation
» Entry & Security Enhancements
» 21st Century Learning Principles
» Technology, Maintenance & Operations Upgrades
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
The modernization of Agnes L. Smith Elementary School was completed in two parts and included campus-wide classroom renovations and a new administration and classroom building. Part I was completed in the Fall of 2019 and consisted of transforming the classrooms to align with the District’s goal of renovating all facilities to support the latest technology, equipment, furnishings and teaching methodologies of next generation learning.

Part II was completed in the Fall of 2020 and includes a new classroom and administration wing. This new building shifts the entry of the school to 17th Street while providing enhanced site safety and security. Upon administrative staff having moved into the new facility, the former administration space and learning resource center will be modernized along with improvements to the multipurpose and food service facilities.

**Construction Dates**
- **Phase 1:** 2018–2019
- **Phase 2:** 2019–2020

**Construction Cost**
- $18.1 million

**Client Contact**
- Dr. Leisa Winston, Ed.D.
  Superintendent
  714.964.8888
  lwinston@hbcsd.us

**Key Project Elements**
- Elementary School Renovation
- Entry & Security Enhancements
- 21st Century Learning Principles
- Technology, Maintenance & Operations Upgrades
- Sustainability Integrated Throughout
- Lease-Leaseback Delivery
The modernization of Peterson Elementary School comprises 21st Century improvements to all classrooms campus-wide. It improves the food service facility with a new warming kitchen, a library to learning commons renovation and incorporates a fitness component into the existing CLAPP wing. Additional parking is also planned north of the CLAPP wing facility.

**Construction Dates**
» 2020–2021

**Construction Cost**
» $7.8 million

**Client Contact**
» Dr. Leisa Winston, Ed.D.
  Superintendent
  714.964.8888
  lwinston@hbcsd.us

**Key Project Elements**
» Elementary School Renovation
» Entry & Security Enhancements
» 21st Century Learning Principles
» Technology, Maintenance & Operations Upgrades
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
WINTERS HIGH SCHOOL RENOVATION

Winters Joint Unified School District | Winters, CA

Winters High School underwent a significant transformation, totaling $33.5 million in construction value completed over three phases. As the campus remained operational during construction, considerations for project prioritization, student safety and construction scheduling were all orchestrated by the Studio W Team.

The highlight of Phase 1 is a new Career Technical Education (CTE) Center, serving as a beacon for campus visitors and a hub for student enrichment. The facility boasts classrooms for culinary arts, sciences and technology programs. As the signature component of the overall campus renovation, this project set the tone for the new architectural vocabulary which ties back to the history of Winters with use of full brick veneer and cast bronze medallions.

Phase 2 focused on converting and improving existing space, as well as developing new educational environments, such as a new classroom wing and administration building. Existing art labs were converted into a Student Union/Cafeteria and the athletics stadium received a new 8-lane synthetic track, new bleachers and new lighting. A new classroom building was completed under Phase 3.

Construction Dates
» Phase 1: 2018–2019
» Phase 2: 2019–2020
» Phase 3: 2020–2021

Construction Cost
» $33.5 million

Client Contact
» Diana Jimenez
Superintendent
530.795.6100
djimenez@wintersjusd.org

Key Project Elements
» Campus Modernization & Additions
» New CTE Center
» Student Union/Cafeteria
» Athletic Facilities
» Administration/Counseling
» New Classroom Buildings, including Science Labs
» Design-Bid-Build & Lease-Leaseback Deliveries
PARADISE HIGH SCHOOL RECONSTRUCTION
Paradise Unified School District | Paradise, CA

After many years of anticipation, renovation at Paradise High School is finally underway. The District was excited to pass their $61 million Measure Y Bond in November of 2018 when just two days later, the Camp Fire halted their school improvement plans. Studio W Architects has spent the past 18 months working alongside the District to assist with insurance claims and refresh their master plan based on post-fire conditions and current enrollment trends.

Among the focus of the rebuild is to position Paradise High School as a magnet school for the region. Projects include a new multi-story classroom and administration wing, a new performing and visual arts center, learning resource building and science lab remodel, gymnasium remodel, reconstruction of the athletic stadium and practice fields, food service modernization, e-learning lab modernization, wrestling building reconstruction and overall health, code, safety and infrastructure updates at the campus, including painting, fencing and site security. The campus also has several non-permanent buildings that will be replaced with permanent 21st Century and STEAM facilities.

Projects will be phased to allow the campus to remain operational throughout the reconstruction, as well as to align with bond series sales and funding streams. All work is expected to be complete by 2023.

Construction Dates
» 2020 – In Progress

Construction Cost
» $42.3 million (est.)

Client Contact
» Tom Taylor
Superintendent
530.872.6400 x1223
ttaylor@pusdk12.org

Key Project Elements
» New Classroom & Admin Building, Student Union/Learning Resource Center, Performing & Visual Arts Center
» Athletic Facilities Remodel
» 21st Century Learning Principles
» Sustainability Integrated Throughout
» Lease-Leaseback Delivery
PARADISE RIDGE ELEMENTARY SCHOOL NEW ADMINISTRATION/ MULTIPURPOSE BUILDING & MODERNIZATION

Paradise Unified School District  |  Paradise, CA

This project includes the construction of a new administration and multipurpose building with associated site work. The new building creates a new pedestrian entrance for the elementary school with a new student drop-off area that includes new entry gates and an expanded entry plaza. To reinforce school spirit and identity, banners are prominently displayed at the front of the building with Paradise Ridge Elementary School’s four core values. The multipurpose area includes an indoor/outdoor platform for student performances.

**Construction Dates**
» 2020 – 2021

**Construction Cost**
» $7.1 million

**Client Contact**
» Tom Taylor  
Superintendent  
530.872.6400 x1223  
ttaylor@pusdk12.org

**Key Project Elements**
» New Classroom & Admin Building  
» 21st Century Learning Principles  
» Sustainability Integrated Throughout  
» Campus Modernization  
» Lease-Leaseback Delivery
LIPMAN MIDDLE SCHOOL MODERNIZATION

Brisbane School District | Brisbane, CA

Studio W Architects has been working with Brisbane School District in San Mateo County since the beginning of 2020 as the Bond Program Manager and Architect of Record responsible for implementing their $27 million Measure K bond program. All campuses will receive code, health and safety upgrades, including accessibility, path of travel and restroom improvements. Infrastructure updates, such as HVAC, roofing, technology, finishes and paint will also be implemented district-wide.

Lipman Middle School modernization focuses on gymnasium and basketball standards, playground drainage and an administration remodel. New construction includes a playground shade structure, tennis court and restrooms.

**Construction Dates**
» 2019–In Progress

**Construction Cost**
» $10.0 million

**Client Contact**
» Ronan Collver
  Superintendent
  415.467.0550
  rcollver@brisbanesd.org

**Key Project Elements**
» Middle School Renovation
» Entry & Security Enhancements
» Administration Renovation
» 21st Century Learning Principles
» Technology, Maintenance & Operations Upgrades
» Sustainability Integrated Throughout
» Gymnasium Renovation
» Lease-Leaseback Delivery
Studio W is working with Red Hook Capital Partners to develop an elementary school campus for Scholarship Prep Public Schools. The campus will occupy a site that is under an acre in size, so efficiency is key to provide all their requested program, including a main building, covered lunch shelter and play yard space. The play yard design incorporates pick-up and drop-off lanes as dual-use areas that become part of the play yard during school hours. The main building consists of administration, support spaces and 17 classrooms to support 450 students in grades TK-4th.

The 0.89-acre campus is located on a large arterial street less than a mile from the current campus that is co-locating with a church. The design of the school reflects the urban setting by connecting the facades of the main building and the lunch shelter to create a physical separation of the main play yard. The materials used include perforated metal, metal and cementitious panels along with traditional smooth plaster to provide texture and variation across the building.

**Construction Dates**
- Currently Bidding

**Construction Cost**
- $7.8 million (est.)

**Client Contact**
- Enrique Diaz
  - Vice President
  - 323.317.4828
  - ediaz@redhookcap.com

**Key Project Elements**
- New Campus
- 21st Century Learning Principles
- Sustainability Integrated Throughout
WESTMORE OAKS SCHOOL
HOMECOMING PROJECT

Washington Unified School District | West Sacramento, CA

The Westmore Oaks School Homecoming Project brings elementary school students back to the original Westmore Oaks campus in West Sacramento, CA. The campus’ 17 existing classrooms were modernized and 16 new classrooms were added to house the 650+ student population that moved from the current school about a block and a half away.

The original buildings were constructed in the early 1950’s and have housed preschool, elementary and high school students throughout their long history. These buildings were modernized with new technology and updated finishes, while two new buildings were added to house the intermediate students. The new buildings contain classrooms and support spaces, with a modern take on the site’s existing architecture of brick and stucco materials.

The school also received much-needed parking and drop-off areas, along with bus pull-throughs and an expanded kitchen to serve the students on-site. As safety and security are a high priority, the campus received new fencing and security measures, including electronic hardware which allow staff to lock doors internally.

**Construction Dates**
» 2020–2021

**Construction Cost**
» $15.5 million

**Client Contact**
» Angie Nichols
  Facilities, Maintenance, Operations Technician
  916.375.7629
  anichols@wusd.kl2.ca.us

**Key Project Elements**
» Renovation of Existing Elementary School
» 21st Century Learning Transformation
» Campus Entry & Security Improvements
» Technology, Maintenance & Operations Upgrades
» Interior Renovations
» Lease-Leaseback Delivery
K-8 CONVERSIONS AT MULTIPLE SCHOOLS

Natomas Unified School District | Sacramento, CA

Due to growth in the north Sacramento region, Natomas USD converted American Lakes, Bannon Creek and Jefferson Schools into K-8 models. This includes modernization of the administration and learning resource centers, as well as new classroom and gymnasium facilities. The new construction elements were purposefully designed to be site adapted for cost and time savings, with American Lakes’ and Jefferson’s scoped to include a single-story classroom building, and all three campuses are receiving a new gymnasium with specialized learning spaces. New track and field and play structures are being implemented at all three sites. At Bannon Creek and Jefferson Schools, recent modernization of the sites allowed for minimal upgrades.

