Newport Mesa USD
Architectural Services

RFQ # 107-22
October 15, 2021
October 15, 2021

Mr. Jonathan Geiszler, Director of Purchasing & Warehouse
Ms. Ara Zareczny, Administrative Director II, Facilities Development, Planning and Design
Newport Mesa Unified School District
2985 Bear St., Building A
Costa Mesa, California 92626

Re: Request for Qualifications #107-22 Architectural Services

Dear Mr. Geiszler, Ms. Zareczny, and members of the selection committee:

Newport Mesa Unified School District's (Newport Mesa USD) facilities development and planning and design department, play a big part in ensuring the district fulfills its vision, mission, and beliefs for the students, parents and communities of Costa Mesa and Newport Beach. You have managed a significant and successful bond program since 2005 with a very 'lean and mean' team. The current architectural services RFQ provides an opportunity for you to consider selecting teams that bring fresh ideas to educational facility planning and design. Working side-by-side with educators, Corgan creates spaces that inspire both student and teacher. We develop groundbreaking learning spaces and are experts at reducing operational costs to steward classroom resources. Our mission is to develop places that inspire individuals, bring communities closer, and nurture tomorrow’s leaders for the global economy. Our vision and mission align with yours, and we are eager to demonstrate how we’re different than the rest under this contract. The following pillars differentiate our team, and lend to solutions that spark collaboration and ignite young minds.

**We are a dedicated team of education experts.** Corgan offers the personal attention typical of a boutique design firm, backed by the tools and resources of a national leader in educational facility design. Our team is supported by over 70 architects, planners, and interior designers dedicated solely to educational facility design, which means we are able to manage multiple, concurrent projects. Corgan has added Guillermo Aguilar, Aguilar Architects, in order to bring Newport Mesa USD a best-in-class team with the depth of resources afforded a large firm, backed by the personal attention and hands-on involvement of a smaller, boutique firm with deep California, OPSC, CDE and DSA experience.

Steve Hulsey is our principal-in-charge and will oversee contract negotiations, ensuring that Corgan’s resources are available to your district throughout the life of this contract. Anthony Wang is our project manager and will be with you every step of the way - from project inception to construction completion and beyond. The buck stops with Anthony, and he will be actively involved and engaged in all projects assigned our team under this contract. Anthony is supported by Jason Mellard, senior project architect. Jason has spent 15 of his 19 years as an architect with Corgan focused on education projects. Corgan’s standards and expectations for our architects and designers is higher than most other firms, and Jason exceeds these standards, always with a positive, can-do attitude. Both Anthony and Jason are problem solvers and solution creators. There are bound to be bumps along the way – it’s the nature of design and construction projects
– but Anthony and Jason are invested in and take ownership of every aspect of every project. They work proactively to mitigate any issues as soon as they see any red flags, or even the possibility for red flags. Their approach is proactive. They will communicate with you immediately, prepared to offer you a range of solutions with pros and cons for all options. Our team will never leave you holding the proverbial bag.

**A team tailored for California.** Our team of educational facility design experts is complemented by several consultants you know well. First and foremost, Guillermo has led Newport Mesa USD through several projects in the past and will confirm our team performs to your expectations while delivering seamless client service and managing all state agency requirements. Lorrie Ruiz, CL Consulting, is our state funding specialist. Lorrie has experience as a district employee as well as a consultant and understands the intricacies of garnering state funding. This team is rounded out by KPFF for civil and structural engineering; tk1sc for mechanical, electrical and plumbing engineering; Salt for landscape architecture; Webb Foodservice Design for any projects with food service scope; and OCMI for cost consulting. These teammates bring unparalleled experience in PK-12 design, and have worked with most, if not all, of DSA’s regional offices. Collectively we represent a highly motivated team of star performers that will go above and beyond for Newport Mesa USD.

**We bring you in-house options and efficient tools.** From Matterport scanning, a tool that turns building investigations into a simplified process, to virtual reality and beyond, Corgan has a depth of tools and resources that turn laborious tasks into quick and easy assignments that save time and money. Our team uses Matterport scanning to create digital models of existing buildings. Tasks like site investigations that might have taken our team an entire week or more to complete are boiled down to one-day assignments with this technology. AR/VR models effectively communicate design options and solutions to your stakeholders. These tools will support Newport Mesa USD in communicating the status of projects to your community. These resources result in efficiencies for our project team that ultimately save you time and money.

We are sensitive to cost constraints. Every project we take on is carefully planned to make the best use of the funds available. This is especially challenging on renovation projects, where unforeseen conditions are the norm. We will bring you options that are cost sensitive, responsible, and appropriate every step of the way. The projects highlighted in our submittal represent projects similar in size and scope that were completed on time, on budget.

We understand the value, power and synergy in a collaborative, inclusive culture. The projects introduced in our submission are great because they are a result of the collaborative approach we employ on every project we undertake. We look forward to introducing ourselves to your team in an interview presentation in November. Should you have any questions, please feel free to contact Anthony via telephone or email 424 410 7303, anthony.wang@corgan.com. Thank you for taking the time to read our qualifications package.

Sincerely,

Steve Hulsey  
Principal

Anthony Wang  
Vice President
<table>
<thead>
<tr>
<th></th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A. Business Profile</td>
</tr>
<tr>
<td>2</td>
<td>B. Experience</td>
</tr>
<tr>
<td>3</td>
<td>C. Project and Cost Management</td>
</tr>
<tr>
<td>4</td>
<td>D. Sub Consultants</td>
</tr>
<tr>
<td>5</td>
<td>E. References</td>
</tr>
<tr>
<td>6</td>
<td>F. Legal Issues</td>
</tr>
<tr>
<td>7</td>
<td>Required Forms</td>
</tr>
</tbody>
</table>
1. A. Business Profile
The experience of learning—for both student and educator—is heightened in a well-designed space. Space can create sparks of collaboration as well as moments of deep personal reflection. Our mission is to develop places that inspire individuals, bring communities closer, and create competence in the global economy.

Corgan

Legal Form
Corporation

Number of Years in Business
83 years

Home Office Location
401 North Houston Street, Dallas, Texas 75202

Local Office
5800 Bristol Parkway, Suite 640 Culver City, California 90230

Enriching Lives Through Responsive and Flexible Spaces for Learning.
Our life’s work is finding better ways to support education. Education paradigms are shifting, and we thrive on responding to these evolving opportunities. Our process allows us to respond to these changes with agility.

We design balanced solutions that enable agility for students and staff. Outcome-based research integrated with empathetic insight to the lives of the educator, student, and faculty allows us to design spaces that can lean into the future.

We are passionate about creating great experiences. We know that the experience of learning is critical to development. We honor the responsibility of taking a client through the process of creating architecture.

We design for success—and to us, the only standard for successful design is an inspired student. The best design inspires new thinking. We work collaboratively with our clients to create places that optimize resources, operate efficiently, create long-term value, and most importantly, ignite the minds of students.

Our integrated expertise allows us to anticipate education’s emerging challenges. The lines are blurring between core subjects, grades, academics, and technical skills. Our breadth of knowledge across the industry allows us to apply the right knowledge to create new models in education design.
ii. Identify the ownership structure of the Submitter and furnish a one-page history, including number of years the firm has provided similar services for both public and private sector clients. Provide resumes and responsibilities of the individuals who would be assigned to this project.

Corgan

Corgan is a leading architecture and design firm with a long history of creating places that respond to the ever-changing needs of the market and our clients. Consistently ranked as one of the top ten architecture firms in the United States, we listen to our clients and transform their insights into structures and spaces that inspire, inform, and innovate. Corgan’s commitment to above-and-beyond service and client success is part of the legacy and the foundation on which we’ve built our international network of offices today.

We thrive on responding to education’s evolving opportunities and challenges. Deep experience and highly-evolved processes have given us the ability to respond to changes with agility. Working side-by-side with educators, we create spaces that inspire both student and teacher. We develop groundbreaking learning spaces and are experts at reducing operational costs to steward classroom resources. Our mission is to develop places that inspire individuals, bring communities closer, and nurture tomorrow’s leaders for the global economy.

OWNERSHIP STRUCTURE
C-Corporation

RESUMES
Please see the following pages for resumes of key personnel.
iii. Provide the qualifications of recent (within the past ten years) and relevant experience of staff to be assigned to District projects, including resumes. Identify names of senior members and length of time in firm.
Steve Hulsey —— AIA, NCARB
Principal-in-Charge (Contractual), Corgan

Steve is a President with Corgan, leading the firm’s National Education Practice. Since beginning his career at Corgan over 32 years ago, Steve has dedicated his entire professional career to the design and development of educational facilities that engage students in the learning process through cooperative and thoughtful design that supports the teaching philosophies of each client. Steve has led and built the educational sector at Corgan through engagement, partnerships, and collaboration with the clients, leading the market in service, quality, and design. In his career at Corgan, Steve and his team have designed over 150 new educational facilities. Steve’s expertise in design provides clients with student focused solutions. As Principal-in-Charge, Steve will lead the team, negotiate a mutually acceptable agreement and confirm that ample resources are applied to this contract as needed to exceed your expectations.

SELECT EXPERIENCE

- Venice High School Swimming Pool Accessibility Assessment, Los Angeles USD
- Rio Vista Elementary School Playground and Accessibility, Saugus USD
- Ramona Elementary School Drop Off and Pick Up Addition, Hawthorne USD
- Los Angeles Community College District, Los Angeles Southwest College, PV Arrays and Parking Lots
- Los Angeles Community College District, Los Angeles City College, Life Science and Chemistry Building Swing Space
- Coy Miller Elementary School, Frisco ISD
- Daugherty Elementary School, Garland ISD
- Diane Patrick Elementary School, Arlington ISD
- Liscano Elementary School, Frisco ISD
- Sandy McNutt Elementary School, Arlington ISD
- William Lee Hastings Elementary School, Duncanville ISD
- Argyle Middle School, Argyle ISD
- Middle School West, Coppell ISD
- Rodriguez Middle School, Denton ISD
- Career and Technology Education (CTE) Center, Tyler ISD
- Denison High School, Denison ISD
- Independence High School, Frisco ISD
- John A. Dubiski Career High School, Grand Prairie ISD
- Red Oak High School, Red Oak ISD
- Tyler Legacy High School, Tyler ISD

REGISTRATION
Registered Architect
Registered Interior Designer
AIA
NCARB

34 years of experience
(33 years with Corgan)
Anthony Wang —— AIA, NCARB
Project Manager, Design Director, Corgan

Anthony’s 32-year career has afforded him the opportunity to work for many well-known architectural practices including I.M. Pei, Norman Foster and Partners, Pei Partnership, and MRY Architects, to name a few. He was exposed to the education market sector early on, where he has grown up designing and managing a wide-range of project types in the U.S. and Asia. A true collaborator, Anthony enjoys working with clients, subconsultants, and general contractors to determine the most feasible solution to complex challenges. He is a strong project manager, adept at leading project teams to the conclusion of projects completed on time, on budget, often exceeding client expectations. Anthony’s strengths as a project director, together with a design aesthetic cultivated with some of the world’s most notable designers, make him an asset to Corgan’s project team. As project manager and design director, Anthony will provide the day-to-day, hands-on management of resources for all phases of this project. He will provide design direction as well as communication and documentation of decisions. Anthony takes 100% ownership of his projects and project teams, and will work as a trusted advisor with Newport Mesa USD to the on budget, on schedule conclusion of every project awarded under this contract. Anthony will be proactive, communicating at the first sign of a red flag, responding with a range of solutions.