The architectural vocabulary for the design resonates from the agricultural history of the Natomas area, including metal panel and “barn like” roof elements. Colors vary to represent each school’s existing palette and buildings are mirrored or flipped to provide optimum access and security on-site. Special attention was paid to the separation of upper and lower grades and a dedicated middle school “quad” was incorporated into each design to support the middle school’s identity.

**Construction Dates**
» 2020-2021

**Construction Cost**
» $54.8 million

**Client Contact**
» Jen Mellor
  Director, Facilities & Strategic Planning
  916.567.5468
  jmellor@natomasunified.org

**Key Project Elements**
» Campus Renovations
» Conversion from Elementary Schools to TK-8 Campuses
» Classroom Buildings, CTE Facilities & Gymnasiums
» 21st Century Learning Transformation
» Lease-Leaseback Delivery
Santa Teresa High School, in the Southern part of San Jose, comprises one of the largest and most prestigious high schools in the region. The new learning center will provide social and emotional spaces along with an educational resource to students. The building will serve as a beacon in the center of campus and host a learning resource center, counseling and tech support offices and two classrooms for digital art or science programs.

**Construction Dates**
- Project in Design

**Construction Cost**
- $8.9 million (est.)

**Client Contact**
- Julio Lucas
  Director of Construction, Maintenance & Facilities
  408.347.5102
  lucasj@esuhsd.org

**Key Project Elements**
- New Learning Center
- Social, Emotional & Educational Support Spaces
- Collaborative Learning Environments
- Forensic & Physical Science Labs
- “Makers” Space
- Focal Building for the Campus
- Design-Bid-Build Delivery
MAINTENANCE PROJECTS < $1 MILLION

ALLISON ELEMENTARY SCHOOL MODERNIZATION
Twin Rivers Unified School District | Sacramento, CA
This project included exterior painting, PA and bell system upgrades and new card readers.

Construction Dates
» 2017–2018

Construction Cost
» $511,000

Client Contact
» Perry Herrera, Director of Construction, Engineering
  916.566.1600 x 5026
  Perry.Herrera@twinriversusd.org

RIVER CITY HIGH SCHOOL MODERNIZATION
Washington Unified School District | West Sacramento, CA
Project included new site-secure fencing with associated paving upgrades.

Construction Dates
» 2017–2018

Construction Cost
» $500,000

Client Contact
» Angie Nichols, Facilities, M&O Technician
  916.375.7629
  anichols@wusd.k12.ca.us

YOLO CONTINUATION HIGH SCHOOL MODERNIZATION
Washington Unified School District | West Sacramento, CA
This project included transferred and upgraded portables and multi-building re-roof.

Construction Dates
» 2017–2018

Construction Cost
» $558,000

Client Contact
» Angie Nichols, Facilities, M&O Technician
  916.375.7629
  anichols@wusd.k12.ca.us

MAINTENANCE PROJECTS < $500,000

BUENA PARK JR. HIGH SCHOOL ADMIN BUILDING EXTERIOR UPGRADE
Buena Park School District | Buena Park, CA
This project includes upgrades to the roof, walls and possibly ceiling surfaces.

Construction Dates
» 2021 – 2021

Construction Cost
» $176,070

Client Contact
» Dr. Ramon Miramontes, Ed.D. Superintendent
  714.736.4241
  rmiramontes@bpsd.kl2.ca.us

BUENA PARK JR. HIGH SCHOOL 3-BUILDING DEMOLITION & HARDSCAPE
Buena Park School District | Buena Park, CA
This project includes demolition of the locker room, library and classroom buildings to be replaced with pavement and landscape.

Construction Dates
» 2021 – 2021

Construction Cost
» $84,370

Client Contact
» Dr. Ramon Miramontes, Ed.D. Superintendent
  714.736.4241
  rmiramontes@bpsd.kl2.ca.us
ORGANIZATIONAL CHART

Studio W Architects’ team was composed specifically to meet the needs of Newport Mesa USD’s projects. Every individual being proposed has strong experience with public education projects, including several in the Southern California region, and brings a unique expertise and skill set that will benefit the development of your projects. The organizational chart below depicts the roles and lines of communication within the team; resumes follow. We also included options for consulting engineering firms with whom we have experience working on public education projects and possess a proven track record of delivering quality work within requested time and budget limits.
BRIAN WHITMORE, AIA, LEED® AP
Principal-in-Charge, President & CEO

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

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

Public Works & California School Project Experience within Past 3 Years

**Alliance College-Ready Public Schools—Los Angeles, CA**
- O’Donovan Middle School Staff Lounge & Workroom Remodel

**Brisbane School District—Brisbane, CA**
- District-wide Bond Program Management ($27 million) & Project Implementation
- Lipman Middle School Modernization

**Buena Park School District—Buena Park, CA**
- Corey, Emery, Gilbert & Whitaker Elementary Schools Multipurpose Building Modernizations
- Pendleton Elementary School Multipurpose Building
- Buena Park Junior High School Hardscape & Administration Building Upgrades

**Chabot–Las Positas Community College District—Hayward, CA**
- Chabot College New Baseball Complex

**Chowchilla Elementary School District—Chowchilla, CA**
- Fuller Elementary School Modernization
- Wilson Middle School Modernization

**City of Sacramento—Sacramento, CA**
- North Natomas Community Center & Aquatics Complex
- Land Park Amphitheater Historic Renovation

**City of Irvine—Irvine, CA**
- IT Conceptual Renovations
- Train Station ADA Upgrades

**Cutten School District—Eureka, CA**
- Cutten & Ridgewood Elementary Schools Modernizations

Experience
23 years total; 7 years with Studio W

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

Registrations
Architect, California No. C30345
National Council of Architectural Review Boards (NCARB) No. 62105
Accredited Professional, Leadership in Energy & Environmental Design (LEED AP)

Professional Associations
American Institute of Architects (AIA), Central Valley Chapter; Past President & Board Member
Former City of Rocklin Planning Commissioner
Coalition for Adequate School Housing (CASH)
Community College Facility Coalition (CCFC)
RECON Board Member
U.S. Green Building Council (USGBC)
East Side Union High School District—San Jose, CA
> Santa Teresa High School New Learning Center

Eureka Union School District—Granite Bay, CA
> District-wide Conditions Assessments & Facilities Master Plan

Ferndale Unified School District—Ferndale, CA
> District-wide Conditions Assessments

Fortuna Elementary School District—Fortuna, CA
> Ambrosini, South Fortuna & Toddy Thomas Elementary Schools Modernizations
> Fortuna Middle School Modernization

Fortuna Union High School District—Fortuna, CA
> Fortuna High School Modernizations
> Fortuna High School Autoshop Re-roofing

Freshwater School District—Eureka, CA
> District-wide Facilities Master Plan & Bond Program Implementation ($2.1 million)

Glendora Unified School District—Glendora, CA
> District-wide Updated Facilities Master Plan

Holtville Unified School District—Holtville, CA
> District-wide Facilities Conditions Assessments

Hope Elementary School District—Santa Barbara, CA
> District-wide Facilities Conditions Assessments

Humboldt County Office of Education—Eureka, CA
> Glen Paul School Modernization

Huntington Beach City School District—Huntington Beach, CA
> District-wide Bond Program Management ($160 million) & Project Implementation
> District-wide Site Security
> District Central Kitchen
> District Maintenance & Operations Facility Modernization
> Dwyer Middle School New STEM Academy & Gymnasium
> Dwyer Middle School Modernization
> Eader Elementary School Modernization
> Hawes Elementary School Modernizations & Seismic Upgrade
> HVAC Feasibility Study
> Moffett Elementary School Modernization & Seismic Upgrade
> Perry Elementary School Concept Design
> Peterson Elementary School Modernization
> Seacull Elementary School Modernization
> Smith Elementary School Modernization & New Construction
> Sowers Middle School Campus Reconstruction Design Concept

Kairos Public Schools—Vacaville, CA
> New Charter School Campus
> Vacaville Campus Portables

Lassen Union High School District—Lassen, CA
> District-wide Long-range Facilities Master Plan

Los Rios Community College District—Sacramento, CA
> American River College Stadium Lighting Upgrade
> Folsom Lake College Rancho Cordova Center Phase 2

Mendota Unified School District—Mendota, CA
> McCabe Elementary School Modernization
> Washington Elementary School Modernization

Monterey-Peninsula Unified School District—Marina, CA
> Crumpton Elementary School New Construction & Modernization
> Marina Childcare Development Center Modernization
> Seaside High School Fire Alarm/Emergency System Upgrades

Natomas Unified School District—Sacramento, CA
> Jefferson School Modernization
> K-8 Conversions at Three Campuses
> Paint Projects at Two Campuses

Oak Park Unified School District—Oak Park, CA
> Brookside Elementary School Modernization
> Oak Hills Elementary School Modernization
> Red Oak Elementary School Modernization
Paradise Unified School District—Paradise, CA
  » District-wide Facilities Master Plan
  » District-wide Educational Specifications
  » District-wide Emergency Generator Replacement
  » District Maintenance & Operations Facility
  » Cedarwood Elementary School Modernization
  » Paradise High School Post-disaster Master Plan Update
  » Paradise High School Reconstruction
  » Paradise Intermediate School Modernization & STEM Lab
  » Paradise Ridge Elementary School Multipurpose & Administration Building and Modernization
  » Post-disaster Insurance Support
  » Ridgeview High School

Pine Ridge Elementary School District—Auberry, CA
  » Pine Ridge Elementary School New Classroom Building

Red Hook Capital Partners—Santa, Ana, CA
  » Santa Ana Charter School

Rio Dell School District—Eureka, CA
  » Eagle Prairie Elementary School Modernization
  » Monument Middle School Modernization