SELECT EXPERIENCE

- Venice High School Swimming Pool Accessibility Assessment, Los Angeles USD
- Rio Vista Elementary School Playground and Accessibility, Saugus USD
- Ramona Elementary School Drop Off and Pick Up Addition, Hawthorne USD
- Los Angeles Community College District, Los Angeles Southwest College, PV Arrays and Parking Lots
- Los Angeles Community College District, Los Angeles City College, Life Science and Chemistry Building Swing Space
- SAMOHI Discovery Building, Santa Monica-Malibu USD*
- University of California Santa Barbara, Bio-Engineering Building*
- University of California Los Angeles, Ronald Reagan Hospital Renovation*
- Shanghai Tech University, College of Material Sciences*
- Shanghai Tech University, Information Technology College*
- Shanghai Tech University, College of Management*
- Shanghai Tech University, College of Creative and Digital Arts*

* Projects completed with a previous firm

REGISTRATION
Registered Architect
AIA
NCARB

34 years of experience
(2 years with Corgan)
Guillermo Aguilar ——— AIA
Consulting Principal, State Agency Support, Aguilar Architects

Guillermo has over 30 years of experience planning, managing, and designing large complex education projects and facilities. Guillermo has provided professional services including architectural design, complete school master plans, facility condition assessments, and constructability/value engineering reviews for large K-14 projects and programs with construction value totaling over $3 billion. Guillermo has ample expertise with the DSA approval process, CDE, OPSC, DTSC, State Fire Marshal, and Utility Agencies. As consulting principal, Guillermo will provide senior-level oversight to ensure district goals and expectations are met. Additionally, he will be responsible for leading our projects through the state regulatory processes, including DSA.

SELECT EXPERIENCE

- TeWinkle Intermediate School Gymnasium, Newport Mesa USD*
- TeWinkle Intermediate School Modernization, Newport Mesa USD*
- TeWinkle Intermediate School, Phase II, Newport Mesa USD*
- Rea Adult Education Center, Newport Mesa USD*
- Rea ES Restrooms Rehabilitation/Remodel, Newport Mesa USD*
- Wilson Elementary School Modernization, Newport Mesa USD*
- Woodland Elementary School Modernization, Newport Mesa USD*
- Woodland Elementary School, Phase II, Newport Mesa USD*
- Victoria Elementary School Modernization, Newport Mesa USD*
- Victoria Elementary School, Phase II, Newport Mesa USD*
- Whittier Elementary School Modernization, Newport Mesa USD*
- Whittier Elementary School - Phase II, Newport Mesa USD*
- Estancia High School Bleacher Replacement, Newport Mesa USD*
- Trabuco Hills High School Modernization, Saddleback Valley USD*
- Master Contract, Constructability Reviews, Orange USD
- District Modernization Program, San Ysidro USD
- Central Region Elementary School No. 21, Los Angeles USD*
- Valley Academy of Art and Sciences, Los Angeles USD*
- Language Academy K-8, San Diego USD*

*Projects completed with a previous firm

30 years of experience
(7 years with Aguilar Architects, Inc.)
Jason Mellard — AIA, LEED AP BD+C
Senior Project Architect, Corgan

Jason is deeply involved in all aspects of the design process, from initial visioning and conceptual explorations, to hands-on collaboration to deliver thoughtful, responsive, and sustainable projects. Jason guides education clients through thoughtful design and planning that inspires the future generation and fosters collaboration between students, educators, and professionals. As Corgan's senior project architect, Jason is responsible for managing our team of subconsultants, and ensuring a solid, buildable set of construction documents for every project awarded under this contract. Jason will work closely with Anthony and Guillermo to ensure that Newport Mesa USD's goals and expectations are met, and that projects are delivered on time and on budget.

SELECT EXPERIENCE

- Venice High School Swimming Pool Accessibility Assessment, Los Angeles USD
- Rio Vista Elementary School Playground and Accessibility, Saugus USD
- Ramona Elementary School Drop Off and Pick Up Addition, Hawthorne USD
- Los Angeles Community College District, Los Angeles Southwest College, PV Arrays and Parking Lots
- Los Angeles Community College District, Los Angeles City College, Life Science and Chemistry Building Swing Space
- Los Angeles Southwest College, PV Arrays and Parking Lots
- I.M Terrell Academy for STEM and VPA, Fort Worth ISD
- Carter Park Elementary School Renovations, Fort Worth ISD
- Stripling Middle School Restroom Remodels, Fort Worth ISD
- Grand Prairie High School Classroom Tower, Grand Prairie ISD
- John A. Dubiski Career High School, Grand Prairie ISD
- Garner Fine Arts Elementary School, Grand Prairie ISD
- Lorenzo de Zavala Environmental Science Academy, Grand Prairie ISD
- Ellen Ochoa STEM Academy at Ben Milam Elementary School, Grand Prairie ISD
- Crowe Elementary School Addition, Arlington ISD
- Thornton Replacement Elementary School, Arlington ISD
- West Elementary School Renovations, Arlington ISD
- Adamson High School, Dallas ISD
- Lovejoy High School Addition and Renovation, Lovejoy ISD
- New Elementary School #22, McKinney ISD
- Enterprise Center Renovation, Arlington ISD
- Calhoun Middle School Renovations, Denton ISD
Sangeetha Karthik  AIA, LEED AP BD+C, NCIDQ
CTE Specialist, Corgan

Sangeetha’s 21 years of experience in education architecture demonstrates her commitment to the firm as well as the profession. As an Associate Principal and the thought-leader on career and technical education centers, Sangeetha has done extensive research on planning for the future through project-based learning environments. She has worked with many education clients throughout the United States to define and align career-based curriculum to meet the goals and needs of the client as well as the market and area. She excels in creating spaces that mimic the real-world, train collaboration and are student-driven to foster engaged, self-directed learners that are aptly prepared for their future career.

SELECT EXPERIENCE

- Gilbreath-Reed Career and Technical Center, Garland ISD
- Tyler Career Education Center, Tyler ISD
- Keller Center for Advanced Learning, Keller ISD
- Adamson High School, Dallas ISD
- Byron Nelson High School, Northwest ISD
- Career Education Center, Wichita Falls ISD
- Red Oak High School, Red Oak ISD
- Lowery Freshman Center, Allen ISD
- Lancaster High School, Lancaster ISD
- Sunset High School Renovations, Dallas ISD
- Argyle Middle School, Argyle ISD
- Lady Bird Johnson Middle School, Irving ISD
- Bowie Middle School Additions and Renovations, Irving ISD
- Marion Elementary School Renovations, Allen ISD
- Kerr Elementary School Renovations, Allen ISD
- Bolin Elementary School Renovations, Allen ISD
- Daugherty Elementary School, Garland ISD
- Donald T. Shields Elementary School, Red Oak ISD
- Farine Elementary School Renovation, Irving ISD
- Garner Elementary School, Grand Prairie ISD
- George Washington Carver Elementary School, Garland ISD
- Hanes Elementary School Addition and Renovation, Irving ISD
- Keyes Elementary School, Irving ISD
- Kimberlin & South Gate Elementary Schools Additions & Renovations, Garland ISD

REGISTRATION
Registered Architect
Registered Interior Designer
AIA
LEED AP BD+C
NCIDQ

21 years of experience
(20 years with Corgan)
PROJECT TEAM ——— NEWPORT MESA USD

Project Architect, Corgan

Lane Pendleton ——— AIA

Lane brings a high-level of proficiency in many design and rendering programs, giving him the ability to bring the team’s vision to life. He is responsible for the production and documentation of all project requirements and coordination of additional studio members and consultants, as required.

SELECT EXPERIENCE

- Lowery Freshman Center, Allen ISD
- Dillard Center Renovation, Allen ISD
- Marion Elementary School Renovations, Allen ISD
- Lovejoy High School Addition and Renovation, Lovejoy ISD
- Waxahachie High School and CTE, Waxahachie ISD
- Rodriguez Middle School, Denton ISD
- Barbara Bush Middle School Addition, Carrollton-Farmers Branch ISD
- Bolin Elementary School Renovation, Allen ISD

REGISTRATION
Registered Architect
AIA

Interior Design Lead, Corgan

Angie Stutsman ——— NCIDQ, WELL AP

Angie has worked on some of Corgan’s most high-profile educational projects, elevating the interiors to mimic the real-world by creating flexible and adaptable spaces through a combination of creativity and attention to detail. Through this program, Angie will lead the interior design team, coordinating with the architectural team to design 21st century educational environments.

SELECT EXPERIENCE

- Howe Early Childhood School, Howe ISD
- Administration Annex, Richardson ISD
- I.M. Terrell Visual and Performing Arts/STEM Academy, Fort Worth ISD
- Waxahachie Career Technology Education High School, Waxahachie ISD
- Grand Prairie High School Classroom Tower, Grand Prairie ISD
- Cleburne High School and Career Technology Education, Cleburne ISD
- Canyon Ranch Elementary School, Coppell ISD
- Dripping Springs High School Addition, Dripping Springs ISD
- Fort Smith Career and Technical Education School, Fort Smith SD
- Sundown Lane Elementary School, Canyon ISD

REGISTRATION
Registered Interior Designer
NCIDQ
WELL AP
As Principal-in-Charge, Ali will be responsible for supervising the activities of civil engineering personnel. He will also be responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration. Ali has lead civil engineering design on a wide variety of educational projects including master plan, new construction, additions, historic preservation, site assessment, due diligence, and environmental studies for California education clients.

**SELECT EXPERIENCE**

- Corona Del Mar High School Modernization, Newport Mesa USD
- Lincoln Elementary School Portable Building, Newport Mesa USD
- Newport Harbor High School Field Restoration, Newport Mesa USD
- Roy O. Anderson Elementary School, Newport Mesa USD
- Modernization / Expansion Projects at Fountain Valley, Marina, Edison, & Westminster High Schools, Fountain Valley, Huntington Beach Union HSD
- Arcadia High School Science Building, Student Services Building, Performing Arts Center, Stadium, and Site Modernization, Arcadia USD

---

As a Managing Principal with the Irvine office, Bill is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration. Mr. Thorpe has 35 years of experience as a structural engineer and has been with KPFF for 23 years.

**SELECT EXPERIENCE**

- Adams Elementary School, Newport Mesa USD
- Anderson Elementary School Modernizations, Newport Mesa USD
- California Elementary School, Newport Mesa USD
- Corona Del Mar High School Modernizations, Newport Mesa USD
- Costa Mesa High School Gymnasium Connection Repair, Newport Mesa USD
- Ensign Middle School Modernization/Addition, Newport Mesa USD
- Estancia High School Theater, Newport Mesa USD
- Everett A. Rea Elementary School, Newport Mesa USD

---

---
Plumbing Designer, tk1sc

Russ Gault —— LEED AP

With over 35 years of experience in Plumbing and Fire Protection system design, Russ Gault has become the leader of our Plumbing Department. Having been involved with some of the most significant projects in our firm's history, Russ brings a strong ability to understand project requirements, respond to client needs and communicate with industry professionals contributing to overall project success. Russ has worked on build-to-suit, commercial, hospitality, educational and civic projects with an emphasis of bringing value throughout all phases of project development and construction. During his tenure he has become a steady guiding influence for our Plumbing Department, which is reflected in the quality of our work.

SELECT EXPERIENCE

- Canyon View Elementary School Modernization, Irvine USD
- Lakeside Middle School Modernization, Irvine USD
- Oak Creek Elementary School Modernization and Relocatables, Irvine USD
- Plaza Vista Elementary School Modernization and Relocatables, Irvine USD
- Stonegate Elementary School New Construction, Irvine USD
- Turtle Ridge Elementary School Miscellaneous Upgrade, Irvine USD

Electrical Engineer, tk1sc

Ray Swartz —— PE, MIES, LEED AP

Ray’s responsibilities include being involved in all aspects of design operations and production activities for the firm’s complete range of electrical engineering/design services. Ray acts as the Principal-in-Charge, as well as the project’s Electrical Engineer of Record for all projects with which he is involved. His day-to-day involvement with each project confirms a coordinated quality design that will result in a highly successful end product. Ray also specializes in architectural lighting design/consulting and has been responsible for innovative and creative lighting designs which have enhanced the utility, comfort, and grace of numerous architectural and landscape projects.

SELECT EXPERIENCE

- Corona Del Mar High School, Costa Mesa High School, and Estancia High School Scoreboard Projects, Newport Mesa USD
- Canyon View Elementary School Modernization, Irvine USD
- Lakeside Middle School Modernization, Irvine USD
- Oak Creek Elementary School Modernization and Relocatables, Irvine USD
- Plaza Vista Elementary School Modernization and Relocatables, Irvine USD
- Stonegate Elementary School New Construction, Irvine USD
Roger has over 30 years of experience in consulting engineering including 10 years of practicing experience in the consulting engineering field in Australia and England. This unique background has resulted in creative and resourceful solutions on many of our significant projects. In over 25 years with the firm, Roger has been involved in major healthcare, civic, technology, and build-to-suit projects with a focus on providing reliable design solutions and effective client support throughout all phases of a project.

**SELECT EXPERIENCE**

- Orange High School Phase 1 STEM Building Commissioning, Orange USD
- Spurgeon Intermediate School Admin Portable, Santa Ana USD
- Rose Elementary School, Milpitas USD
- Grandview Elementary School Grandview & Ladera Campuses, Manhattan Beach USD
- Wiseburn High School Kitchen and Cafeteria, Wiseburn USD
- Wiseburn High School Sandbox, Wiseburn USD
- Orange High School Phase II, Orange USD

In 2009, Allen established SALT Landscape Architects, steadily growing the business over a decade into a flourishing boutique firm. A culture-driven office, SALT prioritizes collaboration and ‘turning the chair around’ – encouraging input and feedback from all team members. For Allen, assembling a team with diverse backgrounds and experience is crucial. A strong egalitarian thread runs through not only the company culture but also its projects, with a focus on social justice and environmentalism, and a mission to help ‘humanize the city’ and create more equitable open and green spaces.

**SELECT EXPERIENCE**

- Milken Community High School, Los Angeles USD
- Belvedere Middle School, Los Angeles USD
- Wise School, Los Angeles, California
- Welcome Center, San Bernadino USD
- Taft High School, Los Angeles USD
- Crenshaw Performing Arts High School, Los Angeles USD
- Fenton Primary Center, Los Angeles USD
Facilities Planning and Funding, CLC

Lorrie Ruiz

Lorrie joined CL Consulting, Inc. (CLC) in 2017 with 16 years of experience in a public school district as the Director of Facilities Planning and over 20 years in school facilities planning. CLC has helped their clients receive hundreds of millions in state funding. Her area of expertise spans long range planning and developer school planning/mitigation negotiation through site acquisition and project audits. While at the Irvine USD, Lorrie was successful in the site acquisition, planning, and state funding of 14 new schools, including a comprehensive new high school, several campus additions, and 11 modernizations. These projects represent over $1 billion in capital program costs. She also played a pivotal role in the passage and implementation of IUSD's $319 million Measure E local bond program. Prior to IUSD, she served Ruhnau Ruhnau Clarke Architects as an Educational Facilities Coordinator, assisting school districts in their pursuit of state funding. Lorrie holds a Bachelor of Science Degree in Business Administration with an emphasis in Finance and Real Estate from California State University, Fullerton, and she is a licensed California Real Estate Broker.

Lorrie is currently providing state funding services to Newport Mesa USD.

Foodservice Design, Webb

Costel Coca

As owner and Principal at Webb Foodservice Design, Costel plays an essential role in leading and fostering creativity for innovative culinary designs. He oversees all our design studios, and provides focused expertise for strategic planning, vision, and ideation to projects. Costel has directed projects through a variety of project delivery methods including design-build, bridging, CM at-risk, multiple prime, and fast-track projects. His commitment to excellence, passion for collaboration, and strong leadership inspires the training, research, and development of new design methodologies within the firm, generating a constant source of new ideas and emergent possibilities.

**SELECT EXPERIENCE**

- Central Kitchen, Sacramento USD
- Santa Monica High School, Santa Monica–Malibu USD
- Thacher School Dining Hall, Ojai, California
- Wonderful College Prep Academy, Harvest Hall Delano, California
Regional Estimating Manager, OCMJ

John Mauk  CCP, LCPE, LEED AP

John is Vice President at OCMJ and has more than 30 years of cost engineering experience. His experience includes on-site field supervision, contract administration, change order analysis, preparing budgets, cost estimating, and claims analysis and negotiation.

SELECT EXPERIENCE

- Prototypical Classrooms, Newport Mesa USD
- Tewinkle Middle School, Newport Mesa USD
- La Mirada High School Recreational Fields, Norwalk-La Mirada USD
- Peninsula High School, Palos Verdes USD
- Trabuco Hills High School Track and Field Improvements, Saddleback Valley USD
- Marvin Elementary School Joint Use Field, San Diego USD
- Huntington Middle School Gymnasium, San Marino USD
2. B. Experience
i. New Construction and Modernization. Provide a brief description of the firm’s experience in new construction and modernization projects. At a minimum, identify the number of years of experience the firm has in new construction and modernization projects.

Experience in a wide variety of projects.

Over the last 65 years, we have designed and constructed hundreds of schools, from small renovations to large new schools and everything in between. Corgan + Aguilar Architects, Inc. bring decades of experience within the education market, including new construction, renovation, and expansions. Our team proposed has award-winning and industry-lauded architectural and project management experience. The depth and variety of our practice and proposed project team allows us to deploy the resources needed regardless of project type. Some examples of our specific expertise applicable to your needs include:

NEW CONSTRUCTION

Our team has completed hundreds of new construction projects for education since our practice began in 1953. Our practice is inherently client-centric — our client’s needs are our priority. We have no pre-conceived design ideas – our designs are reflective of your community, your district and your students. Crucial in the design of new facilities is listening and responding to the needs of your community, creating a functional and efficient design that fits your specific district and community. Through this approach, we have built long-standing client relationships that continuously seek our expertise. Our partnership with districts, our reputation and our experience is unmatched.

RENOVATIONS/MODERNIZATIONS

Every member of our team is well-versed in renovation projects. We have experience with every type of interior and exterior renovation including classrooms, offices, laboratories, performing art centers, deferred maintenance, ADA compliance, exterior envelope modifications, and repairs. We know that making the highest and best use of existing facilities through thoughtful renovation and remodeling is key to the stewardship of your resources.

EXTERIOR RENOVATIONS AND ADDITIONS

Our team includes experts on the thoughtful design of additions to existing buildings and related exterior renovations, including envelope repairs, roof, energy performance and integration. Additions to existing buildings are particularly design-sensitive projects and we place great importance on careful integration with the existing massing, fenestration and materials palette to create additions that are integrated with their parent building and overall district.
ii. Project Listing. List all K-12 school projects that firm has worked on within the last three (3) years. Limit response to no more than the twenty (20) most recent projects. Each project description should include the year(s) of construction, construction cost, brief scope of work, and a client contact by name, agency, title, and phone number who may be contacted for verification. Include a minimum of five (5) recent K-12 school maintenance projects the firm has worked on within the last three (3) years with a budget of less than $1,000,000, two (2) projects should be less than $500,000. Your project descriptions should include the above requested information.

Building relationships that make us stronger.

Since we designed our first school in 1953, our education practice has evolved and grown. The evolution of the school space starts with the student—changing research, curriculum, and student development has allowed us to create virtually all types of educational environments that encourage learning. Our commitment to enhancing the educational experience has led us to create some of the most thoughtful spaces in the U.S., with our district clients driving the vision.

Over the last 65 years, we have designed and constructed hundreds of schools, from small renovations to large new schools and everything in between. The following pages are a representation of this work in terms of our understanding of your goals and mission.
## B. EXPERIENCE

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>NEXT GEN LEARNING ENVIRONMENT</th>
<th>RENOVATION/ MODERNIZATION</th>
<th>NEW CONSTRUCTION</th>
<th>ATHLETIC SPACE</th>
<th>PERFORMANCE HALL</th>
<th>MULTI-PURPOSE ROOM</th>
<th>LIBRARY</th>
<th>CAREER &amp; TECHNICAL EDUCATION</th>
<th>KITCHEN/CAFETERIA</th>
<th>21ST CENTURY CLASSROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles USD Central Region Elementary School**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Ysidro School District Vista Del Mar Middle School Lab Conversion**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Ysidro School District Smythe Elementary School Modernization**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Ysidro School District La Mirada Elementary School Modernization**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Los Angeles USD, Venice High School Swimming Pool Assessment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saugus USD, Rio Vista Elementary School Paving and Accessibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hawthorne USD, Ramona Elementary School Drop Off and Pick Up Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Monica-Mailbu USD, SAMOHI Discovery Building*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allen ISD Marion Elementary School Renovations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canyon ISD Canyon Intermediate, Junior High and Sundown Lane Elementary School</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frisco ISD, Bright Academy Renovations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richardson ISD, Mohawk Elementary School Modernizations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dripping Springs ISD Dripping Springs High School CTE Addition &amp; Renovations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arlington ISD, Crow Leadership Academy Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marana USD Dove Mountain C-STEM K-8 School</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coppell ISD New Middle School West</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleburne ISD Cleburne High School Renovation and CTE Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irving ISD, Nimitz High School Renovations &amp; Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garland ISD Gilbreath-Reed Career and Technical Education Center (CTE)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allen ISD Lowery Freshman Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coppell ISD Canyon Ranch Elementary School</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fort Worth ISD I.M. Terrell VPA &amp; STEM Academy Addition and Renovation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Project completed by Antony Wang with a previous firm
** Project completed by Guillermo as Principal and AOR with a previous firm.
Los Angeles USD Central Region Elementary School

**YEAR OF CONSTRUCTION:** 2018 (closeout)  
**COST:** $36,000,000  
**REFERENCE:** Peter Mayor, Project Manager, Owner Authorized Representative, 213 276 4013

**SCOPE:** The project consisted of the new construction of a two program elementary school which included a primary center and the elementary school. This project consisted of 45,000 square feet which includes a multi-purpose room, library, administration, parking, pathways, and landscape. In addition, our team was asked by the district to provide interior design and full FF&E services. Guillermo served as Principal and AOR for this project with a previous firm.

San Ysidro School District Smythe Elementary School and La Mirada Elementary School, and Vista Del Mar Middle School Modernization

**YEAR OF CONSTRUCTION:** 2021  
**COST:** $19,000,000  
**REFERENCE:** Paul Azevedo, Director of Facilities, 619 428 4476, 3065

**SCOPE:** These Aguilar Architects’ projects consisted of the complete modernization of two 30,000-square-foot elementary schools and site, including multi-purpose room, library, administration, parking, pathways, and landscape. In addition, our team was asked by the district to provide interior design and full FF&E services.