Rocklin Academy Charter School—Rocklin, CA
  » Kathy Lund Park Athletic Field
  » New Classrooms
  » New Cooking Kitchen
  » WSCA Classroom Projects

Round Valley Unified School District—Covelo, CA
  » Round Valley High School Gymnasium

San Antonio Elementary School District—Lockwood, CA
  » San Antonio Elementary School Modernizations

San Juan Unified School District—Sacramento, CA
  » Stadium Concessions, Restroom & Ticket Facilities at Six High Schools

San Mateo County Community College District—San Mateo County, CA
  » Cañada College Building 13 Multiple Program Instructional Center Renovation
  » Cañada College Kinesiology & Wellness Center

Serendipity School—Belmont, CA
  » New K-12 Campus

South Bay Union Elementary School District—Eureka, CA
  » District-wide Facilities Needs Assessments

South Sutter Charter School—Nicolaus, CA
  » New Learning Resource Center

Summerville Union High School District—Summerville, CA
  » Summerville High School Modernization

Twin Rivers Unified School District—Sacramento, CA
  » Various Modernizations District-wide

Washington Unified School District—West Sacramento, CA
  » Various Modernizations District-wide
  » Westmore Oaks School Homecoming Project

Weaver Union School District—Weaver, CA
  » District Office Remodel
  » Weaver Middle School Modernization

Winters Joint Unified School District—Winters, CA
  » Winters High School Modernization
  » Winters High School New Classroom Building
  » Winters High School New CTE Center
  » Winters High School New Student Union
  » Winters High School Stadium Upgrade
  » Winters High School New Weight Room
  » Rominger Elementary School Modular Classroom Building
  » Waggoner Elementary School Modernization
Tony has 16 years of experience serving as project manager/architect for public facilities. His hands-on approach to projects results in proficiency in all stages of project development, including management of schedules and budgets, understanding of the California Building Code, agency coordination, quality control oversight and conflict resolution. Tony has managed a broad range of projects from small, deferred maintenance projects and modernizations to building additions and new campuses.

Public Works & California School Project Experience within Past 3 Years

**Newport-Mesa Unified School District—Costa Mesa, CA**
- Adams Elementary School Perimeter Fencing & Administration Building Addition *
- Costa Mesa High School Project Lead The Way Modernization *
- Eastbluff Elementary School Perimeter Fencing & Administration Building Modernization *
- Estancia High School Classroom Entry Alterations Modernization *
- Mariners Elementary School Perimeter Fencing & Administration Building Modernization *
- Newport Heights Elementary School Perimeter Fencing & Administration Building Modernization *
- Tewinkle Intermediate School Administration Building Modernization *
- Wilson Elementary School Perimeter Fencing & Administration Building Modernization *

**Alliance College-Ready Public Schools—Various Locations, CA**
- O’Donovan Middle School Staff Lounge & Workroom Remodel, Los Angeles

**Brisbane School District—Brisbane, CA**
- District-wide Bond Program Management ($27 million) & Project Implementation
- Lipman Middle School Modernization

**Buena Park School District—Buena Park, CA**
- Corey, Emery, Gilbert & Whitaker Elementary Schools Multipurpose Building Modernizations
- Pendleton Elementary School Multipurpose Building
- Buena Park Junior High School Hardscape & Administration Building Upgrades

**City of Hope Medical Center—Hope, CA**
- Legal Department Offices Tenant Improvement *
- Rancho Cucamonga Medical Office Tenant Improvement *
- Waste Management Area Design *

* Experience prior to Studio W Architects.
City of Irvine—Irvine, CA
» IT Conceptual Renovations
» Train Station ADA Upgrades

Ferndale Unified School District—Ferndale, CA
» District-wide Conditions Assessments

Glendora Unified School District—Glendora, CA
» District-wide Updated Facilities Master Plan

Hope Elementary School District—Santa Barbara, CA
» District-wide Facilities Conditions Assessments

Huntington Beach City School District—Huntington Beach, CA
» District-wide Bond Program Management ($160 million) & Project Implementation
» District-wide Site Security
» District Central Kitchen
» District Maintenance & Operations Facility Modernization
» Dwyer Middle School New STEM Academy & Gymnasium
» Dwyer Middle School Modernization
» Eader Elementary School Modernization
» Hawes Elementary School Modernizations & Seismic Upgrade
» HVAC Feasibility Study
» Moffett Elementary School Modernization & Seismic Upgrade
» Perry Elementary School Concept Design
» Peterson Elementary School Modernization

Seacliff Elementary School Modernization
Smith Elementary School Modernization & New Construction
Sowers Middle School Campus Reconstruction Design Concept

Lassen Union High School District—Lassen, CA
» District-wide Long-range Facilities Master Plan

Oak Park Unified School District—Oak Park, CA
» Brookside Elementary School Modernization
» Oak Hills Elementary School Modernization
» Red Oak Elementary School Modernization

Paradise Unified School District—Paradise, CA
» Paradise High School Reconstruction

Placentia Yorba Linda Unified School District—Yorba Linda, CA
» Valencia High School Gymnasium AC Installation *

Red Hook Capital Partners—Santa, Ana, CA
» Santa Ana Charter School

San Mateo County Community College District—San Mateo County, CA
» Cañada College Building 13 Multiple Program Instructional Center Renovation

South Sutter Charter School—Nicolaus, CA
» New Learning Resource Center

Twin Rivers Unified School District—Sacramento, CA
» Various Modernizations District-wide

University Of Southern California—Los Angeles, CA
» USC Public Safety Department Locker Room Tenant Improvement *

Weaver Union School District—Weaver, CA
» District Office Remodel
GILLIAN CRANE, AIA
Project Architect

Gillian is a talented and energetic project architect with 29 years of experience in the industry. Her background includes K-12 education, college/university, civic and religious projects of various types and sizes. She is experienced at creating thorough project documents, working with regulatory agencies, leading value engineering workshops and overseeing construction administration.

Gillian’s duties include the creation of construction documents in Revit and AutoCAD, from design development through bidding/permitting. Consultant coordination, building code/ADA knowledge and detailing are among her many talents and skills.

Relevant Project Experience

Anaheim Union High School District—Anaheim, CA
» Loara High School Two-Story Classroom Building, Gym & Various Site Improvements *

Buena Park School District—Buena Park, CA
» Corey, Emery, Gilbert & Whitaker Elementary Schools Multipurpose Building Modernizations
» Pendleton Elementary School Multipurpose Building
» Buena Park Junior High School Hardscape & Administration Building Upgrades

Escondido Union School District—Escondido, CA
» Bernardo & Reidy Creek Elementary Schools *

Huntington Beach City School District—Huntington Beach, CA
» District-wide Bond Program Project Implementation
» District-wide Site Security
» Dwyer Middle School Modernization
» Eader Elementary School Modernization
» Peterson Elementary School Modernization
» Seaciff Elementary School Modernization
» Smith Elementary School Modernization & New Construction

Oak Park Unified School District—Oak Park, CA
» Red Oak Elementary School Modernization

Paradise Unified School District—Paradise, CA
» Paradise High School Reconstruction

South Sutter Charter School—Nicolaus, CA
» New Learning Resource Center

Palm Springs Unified School District—Palm Springs, CA
» Desert Hot Springs High School Addition *

Experience
29 years total; 2 years with Studio W

Degree
Bachelor of Architecture—Louisiana State University

Registrations
Architect, California No. C28887

Professional Associations
Coalition for Adequate School Housing (CASH)
Community College Facility Coalition (CCFC)
U.S. Green Building Council (USGBC)

* Experience prior to Studio W Architects.
MARIO HERNANDEZ
Senior Job Captain

Mario brings 35 years of experience developing documents for educational projects. He will be involved in all of the design phases of your projects, supporting the project team by producing project documentation. His role is heaviest during the design development and construction documents phases, working directly with our project managers and project architects on the drawings and specifications.

Relevant Project Experience

Alliance College-Ready Public Schools—Santa Ana, CA
» Santa Ana Charter School

Azusa Unified School District—Azusa, CA
» Foothill Middle School Locker Room Expansion *

Buena Park School District—Buena Park, CA
» Corey, Emery, Gilbert & Whitaker Elementary School Multipurpose Building Modernization
» Pendleton Elementary School Multipurpose Building
» Buena Park Junior High School Hardscape & Administration Building Upgrades

California State University—Fullerton, CA
» Health Services Building *

East Side Union High School District—San Jose, CA
» Santa Teresa High School New Learning Center

Environmental Nature Center—Newport Beach, CA
» ENC Nature Preschool *

Huntington Beach City School District—Huntington Beach, CA
» District-wide Bond Program Project Implementation
» Eader Elementary School Modernization
» Peterson Elementary School Modernization

Paradise Unified School District—Paradise, CA
» Paradise High School Reconstruction
» Ridgeview High School

Round Valley Unified School District—Covelo, CA
» Round Valley High School Modernization

Sonoma State University—Sonoma, CA
» Recreation Center *

TVT Community Day School—Irvine, CA
» Upper School Campus *

* Experience prior to Studio W Architects.
SEYED “SHAHIN” NAZARI
Project Designer

Shahin is experienced at leading projects and acting in a support role on the design and documentation efforts. He brings a wealth of knowledge in the code and agency requirements for educational facilities. As Project Designer, he supports the team with the creation of quality architectural documents, including drawings and specifications. His role includes preparing drawings and renderings, consulting with manufacturers and clarifying information with our sub-consultants.