Los Angeles USD, Venice High School Swimming Pool Assessment

**YEAR OF CONSTRUCTION:** 2020  
**COST:** N/A — Assessment  
**REFERENCE:** Tetratech, Alexis Bahou, PM/Principal Engineer, 626 375 1705

**SCOPE:** The Venice High School Indoor Swimming Pool is a joint-use facility Los Angele USD and the City of Los Angeles. The facility was built in the 1960s on the Venice High School campus. The roof is leaking and is in need of repair. The roof leaks may have damaged ancillary spaces including the male and female changing rooms, locker areas, restrooms, and shower areas. Corgan is part of the team selected to investigate and evaluate the existing facility’s deficiencies. Specifically, our team performed an accessibility evaluation in order to identify areas that need to be upgraded in order to conform with current building codes. We provided a report outlining the upgrades that will be implemented by the owner in the near future.
Saugus USD, Rio Vista Elementary School Paving and Accessibility

**YEAR OF CONSTRUCTION:** 2021  
**COST:** $125,000  
**REFERENCE:** Psomas, Jeff Chess, Vice President/Principal, 310 614 1923

**SCOPE:** Saugus USD selected a team consisting of a civil engineer and a landscape architect to pave a portion of the Rio Vista Elementary School site. In addition to the site paving, the scope includes play area pavement markings; and an outdoor classroom space that includes seat walls, natural and synthetic turf areas, and planted areas. Corgan is assisting the team with ADA accessibility review and DSA review and approval.

Hawthorne USD, Ramona Elementary School Drop Off and Pick Up Addition

**YEAR OF CONSTRUCTION:** 2020  
**COST:** $80,000  
**REFERENCE:** Louie Velez, Director of Facilities, Maintenance & Operations, 310 675 5100

**SCOPE:** Ramona Elementary School is located on a tight, urban site in a residential neighborhood. The site currently doesn’t have a dedicated area for dropping off and picking up, resulting in potential safety issues for students, and excessive traffic for their neighbors both before and after school. Hawthorne USD retained Corgan to perform a feasibility study and provide a range of options for the addition of a dedicated pick-up and drop-off area. The district is currently evaluating the options and will implement the best solution.

Santa Monica-Malibu USD, SAMOHI Discovery Building*

**YEAR OF CONSTRUCTION:** 2020  
**COST:** $130,000,000  
**REFERENCE:** Alan Braatvedt, Project Manager, 310 450 8338 ext. 79394

**SCOPE:** The purpose for the Discovery Building is to replace couple of outdated buildings in Santa Monica High School and provide both houses the state of art classroom design and the latest technology. The concept of the building is to provide an open plan and as a flexible building to mitigate the ever-changing teaching pedagogy and technology. All commons and shared spaces have either skylights or large windows to allow plenty of natural light in these spaces. Two sets of forum stairs are provided in the courtyard and one inside the commons to allow casual seating, interaction as well as for events.
Canyon ISD, Canyon Intermediate, Junior High and Sundown Lane Elementary School

**YEAR OF CONSTRUCTION:** 2020  
**COST:** $8,240,000  
**REFERENCE:** Dr. Darryl Flusche, Superintendent, 806 677 2600  

**SCOPE:** To support the collaborative learning goals of the district, Sundown Lane Elementary School underwent a renovation to convert underutilized central locker and storage areas between three wings into additional joint instruction areas. New LED lighting, floor, and wall finishes combined with exterior metal panel cladding transform the campus into a 21st century learning model for the district.

Irving ISD, Irving High School Renovations

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $9,801,846  
**REFERENCE:** Jim Scrivner, Division Director for Facilities and Support Services, 972 215 5001  

**SCOPE:** Originally hired to demolish the existing building and design the CTE addition, Corgan was also tapped to demolish and reimagine their gym lobby. The new 46,523-square-foot addition includes a new CTE addition, gym lobby which hosts concessions, restrooms, display and lobby spaces, new wall tile, exterior cafeteria windows, and interior finishes. The CTE serves as a place for students to engage with a variety of disciplines with a new aviation lab, graphic design lab, computer lab, and environmental science lab. Graphics installed in the gymnasium evoke school pride, and foster a sense of belonging.

Frisco ISD, Bright Academy Renovations

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $652,000  
**REFERENCE:** Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032  

**SCOPE:** Renovations were made to an existing elementary school to create an open, collaborative environment to house the district’s new International Baccalaureate Primary Years Program. The existing library and one classroom were transformed to an open, collaborative space with a maker space, as well as small and medium break out spaces to accommodate the inquiry-led, interdisciplinary framework.
Richardson ISD, Mohawk Elementary School Modernizations

**YEAR OF CONSTRUCTION:** 2021  
**COST:** $15,581,676  
**REFERENCE:** James Watson, Chief Executive Director of Operations, 469 593 0170

**SCOPE:** The Mohawk Elementary School projects is an addition and renovation to the existing elementary school to support projected enrollment growth and increased district services in providing pre-kindergarten/ kindergarten classrooms, a gymnasium, which will also serve as the code required storm shelter, a cafeteria expansion, and a new larger kitchen. The existing gymnasium will be retrofitted to accommodate the library and media center, as the existing library is being demolished to build the new classroom addition. All existing classrooms will be modified and include collaboration and flexible learning environments.

Dripping Springs ISD, Dripping Springs High School CTE Addition & Renovations

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $19,299,462  
**REFERENCE:** Clint Pruett, Director of Facilities and Construction, 512 858 3013

**SCOPE:** This new 60,000-square-foot educational space provides a home for several unique programs offered on the campus, increasing overall student capacity in this growing district. The main addition showcases CTE-type programs, including engineering, aquatic science, floral design, business, and audio/video production. Complete with a state-of-the-art fabrication lab, production studio, radio broadcast room, business presentation suite, and aquatic science lab, this addition displays the impressive work being done within each curriculum path and engages the student body.

Arlington ISD, Crow Leadership Academy Addition

**YEAR OF CONSTRUCTION:** 2020  
**COST:** $11,427,832  
**REFERENCE:** Kelly Horn, Assistant Superintendent, 682 867 7615

**SCOPE:** This project includes a 20,000-square-foot nine classroom, gymnasium, and storm shelter addition and a 3,000-square-foot kitchen addition. The existing kitchen was converted into additional seating space for the cafeteria. The existing cafeteria and restrooms were renovated. Improvements including new doors, hardware, lighting, and fire alarms were implemented in the existing school.
Marana USD, Dove Mountain C-STEM K-8 School

**YEAR OF CONSTRUCTION:** 2018  
**COST:** $28,040,193  
**REFERENCE:** Russell Federico, Executive Director Bond & Capital Projects, 520 616 6363

**SCOPE:** As the first C-STEM (computer, science, technology, engineering, and math) school in the state of Arizona, Dove Mountain is setting a precedent as a school of choice. The design is a celebration of student-driven learning and making. Kindergarten through fifth grade students are introduced to C-STEM subject matter in a practical manner using experimentation, while sixth through eighth grade students have the opportunity to focus deeper on concepts that pique their interest. Their natural curiosity about the world can develop into a lasting interest in these fields.

Coppell ISD, New Middle School West

**YEAR OF CONSTRUCTION:** 2018  
**COST:** $48,558,917  
**REFERENCE:** Brad Hunt, Superintendent, 214 496 6000

**SCOPE:** The new Coppell Middle School West provides an innovative educational environment for 1,500 sixth through eighth grade students. The vertical house structure of the design creates five separate houses. Each house has non-traditional classrooms, blended labs with large flexible spaces, a maker space, and science labs.

Cleburne ISD, Cleburne High School Renovation and CTE Addition

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $106,000,000  
**REFERENCE:** Barry Hipp, Executive Director of District Operations, 817 202 1125

**SCOPE:** Drawing inspiration from the town's original high school built in 1918, the iconic building underwent renovations for the first time in 40 years. The design encompasses traditional, alternative, and career technology spaces in a single campus. Tapping into community needs, the expanded CTE curriculum provides career pathways prior to graduation. Programs, which were informed by the surrounding community needs, included: auto collision repair; architecture and construction; engineering; sports and entertainment; marketing; welding; advanced graphic design; animation; AV production; culinary arts; telecommunications and networking; cosmetology; education; criminal justice; health science; and veterinary science.
Irving ISD, Nimitz High School Renovations & Addition

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $1,252,269  
**REFERENCE:** Jim Scrivner, Division Director for Facilities and Support Services, 972 215 5001

**SCOPE:** The renovation of the existing Nimitz High School provided new spaces for CTE programs including a bioengineering lab, computer labs, and floral design lab as well as an upgraded cafeteria.

Garland ISD, Gilbreath-Reed Career and Technical Education Center (CTE)

**YEAR OF CONSTRUCTION:** 2018  
**COST:** $28,390,000  
**REFERENCE:** Erika Crump, CTE Director, 972 487 3170

**SCOPE:** The Gilbreath-Reed Career and Technical Education Center prepares students to compete in a global economy, offering a network of opportunities for today’s workplaces. District workshops revealed a key planning goal: create project-based spaces for students to thrive around the “learning on display” model.

Allen ISD, Lowery Freshman Center

**YEAR OF CONSTRUCTION:** 2018  
**COST:** $69,443,846  
**REFERENCE:** Brandon Boyter, Executive Director of Facilities, 469 910 2586

**SCOPE:** Built on the same site as an existing school, the new facility leverages current amenities and maximizes the district's resources, while increasing student opportunities. The new facility includes an 800-seat performing arts center, black box theater, and rehearsal halls for band, choir and orchestra. Classroom pods increase interaction, while the central spine connects the campus. The stand-alone freshman campus instills a sense of identity for ninth grade students, while still providing adjacency to the high school. This allows students to seamlessly travel back and forth leveraging dual credit/collegiate classes. A high-level of engagement in the design process led to a sense of place and ownership within the community.
Coppell ISD, Canyon Ranch Elementary School

**YEAR OF CONSTRUCTION:** 2018  
**COST:** $28,851,178  
**REFERENCE:** Brad Hunt, Superintendent, 214 496 6000

**SCOPE:** This new elementary school was designed based on the “house” concept. Learners and facilitators are assigned a specific house, continuing on through the fifth grade. This allows classes to create smaller communities within the larger whole. Six houses are scattered on two levels, each house having the capacity to instruct 135 students.

Allen ISD, Marion Elementary School Renovations

**YEAR OF CONSTRUCTION:** 2019  
**COST:** $12,860,000  
**REFERENCE:** Brandon Boyter, Executive Director of Facilities, 469 910 2586

**SCOPE:** This 1980s elementary school is designed to allow the aging facility to support and foster a 21st century learning environment. Opened interior spaces and collaboration zones provide students and teachers the flexibility and adaptability to support learning opportunities. Makerspaces and hands-on learning spaces are incorporated in the centralized area to allow access for all students throughout the day. Interior finishes, mechanical infrastructure replacement, and technology upgrades throughout the facility are designed to support the learning environment.

"Corgan listened to our staff and curriculum department and created a new learning environment through the renovation process. The end product has exceeded not only our expectations but has given the students of an invigorated drive to learn with all of the teachable spaces."

Brandon Boyter, Executive Director of Facilities, Allen ISD
iii. Project Team. Identification of architectural firm's project team and their specific expertise, experience, and resources to ensure suitable architectural services. Indicate the two (2) key team members that will serve as architect and project manager and will be principally responsible for working with the District. For these two key team members specifically, identify all public works projects and California school projects in particular that team member has worked on in the last three (3) years.

Please see the brief resumes below for two key team members. Full resumes and the entire team can be found within Tab 1.

**Anthony Wang ****** AIA, NCARB**
Project Manager, Design Director, Corgan

Anthony will serve as the main point of contact for Newport Mesa USD, managing the team, budgets, and schedules for any projects that may result from this contract with the district.