Relevant Project Experience

Alliance College-Ready Public Schools—Santa Ana, CA
» Santa Ana Charter School

Buena Park School District—Buena Park, CA
» Corey, Emery, Gilbert & Whitaker Elementary School Multipurpose Building Modernization
» Pendleton Elementary School Multipurpose Building
» Buena Park Junior High School Hardscape & Administration Building Upgrades

City of Irvine—Irvine, CA
» Train Station ADA Upgrades

Desert Community College District—Indio, CA
» Indio Campus Expansion *

Grossmont-Cuyamaca Community College District—El Cajon, CA
» Student/Veteran’s Center Renovation *
» Student Services & Administration Building *

Huntington Beach City School District—Huntington Beach, CA
» Eader Elementary School Modernization
» Seaculliff Elementary School Modernization
» Peterson Elementary School Modernization
» Smith Elementary School Modernization & New Construction
» Sowers Middle School Campus Reconstruction Design Concept

Lassen Union High School District—Lassen, CA
» District-wide Long-range Facilities Master Plan

Paradise Unified School District—Paradise, CA
» Paradise High School Reconstruction
» Ridgeview High School

San Mateo County Community College District—Redwood City, CA
» Cañada College Building 13 Multiple Program Instructional Center Renovation

Experience
4 years total; 1 year with Studio W

Education
Bachelor of Architecture—California Polytechnic State University, Pomona

Professional Associations
Coalition for Adequate School Housing (CASH)
Community College Facility Coalition (CCFC)
Tau Sigma Delta Honors Society, Member
U.S. Green Building Council (USGBC)

* Experience prior to Studio W Architects.
MICHAEL HENNING, AIA, LEED AP
Senior Construction Administrator, Associate Principal

Michael is a highly accomplished and experienced Project Architect and Construction Administrator with 50 years of hands-on experience in public education building projects of all types and sizes. He is very familiar with the code requirements and functional needs of educational facilities.

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

Relevant Project Experience

Anaheim Elementary School District—Anaheim, CA
» District-wide Facilities Master Plan Update
» Clara Barton Elementary School Modernization
» Lincoln & Marshall Elementary Schools Reconstructions
» Thomas Edison Elementary School New Wing Addition

Brea-Olinda Unified School District—Brea, CA
» Facilities Master Plan for Five Elementary Schools
» Various Modernizations District-wide

Buena Park School District—Buena Park, CA
» District-wide Facilities Master Plan, Bond Program Implementation & Campus Modernizations ($71 million)
» Corey, Emery, Gilbert & Whitaker Elementary Schools Multipurpose Building Modernizations
» Pendleton Elementary School Multipurpose Building
» Buena Park Jr. High School Hardscape & Administration Building Upgrades

Huntington Beach City School District—Huntington Beach, CA
» District-wide Bond Program Management ($160 million) & Project Implementation
» District-wide Site Security & Campus Modernizations
» District Central Kitchen and Maintenance & Operations Facility Modernization
» Dwyer Middle School New STEM Academy & Gymnasium
» Smith Elementary School Modernization & New Construction

Oak Park Unified School District—Oak Park, CA
» Modernizations at Three Elementary School Campuses

Santa Maria Joint Union High School District—Santa Maria, CA
» Pioneer Valley High School New Performing Arts Center

Experience
50 years total; 10 years with Studio W

Degree
Master of Psychology—National University, Irvine
Bachelor of Architecture—Ohio State University

Registrations
Architect, California No. C20007
Accredited Professional, Leadership in Energy & Environmental Design (LEED AP)

Professional Associations
American Institute of Architects (AIA)
Coalition for Adequate School Housing (CASH)
Community College Facility Coalition (CCFC)
U.S. Green Building Council (USGBC)
PUBLIC WORKS REQUIREMENTS

We bring expertise working with the various agencies that govern K-12 projects, including: the Division of the State Architect (DSA), Office of Public School Construction (OPSC), California Department of Education (CDE), Department of Toxic Substance Control (DTSC), California Environmental Quality Act (CEQA), State Fire Marshal and various local jurisdictions. Studio W’s team members have decades of experience successfully processing hundreds of public school projects through these agencies. We are knowledgeable of the agencies’ requirements and are able to anticipate their code, funding and document concerns. We develop our project documents in a proactive manner; we can anticipate their review requirements, thus leading to efficient and expeditious reviews and approvals.

In order to complete a project with DSA in a comprehensive and thorough manner requires a process of excellence. Studio W has adopted a process for DSA approval that has proven to be successful.

» Hosting a DSA “pre-application meeting” to address project conditions early and with the plan check team

» Documentation of as-builts, surveying, hazmat and geotechnical/hazard reporting (including understanding closed out/certified projects)

» Early submittal of geotechnical/hazard reporting to CGS

» Collaboration with the local fire marshal and health department

» Collaboration with other local jurisdictions and utility providers for right-of-way improvements and utility connections

» Consideration of any environmental impacts

» Consideration of Title 5 requirements for public school design that may affect funding or approval measures

» Integration of district standards

» Complete and accurate project documentation, detailing and specifications

» Opening the “box” prior to the start of construction to ensure a smooth and speedy close-out process at completion

Along with these measures, an overlapping schedule of pre-application meetings, submittals to secondary plan check agencies and progress with the contract documents must be considered to maintain an aggressive schedule. At the same time, Studio W mandates regular cost estimates and design phase completion sign-off so that we are collectively agreeable to the schedule, scope and budget before proceeding to the next phase. In the last three years, Studio W has worked with DSA at their Sacramento, San Diego and Oakland locations.

Local Agencies

In addition to state regulatory agencies, Studio W frequently works with local city and county engineering and public works departments, local fire and county environmental health departments to gain agency approvals for our projects. While the jurisdictions requirements vary, the basis of the California Building Code, Environmental Quality Act and Title 24 are consistent, and Studio W prides itself in the ability to work with any local jurisdiction having involvement in a project.
State Funding Assistance
Studio W also shares great relationships with OPSC and CDE, and we have assisted numerous school district clients to obtain funding through OPSC. We have assisted clients directly and worked in collaboration with funding specialists hired by the districts. We recently leveraged OPSC in facility and financial hardship grant funding and the seismic retrofit grant program, and CDE in specialized grant funding for public school projects.

DISTRICT CONTRACTS
Tony Pacheco-Taylor worked on the following Newport Mesa USD contracts in the past five years prior to Studio W:

» Costa Mesa HS Project Lead The Way Modernization
  Completed 10.2017 | $458,710

» Mariners ES Perimeter Fencing & Administration Building Modernization
  Completed 9.2018 | $921,031

» Eastbluff ES Perimeter Fencing & Administration Building Modernization
  Completed 9.2016 | $271,065

» Estancia HS Classroom Entry Alterations Modernization
  Completed 10.2017 | $1,158,048

» Newport Heights ES Perimeter Fencing & Administration Building Modernization
  Completed 9.2018 | $971,077

» Wilson ES Perimeter Fencing & Administration Building Modernization
  Completed 10.2018 | $794,969

INNOVATIVE PROJECT CAPABILITIES
The end of this section provides case study details on three representative projects.

OTHER EXPERIENCE
Preparing for a Bond, Project Prioritization & Project Implementation
Public educational projects comprise approximately 90% of Studio W's portfolio. As such, the majority of these projects are funded through general obligation bond measures. In many cases, Studio W begins our working relationships with the districts ahead of the bond elections with the preparation of facilities master plans and facilities assessments reports, which serve to inform and promote the measures. We possess relationships with bond campaign consultants, financial advisors and legal counsels involved in the process and understand the important role they play. We are exceptionally knowledgeable of the bond sales process; the requirements of OPSC, DSA, CDE and other regulatory agencies; and the importance of fostering a team environment and collaborating with program managers, construction managers and other architects that may be involved in bond programs. We have also assisted many of our clients in maximizing and securing additional funding through other State sources, excess property sales and other grant and incentive programs.

We are experts in preparing districts for local bonds, prioritizing projects and implementing them. Studio W has developed a step-by-step process for these efforts as follows:

1. Community Engagement
   It is imperative that the District communicates with your constituents what needs to be done and how you are going to do it.

PREPARING FOR A BOND
1. Community Engagement
2. Conduct Facilities Conditions & Needs Assessments
3. Establish Facilities Priorities
4. Evaluate Available Funding Sources
5. Align Priorities with Available Funding
These assessments provide the foundation for determining project code, health and safety needs; infrastructure capacity; as well as other needs to bring the facilities into a standard of 21st Century learning environments to be able to deliver the education needed to the students of the District.

3. Establish Facilities Priorities
Our investigation of the existing facilities will inform the repairs and renovations that are needed. This information, combined with the District’s curriculum goals, will inform what facilities are needed to meet your educational vision.

There is rarely enough money available to complete all the needed upgrades, therefore, establishing priorities is essential to guide the facilities improvements around the available funds. Examples include:

» Safety & security
» Abatement of hazardous materials
» Infrastructure improvements
» Creation of “next generation” learning environments
» Implementing a “portable to permanent” program
» Creation of STEM & Maker’s spaces
» Equity amongst campuses

4. Evaluate Available Funding Sources
Studio W will evaluate all funding sources available to the District, including the hopeful passage of a bond measure and other alternative funding mechanisms. To the right are examples of eligibility recently developed for Freshwater SD. Studio W and its partners would provide similar information for Newport Mesa USD, if available.

5. Align Priorities with Available Funding
Once the above steps have been completed, the Studio W Team begins the process of aligning the previously established priorities with the available funding sources and when these funding sources will come to fruition.

It is our goal to create an implementable and achievable “road map” by which the District can decide to pursue, market for and successfully pass a bond. At the same time, with strong estimates, a realistic schedule and alignment of projects with funds, the District can hit the ground running when it comes to implementing projects, typically within the first 12 months of passing that bond.

Alternative Funding
In addition to our core services as architects for educational facilities throughout California, Studio W also prides itself in being program managers for several districts where the complexity and opportunities associated with the bond implementation process are numerous. This includes professional contracts for management services with districts like Huntington Beach City, Brisbane and Paradise Unified School Districts. Among the most important tasks for these districts is maximizing the general obligation bond funds by sale, and also leveraging those funds to maximize other financial resources.
Alternative Delivery Methods

We have experience with a myriad of construction delivery methods, including design-bid-build, design-build, design-assist, lease-leaseback, CM multi-prime and CM at Risk. Our team favors alternate delivery methods that allow us to collaborate with contractors and contribute our expertise in innovative construction techniques early in the design process, resulting in improved project quality and financial performance. In lease-leaseback, design-build and design-assist, collaboration as a team is not strictly relegated to the design phase and our optimized communication through the life of the project results in better decisions, improved quality and mitigation of risk. Studio W has delivered 50+ projects utilizing lease-leaseback.

Among the more recent considerations in using alternative delivery methods like lease-leaseback is the AB566 legislation, or skilled and trained workforce requirement. This is a rolling percentage, where subcontractors must meet a certain percentage of skilled and trained labor each year. The selection of a strong general contracting partner can be of value in meeting this requirement and lease-leaseback remains the most preferred method of alternative delivery of public education projects in California.

We work with construction managers and/or program managers on the majority of our school projects. We understand they are a representative of the District and serve as an extension of your team to manage the construction process and all of its moving parts. All of our communications and coordination include iterative feedback loops with the construction/program manager.

On rare occasions, asset management opportunities can present themselves that can drastically enhance the opportunities for project funding. At Bayshore Elementary and Huntington Beach City School Districts, Studio W managed the process of surplus sales of school sites as well as rezoned and achieved planning entitlements prior to sale. In the case of The Bayshore School, this enabled the District to generate $24.5 million in revenue from the sale of 13 acres and combine those proceeds with local bonds to construct a brand new, next generation K-8 school campus.

As a policy, Studio W will research and consider all opportunities to position the District’s projects to maximize these funding sources either by creative design solutions, aggressive scheduling and/or thorough estimating. We work with a variety of consultants, such as SchoolWorks, School Facility Consultants, Schreder & Associates, King Consulting and others to leverage their expertise to capitalize on these opportunities.

This includes the possibility of:

- State modernization & new construction eligibility (depending on a facility’s age or a district’s ability to grow)
- Financial hardship (where district’s bonding capacity & bond encumbrance is limited)
- Facilities hardship (where a facility may suffer from life safety issues)
- Insurance proceeds (in the event of natural disaster)
- Specialized grants (such as public or private endowment)
- Energy programs (AB 841 or Savings By Design, etc.)
CASE STUDIES
The Isaac L. Sowers Middle School master plan comprises the last of the Measure Q projects for Huntington Beach CSD. In November of 2016, the District passed a $160 million bond measure to modernize all of its school sites. Studio W developed the District-wide Facilities Master Plan, wherein Sowers Middle School was originally intended to be modernized. After much evolution and deliberation by the District and community, and due in large part to the poor soil conditions in Huntington Beach (liquefaction), it was decided to leave Sowers Middle School to the final phase of the bond sales to determine whether or not it made more sense to wholesale replace the 1970’s vintage “honeycomb” classroom facility.

As the result of many internal factors, including the evolution of the District to a “basic aid” or “community funded” entity, enrollment and other factors enabled the District to surplus sell one of its sites (Gisler Middle School). This transaction enabled the District to augment the bond funds and position the funding necessary to truly re-imagine the Sowers campus.
In 2021, Studio W embarked on a feasibility study and master plan for the campus where we developed two modernization options and pitted them against a single new construction option to determine whether it was best to modernize the Sowers campus or replace it entirely. The modernization options hinged upon the seismic strength of driven piles to deal with the liquefaction as well as roof to wall connections and grade beams to seismically retrofit the facility. This also required interim housing and a multi-phase process to add a new gym and STEM lab to the site. The second modernization option allows for the potential of a collocated bus yard which requires rebuild of a new administration building.
By contrast, the new construction option seeks to replace all pre-existing structures with modular classroom wings (utilizing an American Modular Systems “Gen 7” Building) and stick-built administration, student union, locker room facility, gym and STEM Lab. The 900-student facility would be built adjacent to the existing facilities, on field and hard court areas in two phases, without the need for interim housing.

Currently, Studio W is finalizing the master plan and feasibility report with cost estimating and recommendations for the Board to take action in October of 2021. The total estimated project cost of the new construction option is $60 million, which is only $7.5 million more than modernization. Given the 1970’s building features windowless classroom facilities at 890 SF (less than Title 5 requirements), it appears that Huntington Beach CSD will likely choose to move forward with the master planned new construction option.
Newport Mesa Unified School District  |  Newport, CA

Paradise High School's Master Plan is the result of many years of working with Paradise Unified School District, prior to and after the deadly Camp Fire in 2018. Studio W began working with Paradise USD in 2017 to develop the District-wide Facilities Master Plan in advance of a general obligation bond in November of 2018. Based on that effort, Paradise USD was successful in passing the bond merely two days before the Camp Fire - which completely uprooted the efforts of the bond funding. In the wake of the fire, Studio W was brought back to assist in negotiating the insurance benefits on behalf of the District and was subsequently hired to revise the District’s master plan, which included a focus on Paradise High School.

Nearly 50% of Paradise USD’s teaching spaces were compromised by the fire. While Paradise High School was largely unscathed (with the exception of several portables on the north end of the site), it became apparent that only half of the population of students would likely return. Seeing as how the high school was the only one of its kind in the community of Paradise, the District quickly focused its efforts to re-imagine the high school in an effort to bring back families to the Paradise region.
Studio W was tasked with developing a master plan that either completely replaced or modernized all parts of the campus. Priorities include:

» New (2-story) classroom & administration wing to replace the original “finger wings” & administration building
» New campus quad
» Modernized learning resource & science facilities
» Modernized gym & locker areas
» Modernized food service facility
» Modernized spaces for special education
» New tennis courts
» New softball field
» Modernized stadium with all-weather surfaces, bleachers & support facilities
» New CTE facility
» Relocation of Ridgeview High School (continuation high school)

NEXT GENERATION GOALS
• Create a single point of entry, providing mobility for all classroom elements
• Develop multiple “fronts” to the classroom
• Support agility, flexibility, durability and longevity
IDENTITY

The focus on the master plan was to create a new identity for the campus, including modernizing the architecture for a “modern mountain” environment where fire resistance is a must. Stone, cementitious wood veneer and steel outriggers became part of the architectural vocabulary.

Safety and security became a hallmark of the design, including one point of entry and improved drop-off and pick-up for students. The interior spaces reflect modern learning environments with integrated technology and furnishings, and the outdoor spaces connect with the indoor through a variety of glazed and operable openings.

As of 2021, construction has been completed for the softball field and tennis courts, construction is underway for the two-story classroom and administration facility (slated to be completed by August of 2023) and plans are DSA approved for the modernization of the learning resource center, science and gymnasium facility which will go to construction as State funds and general obligation funds return. The total budget for construction of the high school is $76 million, not including the Ridgeview High School (the continuation high school) project which is currently under construction.
The Winters High School Master Plan began with the passage of Measure R in November of 2014. Beginning as a simple exploration of how the high school could be modernized along with the other district campuses, at that time, the master plan was nothing more than the addition of classrooms to support the Career Technical Education (CTE) program. Fast forward several years, and the District’s success with their capital program resulted in a total of four passed general obligation bonds, including Measures R (2014), D (2016), P (2018) and W (2020) for a total of nearly $61 million. As a result, and due to the vision of the new Superintendent Dr. Todd Cutler, Winters JUSD decided to expand the master plan for the high school and develop a true “re-imagined” vision for the campus.

The result was a multi-phase reconstruction of nearly every part of the campus which would redefine the architectural vocabulary and subsequently provide modern educational, social and athletic environments to the students and faculty at Winters High School. The master plan also contemplated the addition of adjacent properties not yet owned by the District for the possibility of further inclusion of performing arts, parking and athletic fields.
Phasing consisted of the following:

**PHASE 1**

- New CTE facility (science, fabrication, digital arts and culinary)
- Stadium improvements (all weather track, bleachers and scoring booth)
PHASE 2
» New 6-classroom wing

PHASE 3
» New administration building
» Modernized student union (existing art building)
Much of the architectural design was inspired by the original school (which burned down in the 1940’s) and the surrounding Winters historical downtown, which included full brick veneer, flat roof elements and stone corbeling. This was intended to replace the 1950’s and 1960’s “finger wing” buildings that lacked community presence.

The campus was designed with a single point of entry, with “eyes on the street” and a large central quad, which was protected on the interior of the campus and flanked by the student union. The master plan sought to improve the streetscape along Grant Avenue (the primary thoroughfare in town) and also improve the classroom experiences by providing naturally lit, thoroughly modern spaces with direct access to the outdoor quad through glass roll-up doors.

As of 2021, Phases 1–4 have been completed, with Phase 5 being funded by Measure W. The master plan has proven that the vision for a completely re-imagined campus is achievable given the funding and strategic support offered by the community, the administration and Studio W alike.

PHASE 4
» New 12-classroom wing, including science facilities

PHASE 5
» New weight and wrestling room
» Removal of old classroom wings and overall campus beautification

FUTURE PHASES
» Further athletic field improvements
» Performing arts center
» A regional community college district satellite facility
SECTION C.

PROJECT & COST MANAGEMENT
Project management is essential to the work that we do. Designing a beautiful facility is only one component of architecture. In order for the project to be successful, it must also satisfy the scope, budget, schedule and quality metrics that are established between Newport Mesa USD and the Studio W Team at the onset of the project. These elements become the baseline by which we make decisions throughout the project.

The effectiveness of our project management approach lies in our people. The individual proposed to lead your projects — Senior Project Manager, Tony Pacheco-Taylor — has a long history of managing educational projects and brings unparalleled expertise in delivering on expectations. He will be the primary contact for Newport Mesa USD and our design team.

Tony is supported by Brian Whitmore, Principal-in-Charge, who will provide overall leadership to the team and offers the commitment of the firm to Newport-Mesa USD. He stays engaged throughout the process — from contract discussions through occupancy — making sure your needs are met, working with our internal team to assure staffing and resource requirements are sufficient, and ensuring our team provides top quality deliverables.
A project cost estimate and schedule will be initially created at the pre-design or schematic design phase, then get updated at each major milestone or design phase thereafter. This ensures your budget and schedule are continually checked against the progressing design, allowing changes to be made incrementally to keep things in balance rather than experiencing a drastic value engineering exercise once the design is nearing completion.