**SELECT EXPERIENCE IN THE LAST 3 YEARS**

- Venice High School Swimming Pool Assessment, Los Angeles USD
- Rio Vista Elementary School Paving and Accessibility, Saugus USD
- Ramona Elementary School Drop Off and Pick Up Addition, Hawthorne USD
- SAMOHi Discovery Building, Santa Monica-Malibu USD*
- Los Angeles Community College District, Los Angeles Southwest College, PV Arrays and Parking Lots
- Los Angeles Community College District, Los Angeles City College, Life Science and Chemistry Building Swing Space

*Projects completed with a previous firm

---

**Guillermo Aguilar ****** AIA**
Consulting Principal, State Agency Support, Aguilar Architects, Inc.

Guillermo has over 30 years of experience planning, managing, and designing large complex education projects and facilities. Guillermo has provided professional services including architectural design, complete school master plans, facility condition assessments, and constructability/value engineering reviews for large K-14 projects and programs with construction value totaling over $3 billion. Guillermo has ample expertise with the DSA approval process, CDE, OPSC, DTSC, State Fire Marshal, and Utility Agencies.

**SELECT EXPERIENCE IN THE LAST 3 YEARS**

- Master Contract Constructibility Reviews, Orange USD
- District Modernizations, San Ysidro School District
- Three-year master agreement for Code Analysis, Constructability Reviews, and ADA Compliance at several schools, Los Angeles USD
iv. Public Works Requirements. A brief summary description of firm's familiarity with applicable laws and requirements for public works projects in general and K-12 California school projects in particular, including DSA, OPSC, CDE, CEQA, and DTSC. If the firm has DSA experience, identify all DSA offices the firm has worked with in the last three (3) years.

Agency Experience

Corgan's team members - both internal and external - bring a wealth of experience with all applicable laws and requirements for PK-12 clients, and have demonstrated competence in working with DSA, OPSC, CDE, CEQA and DTSC. Several team members have been working with school districts in California and beyond for decades.

DSA

DSA's plan review confirms a project’s compliance with code requirements related to structural safety; fire and life safety; accessibility; and sustainability. DSA is integrated early into our design process. As part of our practice, we will meet with DSA officials at the early phases of every project we are assigned in order to confirm officials are aware of the project as well as the basic design direction. We will then follow through with a design that meets or exceeds all code requirements.

Our team has a close working relationship with DSA and we are familiar with their process and requirements, from registration and initial submittal through project certification. We have significant experience working through DSA's project registration, electronic plan review, and construction and closeout activities through the DSAbox. During construction and at completion, our team will work closely with the district, inspector, contractor, and DSA to complete all the required documents, including interim verified reports and CCDs, and will collaborate with the assigned field engineer to confirm timely reviews. We are always proactive to resolve open issues with the inspector and DSA field engineer during construction to avoid potential delays in certification, and to ensure we can obtain DSA closeout/certification in a timely manner.

As a component of DSA, the fire marshal is integral to the plan check/approval process and part of the team we have worked closely with to obtain approvals. When appropriate, we find it beneficial to meet with the state fire marshal and inspectors in order to obtain a “consensus” interpretation of code requirements. This is particularly true in cases where interpretations differ from initial plan check comments. The result is expedited agreement and approval of plans.

DSA Case Study

The San Ysidro School District modernization projects had an expedited review schedule of two months (March 24, 2017 – May 31, 2017). As part of our effort to meet this aggressive schedule, Aguilar Architects met with the Regional Director, Supervisor of Project Services, Lead Structural Safety Engineer, Lead Fire, Life, and Safety Engineer, Lead Accessibility Engineer, and Intake Architect to review timelines, DSA expectations, and submittal requirements. A memorandum of understanding was issued that established the project review parameters and schedule that was met by the team. In summary, we typically search for methods to improve plan check and approval time, working in good faith with DSA, making them a partner in the process and ensuring that their requirements are fully met.
Guillermo has worked with DSA offices in San Diego, Los Angeles, Oakland, and Sacramento. His strong working relationship with DSA and his understanding of its requirements and review processes has enabled Guillermo to meet extremely tight project schedules and time constraints. This relationship also allows us to integrate DSA into our process from the project initiation.

### Core Team Member DSA Experience

<table>
<thead>
<tr>
<th>TEAM MEMBER</th>
<th>DSA LA</th>
<th>DSA SAN DIEGO</th>
<th>DSA OAKLAND</th>
<th>DSA SACRAMENTO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Wang, Corgan, Project Manager</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guillermo Aguilar, Principal-in-Charge (Technical), Architect of Record, Aguilar Architects, Inc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jason Mellard, Project Architect, Corgan</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bill Thorpe, Structural Engineering Principal, KPFF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ali Khamsi, Civil Engineering Principal, KPFF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ray Swartz, Electrical, tk1sc</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roger Carter, Mechanical, tk1sc</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Russ Gault, Plumbing, tk1sc</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allen Compton, Landscape Architect, Salt</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lorrie Ruiz, CLC, State Funding Specialist</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
OPSC & SAB
Case Studies

In 2020, CLC helped their clients receive over $211,000,000 in state grant funds. In 2019, that number was over $207,000,000.

Irvine USD has received $284,000,000 over the past two years with a combination of new school construction and modernization applications. These grant funds were a critical piece to their school facilities construction program. CLC was instrumental in guiding the process of obtaining these grant funds.

CLC helped the Downey USD obtain over $23,000,000 in state grant funds in 2020, with applications that were submitted in 2016 and 2017. These applications included a combination of new construction building additions to existing schools and modernization applications.

Since 2019, CLC has submitted applications for the Mountain View School District (LA County) for their infrastructure modernization projects. The grant value for these projects is over $37,000,000. CLC was able to identify and apply for supplemental grants in excess of their base grant for their 50-year-old school buildings. Additionally, we were successful in submitting these applications before the exhaustion of the Proposition 51 bond authority for modernization applications by flying to Sacramento and submitting these applications in person.

In recent years, Guillermo has guided the Montebello, Santa Ana, San Ysidro, and Saddleback Valley USD to monitor the allocation of funds to meet their matching grants from the state. Total costs included testing, inspections, permits, DSA fees, design fees, CM fees, interim housing costs, hazardous material consulting and abatement, and construction. Guillermo assisted San Ysidro USD’s agency/funding coordinator with the application, monitoring, and obtaining the allocation of funds to meet their master plan and project needs. The entire bond funds were systematically tracked according to a matrix of component budgets including all hard and soft costs together with applicable funding grant categories. Costs included testing, inspections, permits, DSA fees, design fees, CM fees, interim housing costs, hazardous material consulting and abatement, and construction. Subsequently, Guillermo assisted the District in uniformly allocating portions of the funds to provide significant benefit to every district site, as well as seeking additional grants to maximize the state matching funds.

While applying for funding for site improvements for the San Ysidro School District, Aguilar Architects, Inc., together with the district’s funding consultants were challenged by the State in the amount of funds requested for onsite parking, site improvements, and utility services. We worked with the district and state to consider a variety of options, adjusted our calculations and built a case for the additional grants. We succeeded in qualifying for 100% of the original request.

CDE

Guillermo Aguilar has assisted districts in obtaining state approvals and funding for the design, construction, and modernization of educational facilities. He regularly meets with representatives at the County Department of Education or in Sacramento to update ourselves on new regulations and standards. When necessary, he will reach out to the field representative to resolve issues related to CDE guidelines and standards.

Between our team’s agency/funding coordinator and Guillermo, we have obtained preliminary and final approval letters through CDE for numerous K-12 projects, and have assisted in the funding approvals through CDE/OPSC. We consistently meet with the CDE to confirm regulations, review standards, and obtain opinion prior to project development.
For San Ysidro School District, Aguilar Architects, Inc. was able to obtain CDE approvals despite initially being challenged by CDE as the grade levels of the classrooms being modernized were modified from grades 4-6 to a K-6 configuration. After several meetings with CDE representatives, we were able to reassure CDE that the grade level reconfiguration made sense in the context of a district-wide reconfiguration.

**CEQA**

Both Santa Ana USD and Monterrey Peninsula USD were required to prepare several Environmental Impact Reports (EIRs) in compliance with CEQA to evaluate the environmental effects of their facility program. In accordance with CEQA requirements, the district was required to distribute copies of a Notice of Preparation (NOP) to various agencies, organizations, and individuals and stakeholders that had an interest in the projects.

The NOP may, under certain circumstances, announce that an EIR will be prepared for the project and will request comments on issues or impacts that should be addressed in the environmental document. Aguilar Architects, Inc. team members supported these District obligations, including facilitating public scoping workshops, to provide opportunities for individuals to submit comments, or suggestions on issues to be evaluated in the EIR and to provide information on the project(s) master plan, project design, and EIR process regarding the project planning and design.

A draft EIR may be prepared as a first step by district environmental consultants evaluating the environmental impacts resulting from implementation of the facility project at hand and identifying measures to mitigate the significant effects of the project’s proposed program and design. At this stage, Aguilar Architects, Inc. team members assisted the district’s environmental team with relevant exhibits and presentations to explain the proposed future project designs. According to the analyses in the draft EIR, the proposed designs resulted in potentially significant impacts in several areas that were mitigated, including:

- Visual resources
- Air quality
- Biological resources
- Archaeological resources
- Hazardous materials
- Noise
- Transportation/traffic & parking

**DTSC**

The mission of the DTSC is to provide the highest level of safety, and to protect public health and the environment from toxic harm. Occasionally on our projects, we have assisted our clients when toxic substances are encountered on school sites. Most recently, San Ysidro USD discovered toxic water residue in their potable water just before construction started. Aguilar Architects, Inc. was able to expedite water testing, alert DSA of the need for special inspectors, and obtain expedited reviews and approvals from the testing authorities and DTSC. At the grand opening ceremony, the district demonstrated its confidence in water quality to those in attendance by drinking from the students’ water fountains.
v. District Contracts. Provide a schedule of all Newport-Mesa Unified School District contracts held within the last five (5) years, including with respect to each project, the project name and the property address, the contract amount, and architectural firm’s contact person at the District on said project.

Corgan nor Aguilar Architects, Inc. have completed work with Newport Mesa USD in the last five years.

vi. Innovative Project Capabilities. Provide additional "case study" detail on up to three (3) projects listed in "B.ii. Project Listing." which are representative of the firm’s unique qualifications to help the District with innovative approaches to the following types of projects:

b. Libraries/digital information spaces.
c. School kitchens/cafeteria projects.
d. Career Technical Education (CTE) projects.
e. Multipurpose rooms / gymnasiums / physical education spaces / performance venues.

Please see the following pages for three case studies.

By the Numbers

30+
libraries in the last five years

ARGYLE WEST ELEMENTARY SCHOOL
FRISCO HIGH SCHOOL ADDITION

40+
athletic spaces in the last five years

KELLER CENTER FOR ADVANCED LEARNING

20+
performance hall spaces in the last five years

20+
CTE environments in the last five years
Designing Educational Spaces for Mental and Emotional Health

As we’ve seen over the last year, external, global events such as COVID-19 can exacerbate stressors, intensify existing inequities, and create new challenges for everyone—including students. These additional stressors are piled on top of stressors students of all ages carry with them into the classroom under “normal” circumstances. By understanding the struggles and stressors students and staff might be carrying with them into the classroom, it is possible to implement design strategies that put health and wellness first, starting at the beginning of the design process.

Physical Environment Stressors

Research-based insight has incredible potential to inform the design of wellness-focused learning environments. By understanding the impact of the physical environment on health, wellbeing, and student performance, learning environments can be designed to offer more than just a space to learn— they can provide opportunities for restoration and support overall wellness. Integrating nature and providing an optimized learning environment can help to address the many sources of stress that students carry on their shoulders and support the well-being and success of the whole student through the quality of their sensory environment, the richness of their social and emotional environment, and the opportunities they have for self-development, paving the way towards designing with empathy.

Designing with Empathy

Integrating wellness-focused insights from research in education and the behavioral and brain sciences and mapping meaningful connections between research-based principles to designing learning spaces can help us support mental and emotional health in educational facilities. Adopting a holistic perspective on education and design supports the well-being and success of the whole student on three levels: Quality of sensory environment, the richness of social and emotional environment, and the opportunities for self-development.