Frequent team meetings with each engineering discipline for coordination of drawings, followed by carefully documented meeting minutes that are forwarded to each consultant to ensure thorough communication.

Additional coordination efforts throughout the project development process include:

» The Senior Project Manager will lead the quality control efforts, ensuring coordination and consistency in the drawings, both architecturally and with sub-consultants.

» A single Project Administrator will be assigned to assist with all correspondence and paperwork.

» Weekly staff meetings are held internally with all Studio W team members assigned to your project to provide project updates and an opportunity to collaborate and share.

» A phase-by-phase checklist to ensure 100% completion and coordination of project drawings and documents prior to moving on to the next phase. This includes milestone reviews and “page turning” meetings of the complete plan sets by our in-house quality control manager.

» At each quality review point, comments that are received from the various parties are tracked, distributed and checked off as they are completed.

» Our in-house project team will meet with Newport Mesa USD at the end of every phase to evaluate the progress to date and discuss the next steps as a team. During the construction administration phase, there are weekly check-in meetings that include the contractor and construction manager (as necessary).
PLAN CHECKING & CONSTRUCTABILITY REVIEW PROCESSES

Studio W’s quality control (QC) program and plan checking process has been developed over 32 years of delivering well-coordinated and comprehensive documents for educational facilities. While the program is holistic and includes multiple checklists, examples and specific areas requiring review at each phase, it is also a process that continually gets updated and refined based on lessons learned from current projects. The California Building Code and requirements of approval agencies are continually changing, and we understand the importance of keeping our procedures current with the requirements that matter most in keeping your projects progressing forward.

Quality Control Reviews

At the conclusion of each major phase (i.e. schematic design, design development, etc.), or at key milestones within those phases (i.e. 30%, 50% and 100% completion levels), we schedule exhaustive page-by-page reviews of the full plan set. Comments and corrections generated during these meetings are documented, then distributed to all team members for implementation. Revised sets are then collated and reviewed again, with the original list of comments and corrections used as a checklist. Issues that have not been adequately remedied are sent back to the team members for further analysis and solution development. This is a cyclical process that occurs until the documents are correct.

We also engage the District before closing out each phase to review the plans and specifications. We treat these review sessions in much the same way as our internal quality meetings — your comments are recorded, communicated to the design team and the issues are incorporated into and/or corrected in the documents. Design intent, budget and schedule are also ratified at this time. We require district review and sign-off at every stage of the design (schematic design, design development and construction documents) prior to submitting the construction documents to DSA.

Constructability Reviews

Constructability reviews are a valuable component of our quality control and cost estimating process. It is through this process that we “test” our designs to be sure they can actually be constructed in the field. Constructability reviews and cost estimation go hand-in-hand — should we discover constructability methodologies that prove superior in value and quality, we will adjust the drawings and the cost estimate to reflect these changes. In the normal process of project design early-on (in the schematic design and design development phases), the changes made to avoid cost overruns are part of the basic services we provide. Later in the process, however (in construction documentation), it may be more difficult to document changes without additional expense to the design team. This is precisely why we want to address any value engineering and constructability concepts early.

CONSTRUCTION ADMINISTRATION PROCEDURES

We commit to providing day-to-day support to the District and the respective projects during the construction administration phase. We have individuals that are experienced in and dedicated to this stage of the work. They understand the nuances of delivering public school projects and know how to work effectively with the District and the contractor in a variety of project delivery formats.

Studio W’s project manager and construction administrator will collaborate with the contractor and construction manager during the construction administration phase through on-site meetings and constant communication (including a digital record of correspondence) to expediently process all requests for information (RFIs), submittals, shop drawings, pending change orders, change orders, DSA required approvals, inspection reports and contractor pay applications.
Our standard practice is to hold a kick-off meeting between the senior decision makers of both Studio W and the contractor team at the beginning of each project to set clear expectations and to agree upon turnaround time for critical information. These agreements are vital to every project to avoid disputes through construction. Studio W’s design team will provide regular construction updates to the District to ensure that all parties are current on the status of our projects.

AS-BUILTS
At Studio W Architects, we are committed to ensuring the record set of drawings accurately reflects the as-built conditions when we complete a project. After all, as stewards of our industry we have to work with as-built documentation and for those who may come after us and modernize, or even just for the purposes of maintaining that facility, it is imperative these documents reflect the facility as constructed. Therefore, the process of identifying construction changes occurs immediately and is tracked through the various software platforms used for tracking change orders, construction change directives or architect’s supplemental instructions. At regular intervals (typically monthly) Studio W will transfer that information to the CAD or Revit plans to ensure that the information is up to date. This proactive approach to as-built documentation not only maintains a regular flow of information, it also makes it more time effective as the task of creating as-builts, along with the burden of recalling that information, is not left to the end of the construction administration process.

COMPUTER PROJECT MANAGEMENT/ SCHEDULING & ELECTRONIC DESIGN

Web-Based Project Management Software
We utilize web-based project management and scheduling software throughout the process to assist in communication and document sharing within the design and construction team. We have experience with several platforms, including Bluebeam, Procore, Submittal Exchange, Newforma, Constructware and PlanGrid.

Design/Modeling Software
We integrate computer aided design (CAD) systems from beginning to end for all projects. Our design studio utilizes both CAD and BIM project modeling from the AutoDesk Architectural Desktop and Revit software packages. Additionally, we find that visualization programs, such as Lumion, SketchUp, Photoshop and Illustrator, assist our clients in more fully understanding the design intent in the early project stages. All of our staff and project designers have access to this software and receive regular training and continuing education on how to deploy and use it effectively.
COST ESTIMATE HISTORY

Studio W teams with professional consultants to provide cost estimating expertise. They have extensive experience with K-12 clients throughout Southern California, are familiar with the current construction climate of the region and are able to provide accurate estimates for your projects.

Our cost estimating process is an iterative one that involves developing an initial estimate during the schematic design phase, then continually updating and refining it as the project progresses. We start early in the project’s development to make sure our initial design concepts are on par with the budget and schedule expectations. Concurrently, communication is occurring back and forth with the design team and the District regarding the evolving estimate. The goal is to get the estimate progressively more accurate as the project nears design completion and moves into the bidding stage. By the time the project reaches the bid phase, we are confident that the estimate we have developed for the contractors to prepare their bids is as accurate as possible.

Contingencies Utilized

As the project cost model develops through the various design stages, the contingencies included to cover design unknowns and yet to be developed details will be analyzed and typically reduced in recognition of the design risk decreasing with regard to scope, size, material selection, etc. Other contingencies, including construction contingency, will be analyzed and agreed upon with the District and the design team at the earliest stage possible. The contingencies that carry on through the construction administration phase will also be reviewed and adjusted monthly as costs are expended from the contingency fund to cover unknown and unforeseen events, change orders and claims.

COST ESTIMATE HISTORY

Studio W’s change order history is in line with the industry standard of 3% for E&O changes of the overall construction cost of a project, as shown in the chart below. When problems and change orders arise, Studio W proactively collaborates with the other members of our team, the engineers and specialty consultants, to work together to discover the source and reason for the potential changes. Keeping the project moving is important, especially in the construction phase, and although it is best to resolve issues right away so the change order background is not forgotten, there will be times a change order will need to be discussed in depth prior to proceeding with construction. When this occurs, Studio W works with the contractor to get the best price for the District’s budget and scope.

Cost per Square Feet & Cost Estimate Examples

<table>
<thead>
<tr>
<th>PROJECT (each project includes site work)</th>
<th>BID DATE</th>
<th>COST/SF</th>
<th>ORIGINAL ESTIMATE</th>
<th>BID AMOUNT</th>
<th>PERCENT DIFFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winters HS Classroom Building Winters JUSD</td>
<td>10.19</td>
<td>$570</td>
<td>$11 M</td>
<td>$9.6 M</td>
<td>&lt;14.88%</td>
</tr>
<tr>
<td>Paradise HS 2-Story Classroom Building Paradise USD</td>
<td>6.21</td>
<td>$681</td>
<td>$19.4 M</td>
<td>$21.0 M</td>
<td>7.5%</td>
</tr>
<tr>
<td>Smith ES Administration &amp; Classroom Building Huntington Beach CSD</td>
<td>10.19</td>
<td>$461</td>
<td>$10.5 M</td>
<td>$9.4 M</td>
<td>&lt;10.48%</td>
</tr>
</tbody>
</table>

Past Additive Change Order Examples

The following change orders are for Winters High School Classroom Building, which was completed 3.20.2021.

<table>
<thead>
<tr>
<th>CHANGE ORDER</th>
<th>CCD DATE</th>
<th>DOLLAR AMOUNT</th>
<th>PERCENT INCREASE</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change by Contractor</td>
<td>10.13.20</td>
<td>$7,123</td>
<td>.07%</td>
<td>Additional form boards to place plinth walls in one day rather than two due to delay in schedule caused by air quality due to fires and the cement shortage.</td>
</tr>
<tr>
<td>Additional Form Boards</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change by Architect</td>
<td>3.8.21</td>
<td>$3,743</td>
<td>.04%</td>
<td>Value added omission to add exterior light fixtures.</td>
</tr>
<tr>
<td>Additional Exterior Lights</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
We will keep the District informed of proposed change orders or change requests as they are submitted, and Studio W will consult with the District on all items that make it to an actual change order to ensure the cost and schedule impacts are understood and properly documented.

Changes during construction are a natural part of the process. Should a design conflict or unforeseen condition occur in the field, our Construction Administrator, Michael Henning, will be available to respond quickly. Because Michael will engage in the project during the design development and construction documents phases, he is knowledgeable of the decisions that lead up to the ultimate design solution and can therefore make an informed decision in the field to remedy the problem at hand.

By employing our thorough quality control program throughout the design phases, we endeavor to catch as many discrepancies and potential design issues before final construction documents are complete. When issues do arise, we work with the District, construction manager and general contractor to identify a solution and avoid change orders when possible.

CLOSE-OUT
Close-out starts at the beginning of the construction phase. Beginning at the onset of construction, our Construction Administrator will work with the contractor’s team to ensure that all DSA required documents are completed and submitted as the project progresses. He will begin by reviewing the close-out requirements from the DSA “box.”

The Studio W Team is aware that proper close-out of the project is critical to the District’s liability long-term and your ability to undertake future projects on a given site.

At the completion of construction, a public school project is not considered “complete” unless the project has been closed with certification by DSA. Studio W has a tremendous track record of completing certification for projects through DSA’s “box” system, in many cases in less than 90 days. It is our responsibility to make sure all forms, paperwork and other items asked of DSA are submitted. We track this information and see it through until certified close-out is achieved.

Studio W Architects does not have any projects closed out without certification within the past 15 years.
SECTION D.

SECTION D. SUB-CONSULTANTS
### SECTION D. SUB-CONSULTANTS

Studio W Architects has included options for sub-consulting firms with whom we have experience working on public education projects and possess a proven track record of delivering quality work within requested time and budget limits.

#### STRUCTURAL

<table>
<thead>
<tr>
<th>Firm</th>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buehler Engineering</td>
<td>444 South Flower Street, Suite 3800, Los Angeles, CA 90071</td>
<td>323.536.2363</td>
<td>buehlerengineering.com</td>
</tr>
<tr>
<td>Universal Structural Engineers</td>
<td>1660 S Amphlett Boulevard, #335, San Mateo, CA 94402</td>
<td>650.312.9233</td>
<td>universalstructuralengineers.com</td>
</tr>
<tr>
<td>Welsh Structures</td>
<td>12722 Barrett Lane, Santa Ana, CA 92705</td>
<td>714.352.6297</td>
<td>welshstructures.com</td>
</tr>
<tr>
<td>Brandow &amp; Johnson</td>
<td>700 S. Flower Street, Suite 1200, Los Angeles, CA 90017</td>
<td>213.596.4500</td>
<td>bjsce.com</td>
</tr>
</tbody>
</table>

#### MECHANICAL/ ELECTRICAL/ PLUMBING

<table>
<thead>
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<th>Firm</th>
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<th>Phone</th>
<th>Website</th>
</tr>
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<tbody>
<tr>
<td>AlfaTech Consulting Engineers</td>
<td>510 West Sixth Street, Suite 1105, Los Angeles, CA 90014</td>
<td>213.212.9860</td>
<td>atce.com</td>
</tr>
<tr>
<td>IMEG</td>
<td>222 S. Harbor Boulevard, Suite 800, Anaheim, CA 92805</td>
<td>714.490.5555</td>
<td>imegcorp.com</td>
</tr>
<tr>
<td>Pocock Design Solutions</td>
<td>14451 Chambers Road, Suite 210, Tustin, CA 92780</td>
<td>949.417.3903</td>
<td>pocockdesignsolutions.com</td>
</tr>
<tr>
<td>Salas O’Brien</td>
<td>8825 Research Drive, Irvine, CA 92618</td>
<td>949.753.1553</td>
<td>salasobrien.com</td>
</tr>
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<td>949.753.1553</td>
<td>salasobrien.com</td>
</tr>
</tbody>
</table>

#### LANDSCAPE

<table>
<thead>
<tr>
<th>Firm</th>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDA Landscape Architects</td>
<td>325 7th Avenue, #214, San Diego, CA 92101</td>
<td>619.840.5174</td>
<td>kda-landscapearchitects.com</td>
</tr>
<tr>
<td>RHA Landscape Architects</td>
<td>6800 Indiana Avenue, #245, Riverside, CA 92506</td>
<td>951.781.1930</td>
<td>rhala.com</td>
</tr>
</tbody>
</table>

#### COST ESTIMATING

<table>
<thead>
<tr>
<th>Firm</th>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cumming Group</td>
<td>130 Vantis, Suite 110, Aliso Viejo, CA 92656</td>
<td>949.900.0440</td>
<td>cumming-group.com</td>
</tr>
<tr>
<td>TBD Consultants</td>
<td>750 N San Vicente Boulevard, Suite 800 West, Los Angeles, CA 90069</td>
<td>424.343.2652</td>
<td>tbdconsultants.com</td>
</tr>
</tbody>
</table>

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Marshall Elementary School Reconstruction | Anaheim, CA
REFERENCES
The hallmark of Studio W’s design philosophy is the relationships we build with our clients. Truly understanding the needs, wants and motivations of our clients and their projects allows us to put forth great design solutions that are appropriate and contextual. The firm’s leaders are passionate about developing lasting relationships with the people with whom we work. This naturally lends itself to interactions built on trust, respect and reliability, resulting in outstanding customer service and satisfaction. We encourage you to contact the individuals listed on the following pages to provide a testament to Studio W’s innovative approach, quality service and timely delivery.

**SECTION E. REFERENCES**

**Huntington Beach City School District**

**Mark Manstof**  
Director of Facilities, MO&T  
714.964.8888  
mmanstof@hbcsd.us

**Dr. Leisa Winston, Ed.D.**  
Superintendent  
714.964.8888  
lwinston@hbcsd.us

**Paradise Unified School District**

**Tom Taylor**  
Superintendent  
530.872.6400 x1223  
ttaylor@pusdk12.org

**David McCready**  
Assistant Superintendent, Business  
530.872.6400 x233  
dmccready@pusdk12.org

**Winters Joint Unified School District**

**Dr. Tobb Cutler, Ed.D.**  
Former Superintendent (now LTUSD)  
530.541.2850 x1025  
tcutler@ltusd.org (Lake Tahoe USD)

**Diana Jimenez**  
Superintendent  
530.795.6100  
djimenez@wintersjusd.org

**Buena Park School District**

**Dr. Ramon Miramontes, Ed.D.**  
Superintendent  
714.736.4241  
RMiramontes@bpsd.us

**Red Hook Capital Partners/ Santa Ana Charter School**

**Hugo Garcia**  
Project Manager  
323.317.4828  
hgarcia@redhookcap.com

**Brisbane School District**

**Ronan Collver**  
Superintendent  
415.467.0550  
rcollver@brisbanesd.org
SECTION F.

LEGAL ISSUES
Studio W Architects does not have any pending legal action against the firm or any employee alleging violations of the law in connection with an offering of municipal securities in a California transaction. There have not been any settlements or judgments involving such actions within the past 5 years.

Studio W Architects does not have any judgment, settlement or arbitration award valued at $5,000 or greater relating to a civil action judgment, settlement, arbitration award or administrative action for any individual licensee, as required to be reported to the State Architect’s Board under Business & Professions Code Section 5588.
Attachment B

CERTIFICATION – REQUEST FOR QUALIFICATIONS

I certify that I have read and received a complete set of documents regarding the attached Request for Qualifications (RFQ) # 107-22 – ARCHITECTURAL SERVICES and the instructions for submitting an RFQ. I further certify that I must submit three (3) proposal copies, plus a complete copy on flash drive, of the firm’s Proposal in response to this request and that I am authorized to commit the firm to the proposal submitted.

_______________________________ _______________________
Signature Typed or Printed Name

_______________________________ _______________________
Title Company

_______________________________ _______________________
Address Address

_______________________________ _______________________
Telephone Fax

October 15, 2021
Date

If you are bidding as a corporation, please provide your corporate seal here:

Brian Whitmore, AIA, LEED AP
President & CEO

Studio W Architects
Irvine, CA 92618

949.774.2920
Telephone

N/A
Fax
STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: Studio W Associates, Inc. (dba: Studio W Architects)

(Check One): X Corporation _____ Partnership _____ Sole Proprietorship

Address: 400 Spectrum Center Drive, Suite 1640, Irvine, CA 92618

Telephone/FAX#: 949.774.2920 p | N/A f

Date and State of Formation/Incorporation: August 31, 1989, California

Is the company authorized to do business in California? Yes

Basis of Authorization: X California Corporation ___California Business License ___California Engineering License ___Other (specify)

Identify the California office to be used for this contract if organization is located/headquartered outside of California:

Address: N/A

FINANCIAL INFORMATION

State the company’s California and total revenues for 2017, 2018, 2019:

<table>
<thead>
<tr>
<th>Year</th>
<th>California</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$9,049,438</td>
<td>$9,049,438</td>
</tr>
<tr>
<td>2018</td>
<td>$9,431,068</td>
<td>$9,431,068</td>
</tr>
<tr>
<td>2019</td>
<td>$16,209,538</td>
<td>$16,209,538</td>
</tr>
</tbody>
</table>

Identify the largest project, in dollars, which your company has initiated or completed within the past five (5) years:

Natomas USD K-8 C covertions at Multiple Campuses
Construction Cost: $54.8 million | Completed Summer 2021
QUESTIONs OF SUBmitter

1. Is the company or its owners connected with other companies as a subsidiary, parent, affiliate, or holding company? ___Yes ___No If yes, explain on a separate, signed sheet.

2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? ___Yes ___No If yes, explain on a separate, signed sheet.

3. Has the company (or any owner) ever defaulted on a contract forcing a surety to suffer a loss? ___Yes ___No If yes, explain on a separate, signed sheet.

4. In the past five (5) years, has the company had any project with disputed amounts more than $50,000 or a project which was terminated by the owner, owner’s representative or other contracting party and which required completion by another party? ___Yes ___No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, date and reason for termination/dispute.

5. Has the company, an affiliate company, or any owner ever declared bankruptcy or been in receivership? ___Yes ___No If yes, explain on a separate, signed sheet.

6. Has the company ever had an arbitration on contracts in the past five (5) years? ___Yes ___No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, a brief description and final resolution.

7. Does the company have any outstanding liens or stop notices for labor and/or materials filed against any contracts which have been done or are being done by the company? ___Yes ___No If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, amount of dispute, and brief description of the situation.

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT ALL OF THE INFORMATION SUBMITTED WITH THIS PROPOSAL IS TRUE AND CORRECT.