Read more of our three part series on designing for mental and emotional health by scanning the QR code below.

BENEFITS OF INTEGRATING NATURE INTO DESIGN

Extensive empirical research in psychology, cognitive science, neuroscience, and education has identified some of the many benefits we receive when we engage with nature. These include benefits for our physical health, our mental and emotional wellbeing, cognitive performance, and learning outcomes.

49% of environment-related impact on student performance was tied to “naturalness” factors (light, air quality, temperature)
Case Studies

Next Generation

Dove Mountain C-STEM K-8 School

Corgan designed the first ground-up C-STEM (computer, science, technology, engineering, and math) school in Arizona, Dove Mountain CSTEM K-8 School. Corgan devised a plan to create a campus that departs from traditional classroom typologies to connect often siloed programs and learning and create fluid, seamless experiences that encourages collaboration and inspires new interests. All classrooms are uniform in design and natural light, having equal access to age-appropriate outdoor learning areas. While projects are born in the classroom, they can be further explored in outdoor learning areas, allowing students to gather information, think critically, make decisions, and take action within their C-STEM learning. Students are met with vibrant color, texture, and daylight throughout the campus that energize the learning environment and enrich their daily lives—marrying the science and beauty of good design.

VISION AND GOALS

After establishing the district and community’s programmatic vision and goals, the design team defined and orchestrated the school’s curriculum into a series of key educational spaces to create “the learning pathway.” The learning pathway is not a linear path, but rather a series of primary learning spaces set in each grade band — grades K-2, 3-5, and 6-8 — that students engage in a sequential manner as they work through their project-based learning curriculum from start to completion.

Once the spatial typologies of the learning pathway were established, the design team evolved their formal and functional parameters while following the programmatic compass. By providing an “immersive” CSTEM learning experience that celebrates 21st century learning and the district’s fundamental guiding principles, students are inspired to learn and remain mentally engaged, having access to the tools and resources necessary to foster innovation. The architectural aesthetic becomes a learning device, providing the backdrop that inspires and engages students. Visual continuity between spaces, physical pathways that put learning on display, and the anticipation of discovery along key circulation routes define the learning experience.
Dove Mountain C-STEM K-8
The Learning Pathway

“It really fulfilled a lot of dreams of what school and classrooms should be for children. I love seeing the lightbulb go on. I love inspiring the next generation to be greater than the last.”
Kristy Hollandsworth, Teacher, Dove Mountain CSTEM PreK-8 School
LEARNING PATHWAY VENUES: IDEATION IN FLEXIBLE CLASSROOM SPACES

Ideation is the first step in project-based learning, starting with the flexible classroom. Several key strategies foster student creativity and support a variety of learning and teaching styles. Modular furniture and workstations allow students and teachers to quickly adapt and easily reconfigure their classroom to suit a variety of needs while conducting group and individual learning exercises. Adjustable touch screen flat panel TV’s combined with WiFi, Bluetooth, and 1:1 Chromebooks provide students with a key accessible interface for learning about, exploring, and sharing project ideas in a group setting. Additionally, operable glass partitions span the entire classroom corridor wall, allowing teachers and students to open and expand their classroom space into the adjacent “learning corridor” when additional classroom space is needed.

FLEXIBLE LEARNING CORRIDOR: EXPLORING IDEAS THROUGH COLLABORATION

At Dove Mountain, primary classroom wing circulation pathways are a key component to support the philosophical idea of the “learning pathway.” The corridors serving each grade band provide multiple functions including additional classroom expansion space when operable glass partitions are open or a more intimate collaboration setting when operable glass partitions are in a closed position. A series of collaboration alcoves arrayed along the center learning corridor partition offer flexible furnishings, additional cabinetry, and gridded marker and tack boards. The partition allows flexibility to either separate classrooms on either side of the classroom wings or open up through operable rotating markerboard panels to allow permeability and additional cross-corridor collaboration.
ZSPACE COMPUTER LABS: PROJECT VISUALIZATION

Following classroom-based CSTEM instruction and group collaboration exercises, students continue their journey along the learning pathway by developing and visualizing project ideas using advanced augmented and virtual reality (AR/VR) laboratories located throughout the school. Developed by the design team in conjunction with the district’s education business partner, zSpace, these AR/VR laboratory classrooms provide students with an exciting “next level” tool for comprehension of CSTEM-based subjects. Through the use of zSpace labs, students engage in educational lessons by viewing and manipulating virtual models in three-dimensional space. Objects appear to physically “float” in front of the zSpace computer monitors where groups of up to three students can examine them in detail from all angles and manipulate them using a stylus pen, effectively bringing learning to life.

MAKERSPACES: PROJECT CONSTRUCTION

The superintendent’s concept of “grandpa’s garage,” a place full of tools, workbenches, and more where you can put your mind to work. Makerspace workshops are placed at the heart of the school, empowering students to put their work on display. Arrayed along the glass walls of the school’s primary circulation pathway, or the “arroyo”, these spaces put student ingenuity and discovery on display as they construct their projects. Students are able to explore the physicality of their project ideas and then construct them using an array of power tools and equipment tailored for each grade band (K-2, 3-5, and 6-8.) Casters on student workstations allow for easy movement and reconfiguration to serve the varied curricula as needed. Additional flexibility is provided via ceiling-hung electric cord reels distributed throughout the makerspaces.

Scan the QR phone to view a video of Dove Mountain CSTEM K-8 School and hear from the district!
Career and Technical Education

Gilbreath-Reed Career and Technical Education Center (CTE)

To create an education center that supports the local community and advances student opportunity, the new Career and Technology Center (CTC) was envisioned adjacent to a major highway, signifying the important impact on the community. The building promotes professional environments with a focus on real-world application, featuring makerspaces, collaborative, and experimental learning zones. Seamless integration of simulated learning areas creates a cohesive and modern learning environment.

The school serves the community, high school students, and sixth graders. Shared spaces throughout maximize collaboration. Representing a hub of ideas, the school acts as an intersection between local industry and education. Interdisciplinary collaboration for real-world environments drives opportunities for students to research, experiment, and innovate. Application-driven scenarios such as Junior Achievement “BizTown”, the mock-up town located at the center of the facility, mimic jobs.

Thoughtful program consolidation conserves financial resources and avoids amenity duplication and overcrowding at existing schools. The school operates on alternating day schedules to maximize student enrollment numbers, allowing for one-on-one learning. CTE pathways reflect the community values and engage with the fastest-growing and highest-paying industries in the region. Programs were planned in partnership with industry experts through meetings with local businesses. The current and future needs of the community were assessed to maximize forthcoming job opportunities for students to re-invest in the local market. This high-level of engagement aims to inspire students and instill a sense of place and ownership within the community. Several programs are open to the broader community, serving a dual-purpose such as an education center for evening classes.
The Junior Achievement “Biztown” allows for visiting middle and elementary school students to learn financial literacy, become exposed to career options, and allows all 56,000 students in the district to utilize the campus.

Pathways to Success
Programs offered in this facility are the most sought after in the local market. Selections were based on the highest wages in the fastest-growing sectors with the most job openings.

- Agriculture, food, and natural resources
- Architecture & construction
- Arts, AV, Technology & Communications
- Business administration and finance
- Health science
- Information technology
- Law, public safety, and security
- Manufacturing
- Science, technology, engineering and math
- Transportation and logistics
21st Century Learning Environments

Canyon Ranch Elementary School

Learning happens everywhere – in corridor niches, in one of two exterior courtyards, or on an exterior balcony. Determining instruction areas for today’s lessons can happen on the spot. Corgan designed Canyon Ranch Elementary School to enable a “house” learning concept that includes seven houses, each one made up of learners from each grade level, K-5.

Placing students of different ages and growth levels together allows more advanced learners to develop leadership and empathy skills and for younger learners to find mentorship that pushes them forward. This concept allows for team teaching, greater collaboration, and cross-pollination between subject matters and grade levels for facilitators. This school was designed with the creative learner in mind, allowing learners to lounge on a reading bench, traverse through the interior courtyard with a quick game of hopscotch, step off into a marker wall nook to brainstorm an idea, or pop into a reading tunnel while circulating through the library. This school is one large teaching tool; learning and creativity are never more than a few feet away.

Innovative Design Concepts

- House learning concept to promote learning opportunities
- Cross-pollination between grade levels
- Transparencies and blended interior and exterior environments to connect with natural environment
- Color psychology used throughout school to engage students
Each house includes a combination of grade levels K-5 to create a community where older students can develop leadership and younger students can discover mentorship.
vii. Other Experience. Briefly describe if the firm has experience with the following areas of work:
a. Assisting districts with preparing for a proposed bond, project prioritization, and implementing a local bond program.

A Proven Process
Assisting public school districts in planning for bond measures varies from state to state. Corgan has been deeply engaged in school facilities planning and design for over 65 years. Our team provides comprehensive services that includes community planning for facilities bond measures that has resulted in the successful passage of more than $7 billion in school bond programs. Our services are tailored to each school district and community in order to meet the unique goals and needs of each.

While the process for planning and executing bond measures in California is slightly different, the experience we have gleaned out of state gives us the ability to collaborate with Newport Mesa USD and other specialized consultants (public opinion polling, public outreach, etc.) in any future bond planning. Our in-house experts can help you navigate through the complexities of developing a long-range plan, bond program and voter education strategy. From citizen’s committee support to communication strategies and timelines to collateral creation and voter outreach, our team has the resources and knowledge to bring you success. Our process is outlined below. We know it isn't typical for an architect-led team to support local school districts in this capacity, however, we welcome the opportunity to work with your district to tailor a suitable plan.

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>AMOUNT</th>
<th>MASTER PLAN</th>
<th>ASSESSMENT</th>
<th>BOND PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brock ISD</td>
<td>$21.36M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Argyle ISD (2 times)</td>
<td>$256M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Dripping Springs ISD</td>
<td>$132M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Frisco ISD (6 times)</td>
<td>$3.7B</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Canyon ISD</td>
<td>$198M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Brazosport ISD</td>
<td>$175M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Denison ISD (2 times)</td>
<td>$99.5M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Grand Prairie ISD (3 times)</td>
<td>$147M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Tyler ISD (2 times)</td>
<td>$270M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Irving ISD</td>
<td>$70M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Wichita Falls ISD</td>
<td>$59M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Cleburne ISD</td>
<td>$130M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Melissa ISD</td>
<td>$150M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Winnsboro ISD</td>
<td>$31M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Howe ISD</td>
<td>$17M</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
</tbody>
</table>
1. Intentional Planning
We gather the necessary information that supports a factual, data-driven plan and provides a holistic view for future decisions. Understanding your district’s unique needs and goals is essential to building your tailored plan.

INFORMATION GATHERING
- District interviews
- Facility condition assessment
- District education and technical standards
- Facility capacity analysis
- Demographic analysis and projections*
- Financial capacity and tax impact analysis*
- District’s design preferences
- District’s facilities and program priorities

*Our team coordinates with the district’s outside consultants.

2. Active Engagement
Partnering with community members and stakeholders provides a clear picture of your needs, allows opportunities to hear a variety of perspectives and increases support from key decision makers.

BOND PROGRAM DEVELOPMENT
If the best course of action is to move forward with a bond program, needs should be categorized and prioritized to develop the most appropriate program.

- Citizen’s committee:
  - Project cost analysis, voter opinion survey, prioritize projects for bond program
  - Committee recommendations to the board of trustees
  - Election planning and timelines

DISTRICT & FACILITY PLANNING
- Convene citizen’s committee
  - Cross-section of community
  - Review and analyze facilities and program needs
  - Establish priorities and benchmarks for long-range plan
3. Strategic Communication
We help you understand your likely voters to create targeted communication that will clearly inform them about your needs and the bond program.

**VOTER EDUCATION**
- Election laws and ethics training
- Message and strategy development
- Voter analysis and projections
  - Branding, messaging, and collateral development
  - Website, brochures, flyers, mailers, and advertisements
  - Facility tours
  - Bond presentations
  - Media engagement
  - Signage

4. Continued Transparency
After an election, we help keep your community up-to-date about the project statuses and milestones to maintain trust, accountability, transparency, and goodwill.

"Corgan proved to be an invaluable asset to our district as we navigated the many steps required to successfully present a bond request to our taxpayers. Happily, we passed a $79,750,000 bond to build a new high school and upgrades at other school facilities in our district. Corgan has been a great partner in providing guidance and quality work in every aspect of the design and implementation of our building program."

**DR. HENRY SCOTT, SUPERINTENDENT, DENISON ISD**
B. EXPERIENCE

b. Exploring alternative funding options and assisting districts with preparing applications for funding.

We are thrilled to include Lorrie Ruiz, CL Consulting, on our team for state funding. Lorrie joined CLC in 2017 bringing 16 years of experience at Irvine Unified School District (Irvine USD) as the Director of Facilities Planning. Her expertise spans long range planning and developer school planning/mitigation negotiation through site acquisition and project audits. While at Irvine USD, Lorrie was successful in the site acquisition, planning, and state funding of 14 new schools, including a comprehensive new high school, several campus additions, and 11 modernizations. These projects represent over $1 billion in capital program costs.

She also played a pivotal role in the passage and implementation of Irvine USD’s $319 million Measure E local bond program. Prior to Irvine USD, she was an Educational Facilities Coordinator with Ruhnau Ruhnau Clarke Architects, where she assisted numerous school districts in their pursuit of state funding. Lorrie’s unique skillset includes:

- Long-range planning including developer mitigation
- Demographic analysis, including enrollment projections, boundary changes
- Site Acquisition
- State Funding and Agency Review and Approval
- Project planning, including new construction and modernization
- Furniture & Equipment Planning and Procurement
- Committee facilitation
- School Board Presentations
- Master Planning

HERITAGE HILLS ELEMENTARY SCHOOL
c. Alternative project delivery methods (e.g. lease-lease back).

Our team has experience with alternate project delivery methods including design-build, construction manager at risk, lease-leaseback, etc. These delivery methods are structured to bring the general contractor on board at the onset of the design process, or at some point early in the design process. While all delivery methods offer distinct advantages, the one common thread is the need for collaboration. Corgan has a long history of designing projects under many delivery methods both locally and nationally. We are well-versed in working with many of the top construction firms in the industry, creating collaborative, productive relationships through our tenure. Our firm has a reputation in the design community for producing accurate, complete and easy to read documents that enable the construction team to more easily produce the final building. A brief synopsis of our experience is provided below.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>CLIENT NAME</th>
<th>DELIVERY METHOD</th>
<th>CONSTRUCTION COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smythe Elementary School Modernization*</td>
<td>San Ysidro USD</td>
<td>Lease-Lease Back</td>
<td>$9,250,800</td>
</tr>
<tr>
<td>Trabuco Hills High School*</td>
<td>Saddleback Valley USD</td>
<td>Lease-Lease Back</td>
<td>$22,000,000</td>
</tr>
<tr>
<td>SAMOHI Discovery Building*</td>
<td>Santa Monica Malibu USD</td>
<td>Lease-Lease Back</td>
<td>$130,000,000</td>
</tr>
<tr>
<td>MDF A Data Center Consolidation Project</td>
<td>California State University Long Beach</td>
<td>Design Build</td>
<td>Confidential</td>
</tr>
<tr>
<td>Master Planning &amp; Preliminary Design Services*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LA City College Holmes Hall Modernization</td>
<td>Los Angeles Community College District</td>
<td>Design Build</td>
<td>$6,500,000</td>
</tr>
<tr>
<td>Criteria Documents*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nine Elementary School Gym Additions</td>
<td>Humble ISD</td>
<td>Design Build</td>
<td>$25,000,000</td>
</tr>
<tr>
<td>West Campus Parking Garage</td>
<td>UT Arlington</td>
<td>Design Build</td>
<td>$27,088,896</td>
</tr>
<tr>
<td>Dining Hall Renovations</td>
<td>Austin College</td>
<td>Design Build</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>LAX Midfield Satellite Concourse</td>
<td>Los Angeles World Airports</td>
<td>Design Build</td>
<td>$1,400,000,000</td>
</tr>
<tr>
<td>Marion Elementary School Renovations</td>
<td>Allen ISD</td>
<td>Construction Manager at Risk</td>
<td>$12,859,655</td>
</tr>
<tr>
<td>Gilbreath-Reed Career and Technical Education Center</td>
<td>Garland ISD</td>
<td>Construction Manager at Risk</td>
<td>$28,390,000</td>
</tr>
<tr>
<td>Rogers Elementary School Renovations</td>
<td>Frisco ISD</td>
<td>Competitive Sealed Proposal</td>
<td>$4,655,336</td>
</tr>
<tr>
<td>Bright Academy Renovations</td>
<td>Frisco ISD</td>
<td>Competitive Sealed Proposal</td>
<td>$652,000</td>
</tr>
<tr>
<td>Sinton Replacement High School</td>
<td>Sinton ISD</td>
<td>Construction Manager Agent</td>
<td>$67,500,000</td>
</tr>
<tr>
<td>JS Coon Psychology Office Renovations</td>
<td>Georgia Institute of Technology</td>
<td>Job Order Contract</td>
<td>$81,000</td>
</tr>
</tbody>
</table>

* Work completed with a previous firm.
3.C. Project and Cost Management
i. Project Management. Describe the project management procedures employed by your firm to minimize change orders and ensure well-coordinated and complete construction documents. Include the following information:

a. Constructability review. Firm’s approach to reviewing bid documents to make certain that work requirements are clear, the documents are coordinated, and to reduce impacts to the overall project.

Corgan presents a nimble and dedicated design and engineering team, many of which have worked with Newport Mesa USD on previous projects, lending to a deep understanding of your processes, goals and expectations. Our approach to constructability reviews and review of bid documents has to start with a solid foundation at the onset of every project. We will begin work immediately upon award and have our ‘A Team’ readily available and eager to take on your work. (We don’t even have ‘B’ or ‘C Teams.’) We carefully calculate our commitments and maintain a reserve capacity so that we are able to undertake multiple, concurrent projects. Every client deserves — and gets — our optimal brainpower, creativity, and expertise. We commit our focus, investment, expertise, and accountability to Newport Mesa USD for our collective success on every project assigned under this contract.

Technical excellence is part of our DNA. On each project, we provide consistent and integrated leadership at the principal level for oversight, as well as a project-dedicated team who will be intimately aware of standards and protocols. Our involvement begins at the start of the project and includes ultimate responsibility for cost, schedule, quality control, and client satisfaction. Anthony and Guillermo will provide technical quality assurance and control for all documentation produced by the project team and will confirm that appropriate resources are allocated to the project. Anthony will be your day-to-day contact and will provide coordination between the design team and Newport Mesa USD.

We use extensive, formalized procedures on every project we execute, that includes the dedication of a senior staff to each project to manage and perform QA/QC checks. The process includes on-going review of the design as it progresses, both in-house and with our consultants. Regular “holds” are built into the design and production schedule to allow for sufficient time for this process to be completed without items slipping through the cracks. We track all comments and issues and believe in the open, constructive, and diligent pursuit of the highest quality product possible.

During construction documents, Corgan’s quality control director, Lee Graham, assists staff in the successful documentation and execution of our projects. Lee’s responsibilities include assisting in the development of design details, reviewing construction documents, and providing feedback for improvement. Lee focuses primarily on common areas of concern such as accessibility, constructability, water infiltration, and overall design clarity. We continue with an integrated project process throughout the construction phase by using the same team members who worked on the design. Those that produce the construction documents are best suited to administer the contract during construction. This ensures a dedicated project team that is familiar with the early decision-making process, the reasons behind those decisions, and the expectations for the final product.

Corgan’s rigorous commitment to quality is proven by our track record of projects completed on budget. Please see our recent bidding history on page 59.
b. Project administration, inspection, and oversight. Firm’s approach to providing general administration of the project and all related documents. Management of regular inspections and keeping the District informed of the progress of construction. Firm’s methods to ensure general oversight of the project including review of documents for compliance with design and examining contractor’s applications for payment.

People and process: that is the foundation to successful construction administration. The same people, who have been working on your project since day one (Anthony, Jason, and Guillermo), complete all construction administration tasks. No knowledge is lost in a hand-off to construction administration staff. Teamwork is important during construction, and we are great team players that know when to lead and when to listen. Additionally, the process is essential. We use Newforma software for online document management to maintain clear and consistent communication during the construction administration process.

A critical part of this phase is the final-completion and project close-out. Corgan will work with the general contractor to prepare a project punch list and review and check off the completion of all items within a reasonable timeframe. We will provide a close-out check list for the general contractor and will review all close-out documents and warranties prior to submission to Newport Mesa USD. Our communications on the close-out documents and punch list completion with the general contractor will be sent daily until all is complete.
Construction Observation

Our team will be 100% committed during construction and available and responsive to the construction partner throughout construction. We are responsive and work to find solutions with the construction team. Our communication with the owner and the contractor will be open, clear, and concise, providing clear direction and clarifications. While we commit to being available to the general contractor and will be on-site as needed, our communications with the construction team and Newport Mesa USD will at a minimum be:

**DAILY**
- Communicate with the on-site construction personnel to answer questions and clarify issues that may have been discussed in their daily sub-consultant meeting or during the course of the day.
- Distribute all communication with contractor’s personnel to the owner via memorandum, email, or telephone conversation so that all information is shared and the entire team is kept informed.

**WEEKLY**
- Job site visit to observe construction activities, communicate with superintendent and project manager, and issue clarifications on questions. Produce field reports documenting observed on site activities and issue to all parties.
- We will walk the project with the owner’s representatives to observe construction progress, on-going activities and to answer any questions and/or address concerns.

**BI-WEEKLY**
- Participate in construction meeting on-site with owner, contractor, and any subcontracting foreman who might need clarifications or further instruction.
- Review five week look ahead schedule and discuss upcoming activities.
- Answer questions, issue clarifications, and walk project site with owner.
- Issue field reports of observations of construction activity.

**MONTHLY**
- Provide a monthly update for the administration and board of trustees. This report will summarize the activities of the month and provide images of the project status.
Project Closeout

LAST FIVE PERCENT

We recognize the importance of timely completion and occupancy. To facilitate the smooth transition from building construction to building use, Corgan implemented a policy called the “Last Five Percent.” This program maximizes the architect’s, contractor’s and owner’s focus to finish the project and make certain all items are functional and complete when occupancy occurs.

The “Last Five Percent” states that approximately 10-12 weeks prior to a project’s estimated substantial completion date, all parties meet to review the schedule and the critical issues regarding completion of the project. This meeting will set the milestones required to complete the project, including resolving any claims that may have occurred, continuing the close-out documentation and warranty process, and reviewing outstanding change orders and RFI’s. It is critical to allow for the necessary time to accomplish this before the facility is occupied.

Once the facility is near completion, “pre-punch lists” are conducted to compare constructed items with the documents. This allows the contractor to address issues while subcontractor staff are still on site. Included in this early punch process is a review of the mechanical, electrical, plumbing and technology systems, especially those requiring approval by local officials.