SIGNATURE: ____________________________
NAME: Brian Whitmore, AIA, LEED AP
TITLE: President & CEO
October 15, 2021

Jonathan Geiszler
Director of Purchasing & Warehouse
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, CA 92626

SUBJECT: Disputes

In the past five years, Studio W has been a part of the following disputes:

El Capitan High School
Merced Union High School District | Merced, CA
In November 2017, the District filed a lawsuit against the Contractor and Studio W alleging construction defects on the $76.3 million project. Depositions revealed the Contractor did not install the thin brick exterior finish system in accordance with the Studio W approved submittal and that the District’s full-time Inspector did not catch these deviations. The Contractor paid the District $27 million for the thin brick system installation defects and other construction defects. In November 2020, Studio W’s insurance carrier agreed to pay $1.4 million to the District to avoid a protracted legal dispute, even though the insurer’s expert believed Studio W met the standard of care in the performance of services on this project.

Contact: Scott Weimer, Assistant Superintendent, Business & Student Services | 209.325.2031

Phase 2 Projects
Klamath-Trinity Joint Unified School District | Hoopa, CA
Studio W Architects was terminated for convenience by Klamath-Trinity Joint Unified School District on November 30, 2016 on six Phase 2 projects, just three weeks after the Board approved Studio W’s basic service fee increases calculated upon a percentage of awarded construction costs. Studio W filed suit for unpaid fees; District then filed cross-complaint filed seeking damages for perceived negligence. Resolved March 11, 2019: Settlement Agreement; This issue was resolved through mediation in March 2019 with a settlement agreement that required the District to pay $500,000 to Studio W and also rescind allegations of negligence.

Contact: Carmelita Hostler, CBO | 530.625.5600

Sincerely,

Brian Whitmore, AIA, LEED AP
President & CEO

916.254.5602 o | 916.626.1303 c
BrianW@StudioW-Architects.com
Provide information for the past five (5) years for contracts that your firm has completed, or has in progress, which most closely represents the services requested in this RFQ. Provide the following information:

1. Project title and location
2. Name, address, and phone number of contact person
3. Nature of firm’s responsibility
4. Type of contract (performance, direct cost, etc.)
5. Contract amounts
6. Start Date
7. Current status

For one of the above projects, provide a cost breakdown of the following project components: technical analysis, design and implementation, project management, monitoring, training, educational programs, maintenance (if any), and budgeting.

Information on contracts over the past five years are included on the following pages. Below you will find a cost breakdown of Paradise High School New Two-story Classroom Building. The project is under construction and, as such, shows estimated fees through project completion.

<table>
<thead>
<tr>
<th>PROJECT COMPONENT</th>
<th>COST</th>
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<td>Technical Analysis</td>
<td>$73,655</td>
<td>Studio W’s technical analysis consisted of complete project programming.</td>
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<td>Design &amp; Implementation</td>
<td>$624,250</td>
<td>The project is not yet complete. This number represents fees estimated through implementation.</td>
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<td>Project Management</td>
<td>$12,007</td>
<td>Studio W is the bond program manager for Paradise USD.</td>
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<td>Monitoring, Training, Educational Programs &amp; Maintenance</td>
<td>$0</td>
<td>The District will provide these line items post-implementation.</td>
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<td>Budgeting</td>
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<td>The Lease-Leaseback contractor provided pre-construction services at no cost.</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$709,912</strong></td>
<td>This total fee is a representation of the requested fee breakdown.</td>
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<td>Shade Structures</td>
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<td>Beatty ES Mod</td>
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<td>Gilbert ES Mod</td>
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<tr>
<td>Whitaker ES Mod</td>
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<td>Corey &amp; Emery ES MP Building Mods</td>
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<tr>
<td>Buena Park JHS Admin Building Exterior Upgrade</td>
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<td>Buena Park JHS Demo 3 Buildings/Hardscape</td>
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<td>Gilbert MP Building Mod</td>
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<tr>
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<tr>
<td>Fuller ES &amp; Wilson MS Mods</td>
<td>AOR</td>
<td>% of Construction</td>
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<tr>
<td>Cutten SD</td>
<td>Eureka, CA</td>
<td>Sue Ivey, Superintendent</td>
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<tr>
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<td>Julio Lucas, Director of Construction, M&amp;O</td>
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<td>Beth Anderson, Superintendent</td>
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<td>Fortuna ESD</td>
<td>Jeff Northern, Superintendent</td>
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<tr>
<td>Fortuna HS Mod</td>
<td>Glen Senestraro, Superintendent</td>
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<tr>
<td>South Fortuna ES Mod</td>
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<td>Toddy Thomas ES Mod</td>
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<td>Penelope DeLeon, Superintendent</td>
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<td>Anne Hubbard, Superintendent</td>
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<td>Eader ES Mod</td>
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<td>Hawes ES Mod</td>
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<td>Seacliff ES Mod</td>
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<td>% of Construction</td>
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<td>Dr. Todd Cutler, Ed.D., Superintendent</td>
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<td>District-wide Needs Assessments</td>
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<td>Monterey Peninsula USD</td>
<td>Marina, CA</td>
<td>Ryan Altemeyer, Associate Superintendent, Business</td>
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<td>Seaside HS FA Upgrade</td>
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<td>Marina CDC Mod</td>
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<td>Jen Mellor, Director of Facilities &amp; Strategic Planning</td>
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<tr>
<td>Red Oak ES Mod</td>
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<td>Paradise, CA</td>
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<td>Pine Ridge ES New Classroom Building</td>
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<td>**Red Hook Capital Partners</td>
<td>Santa Ana, CA</td>
<td>Enrique Diaz, Vice President</td>
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<td>Eureka, CA</td>
<td>Angela Johnson, Superintendent</td>
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<td>Prairie ES Mod</td>
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<td>Monument MS Mod</td>
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<td>**Round Valley USD</td>
<td>Covel, CA</td>
<td>Mike Gorman, Superintendent</td>
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<tr>
<td>Round Valley HS Gym</td>
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<td>**San Juan USD</td>
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<tr>
<td>Concessions, Restroom &amp; Ticketing Facilities at 8 Campuses</td>
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<td>Summerville UHSD</td>
<td>Michael Merrill, Superintendent</td>
<td>209.928.3498</td>
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<td>Perry Herrera, Director of Construction, Engineering</td>
<td>916.566.1600</td>
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<td>Union School District</td>
<td>Denise Coleman, Superintendent</td>
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<tr>
<td>Washington USD</td>
<td>Angie Nichols, Facility M&amp;O Technician</td>
<td>916.375.7604</td>
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<td>Diana Jimenez, Superintendent</td>
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STATEMENT OF NON-CONFLICT OF INTEREST

NEWPORT MESA UNIFIED SCHOOL DISTRICT

REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS FOR ARCHITECTURAL SERVICES

The undersigned, on behalf of the consulting firm set forth below (the “Consultant”), does hereby certify and warrant that, if selected, the Consultant while performing the consulting services required by the Request for Qualification, shall do so as an independent contractor and not as an officer, agent or employee of the Newport Mesa Unified School District (“the District”). The undersigned further certifies and warrants that: (1) no officer or agent of the Consultant has been an employee, officer or agent of the District within the past two (2) years; (2) the Consultant has not been a source of income to pay any employee or officer of the District within the past twelve (12) months; (3) no officer, employee or agent of the District has exercised any executive, supervisory or other similar functions in connection with the Consultant Agreement or shall become directly or indirectly interested financially in the Consultant Agreement; and (4) the Consultant shall receive no compensation and shall repay the District for any compensation received by the Consultant under the Consultant Agreement should the Consultant aid, abet or knowingly participate in violation of this statement.

Signature ______________________________
Printed Name ______________________________
Title ______________________________
Date ______________________________

President & CEO
Brian Whitmore, AIA, LEED AP
October 15, 2021
This Proposal/Offer Form must be duly executed and submitted with any proposal/offer to NMUSD.

The Submitter hereby agrees that its proposal/offer is subject to all RFQ # 107-22 provisions, terms and conditions, attachments, exhibits, amendments and other applicable materials which are attached or incorporated by reference. Submitter hereby agrees to promptly enter into an agreement in substantial accordance with such RFQ provisions, terms and conditions within five (5) days of the Districts intent to award the contract.

The Submitter hereby agrees that its attached proposal/offer of which this is part, is a firm and irrevocable offer and valid for acceptance by NMUSD for the period sixty (60) days after closing. The Submitter hereby agrees that if its proposal/offer is accepted by NMUSD that it shall provide all of the services in accordance with the RFQ, as it may be amended.

Name of Person Duly Authorized to Execute this Proposal/Offer:  

Brian Whitmore, AIA, LEED AP

Duly Authorized Signature: 

Title: President & CEO

Date of this Proposal/Offer: October 15, 2021

Submitter Name: Studio W Associates, Inc. (dba: Studio W Architects)

Submitter Address: 400 Spectrum Center Drive, Suite 1640

Irvine, CA 92618

Submitter Telephone: 949.774.2920

Submitter Email: BrianW@StudioW-Architects.com
Attachment H

NON-COLLUSION Declaration

The undersigned declares:

I am the President & CEO of Studio W Architects, the party making the foregoing RFQ.

The RFQ is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The RFQ is genuine and not collusive or sham. The Submitter has not directly or indirectly induced or solicited any other Submitter to put in a false or sham bid. The Submitter has not directly or indirectly colluded, conspired, connived, or agreed with any Submitter or anyone else to put in a sham bid, or to refrain from submitting. The Submitter has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Price of the Submitter or any other Submitter, or to fix any overhead, profit, or cost element of the Price, or of that of any other Submitter. All statements contained in the RFQ are true. The Submitter has not, directly or indirectly, submitted his or her Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Submitter that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Submitter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10.15.21 [date], at Irvine California [city], [state].

Name of Submitter

Studio W Associates, Inc. (dba. Studio W Architects)

Signature

Brian Whitmore, AIA, LEED AP

Title

President & CEO