After substantial completion of the project, our program requires that punch list items are completed within two weeks of the review. During these two weeks, the HVAC testing and balancing is performed, verifying proper installation and high-efficiency of this system. Air quality testing is completed to set a benchmark and make certain the building is free of contaminants. Training sessions of the building systems are conducted with the owner and recorded for future use by the building staff.

Project Closeout Procedure

10-12 weeks prior to completion

MEETING WITH ALL PARTIES

Review Items
- Review schedule and critical issues
- Set milestones:
  - Resolving claims
  - Continuing close out documentation and warranty process
  - Review outstanding change orders, PCRs, and RFIs

2 weeks prior to completion

PRE-PUNCH LIST

Review Items
- Compare construction with documents
- Contractor address issues while subcontractors are on site
- Mechanical, electrical, plumbing and technology systems

SUBSTANTIAL COMPLETION

2 week duration

PUNCH LIST

Review Items
- HVAC testing and balancing performed
- Verifying proper installation and high-efficiency of the system
- Air quality testing completed to set benchmark and make sure building is free of contaminants
- Training sessions of building systems conducted with the owner and videotaped for future use by building staff
Warranty

Our team is always grateful when a district wants us to stay involved in a project through the warranty period. Too often, we are not notified or copied on warranty requests, and this can bog down, delay, or potentially cost the owner money when everyone’s time is wasted with routine maintenance issues, scope issues or other non-warranty items. We prefer to be a part of this process, in the loop of necessary repairs or other work that may indicate some non-conformance of accepted work. Ultimately, we appreciate the opportunity to conduct a one year post-occupancy review with user surveys, on-site observations of the building usage, and performance. This feedback allows us to be more aware of user needs, things that worked and things that did not, in order to learn. We do desire to constantly improve our performance, and this is one of the most direct ways to hear feedback on our work. We value this feedback because it helps us be better architects.

Current Construction Climate

It is worth noting the challenges during construction facing our clients today. There is a large amount of work taking place, and many challenges related to the supply chain. Our firm stays abreast of the local sub-contractor market and plans proactively in terms of building products. We are adding time to schedules that, in the past, may have been short-schedule projects that would require double shifts and overtime. We are requiring the construction manager and contractor to provide the workload of the proposed sub-contractors prior to award. We are talking to contractors and construction managers to optimize the bidding timeline to get award of sub-contractors ahead of the rush to get the most competition and best prices. It is important to collaborate with our construction partners to the benefit of the district.

c. As-builts. Firm’s approach to identifying project construction changes and deviations from the record drawings and full completion of such data on the final project as-builts, including delivery to the District.

We actually start this process at the pre-construction meeting with the contractor. Good documentation by us makes it easy for the contractor to maintain and update accurate as-builts in the trailer. Electronic scanning and transmission of most submittals makes it possible to not only reduce paperwork during construction, but also to see that the right submittal with comments makes it into the close-out documents. Electronic BIM files on our end are kept up-to-date, accepted change orders, and field memos. This again makes it easier for the contractor to produce accurate as-builts. Project manuals and as-builts are not the only elements of good closeout, however. We do this through our closeout procedures checklist, which we often include in the specifications so that potential bidders are aware of what is expected of them up front, before they even start the job. The continuity of our studio approach sees that items, no matter how small, are documented and recorded in the record documents.

d. Closeout. Follow-through in obtaining final DSA project closeout and certification approval for all closed projects in the last 15 years. Specifically, identify the firm’s number of DSA projects currently closed without.

Our team has closed out more than 100 DSA projects in the last 15 years. We have closed out over 500 education projects in the last 15 years throughout the United States that did not require DSA certification.
ii. Computer Project Management/Scheduling and Electronic Design. Briefly describe firm’s experience with scheduling and project management software, including online project management services. Include the following information: a. Experience and capability of the firm to produce electronic design and construction drawings

Corgan utilizes Autodesk Revit for its primary design authoring tool. We integrate with Dynamo, Grasshopper, and/or Rhino for design exploration, BIM 360 Document Management, and BIM 360 Design for model coauthoring with design partners and consultants. We utilize building analytic software such as Insight360, IES, and Green Building Studio during the design phase.

Corgan’s coordination and collaboration procedures utilize cloud-based tools to facilitate capturing comments across all stakeholders.

Our primary document markup tool is Bluebeam Revu, which has Bluebeam studio, allowing team members the opportunity to comment on issued PDFs. Corgan’s cloud model sharing tool, BIM 360 Document Management allows models to be shared, viewed, and comment to by all stakeholders. This model viewing is done live in the browser, independent of a Revit license.

Moving into pre-construction efforts and the construction phase, Corgan continues to update the design models, working closely with the contractor or construction manager at risk to allow the model to assist in solving construction related coordination issues. We implement software specific to the project’s scope, scale, and timeframe, such as BIMTrack, Revizto, and Navisworks to coordinate and track modeled elements.

We have experience using Assemble, Vico, and BIM 360 Glue, providing rich model data to the general contractor or construction manager at risk for 4D and 5D model development. Our internal team members are also comfortable with platforms subscribed to by the owner or CM, such as e-Builder, ProjectWise, and ProCore. Corgan understands the fundamentals of the design and construction process and can apply this knowledge of information sharing to all of the platforms on the market.

Corgan has been using Project Management Information Systems (PMIS) since these tools were developed a decade or two ago. The programs we have used are diverse, and range from e-Builder and Procore to Bluebeam Revu and many other brands in between. Our approach has always been collaborative, and PMIS systems are a strong tool that enables a high-level of collaboration with our clients and consultants. We have found these programs to be an efficient way to expedite design and bidding reviews, submittal, and pay application approvals, and to provide a central repository for construction progress reports and closeout documentation.
b. Identify experience/history on Building Information Modeling or other 3-D flyby animation/technical software used for conceptual design/ renderings.

**BIM**

Corgan utilizes Building Information Modeling (BIM), an approach to building life cycle design and documentation that is characterized by a graphic model representation of the building linked to a vast database of project information, which catalogs individual building components. Corgan relies on Autodesk’s AEC Industry Collection, which contains Autodesk Revit And Navisworks, as the chief technology platform of its BIM workflow. With knowledge of the BIM process, and the utilization of Revit to produce our documentation daily, our team of professionals is well suited to review, discern, and implement changes in the Revit model driven by construction changes in the field.

Working with a live 3D model that is regularly updated from multiple sources helps Corgan and our consultants review the design in greater detail than traditional 2D drafting methods. A properly configured model can provide detailed take-offs, microcoordination between building systems, augmented and semiautomated design and coordination checking, ultimately resulting in better coordinated drawings. We currently have approximately 500 BIM workstations and 215 licenses of Autodesk AEC Collection.

"Corgan was an early adopter of our Collaboration for Revit (C4R) product (now known as BIM 360 Design Collaboration) a cloud-based work sharing solution for highly-collaborative BIM project teams. We’ve had the pleasure of working with them as they’ve put the service through its paces with their JV partner on the single largest and most complex project we are aware of in the history of our nascent service [LAX Midfield Satellite Concourse.] In that time, they took advantage of C4R to execute the project with a very high BIM maturity, and provided great feedback to myself and the project team along the way. We’ve learned a lot from them in fact, and have used the learnings to inform future product investments."

Kyle Bernhardt, Product Line Manager, Collaboration and Data Management, Cloud Platforms
In-House Technology
Corgan relies on modern, industry technologies to aid in the production, coordination, and project delivery. We have captured a few of these technologies below — each of which can save you time and money in the long run.

Matterport & VR (Planning & Visualization)

**AS EDUCATION FACILITY EXPERTS, OUR TEAM EXCELS AT DEMONSTRATING BEST PRACTICES, CREATIVE SOLUTIONS, AND FORWARD-THINKING SCENARIOS.**

### 3D POINT CLOUD-MATTERPORT
Matterport 360 camera and cloud service provides high-resolution 4K photography and reality capture can save you time and money. You can shoot, edit, and share complete 3D walk-throughs that can be distributed across the web, print, and virtual reality. Panoramas are stitched together in Matterport’s platform, users are able to explore a virtual environment in a web browser, mobile device, or even VR. Matterport renders dimensions in a very large 3D map environment down to a few centimeters. This allows an understanding of the possibilities within a space without having to spend time and money on a team to produce measurements. It makes recording, documenting, and sharing an environment incredibly efficient. Click the play button on the Matterport image to view a recent project scan.

### VIRTUAL REALITY TOUR
A picture is worth a thousand words, and virtual reality is a step above that. A VR tour stitches multiple white box or fully rendered 360 panoramic renderings together, and adds clickable navigation tools and a location plan to each view. This allows the user to easily navigate through the space. It’s all hosted through a single web link, making it easy to share with key stakeholders. Our VR models can also be viewed on smart phones and devices, making accessibility a breeze!

Click the adjacent play button to experience one of our VR models.

### VALUE ADD
Planning and visualization tools can be powerful in facilitating quicker decision making and exploring your space before ever breaking ground. We’re prepared to partner with your team on this endeavor and are available to review these services with you in more detail.
iii. Cost Estimate History. Describe the firm's cost management and estimating methodology and accuracy history.

a. Identify the methods the firm will use to ensure cost/budget controls during preparation of the plans and specifications.

Budgeting

There are number a number of ways our team budgets for a project:

1. We leverage comparisons of recently completed projects of similar size and scope in the region with dollar per square foot information to provide a construction budget.

2. After the assessment of the site conditions, and with the preliminary programming (confirming client needs) we work jointly to develop conceptual ideas, and work with the cost estimator to develop the anticipated cost and budget.

Please see page 67 for our recent success in bringing in K-12 projects on budget.

Cost Estimating

Our approach to managing costs throughout a project is not complex, but it is complete. It starts and ends with communication and collaboration.

Corgan sees the project budget as a reality, not a liability, and designs the greatest solution possible that aligns with the reality of your budget. Cost estimates are prepared by OCMI at each phase of service — at 100% schematic design, 50% and 100% design development, 50% and 95% completion of construction documentation, and at the final DSA approved set. We review cost estimates with the client based upon the project scope. Before we move to the next phase, we may need to adjust the scope in order to stay on track. We understand that your budget will not change, and a spirit of optimism does not overrule the reality of the market. Through the entire project, we interact with you consistently to keep you informed about where we stand and what the scope is in relation to the budget.

This open, proven, accurate and simple model is why we are successful, why our projects are completed on budget, and why our clients repeatedly turn to us. Succeeding together is our key to project success.
b. Provide the cost per square foot for one of the firm’s K-12 new construction projects that was bid within the last year (with a minimum project cost of $3,000,000). Include the project name, school district, and bid date. Clarify if cost per square foot includes site work.

Argyle ISD
Argyle Elementary School #3

**BID DATE:** February 2021  
**PROJECT COST:** $26,888,000  
**COST/SF:** $256/SF (includes site work)

**SCOPE:** The newest elementary school for this growing community is designed for flexibility and student-led learning. The school incorporates collaboration spaces throughout the classroom wings which connect to flexible outdoor classroom spaces in a courtyard setting. The central library space offers connectivity to classroom wings and outdoor courtyard spaces to provide a multi-functional learning environment for students.
c. Provide the firm's cost estimates versus actual bid amounts on three (3) new construction K-12 projects (with a minimum project cost of $3,000,000) that were bid within the last two (2) years. Include the original cost estimate, bid amount, percent difference, project name, school district, bid date, and any written explanation.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>BID DATE</th>
<th>ORIGINAL COST ESTIMATE</th>
<th>BID AMOUNT</th>
<th>PERCENT DIFFERENCE</th>
<th>EXPLANATION OF DIFFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argyle Elementary School #3, Argyle ISD</td>
<td>February 2021</td>
<td>$29,374,000</td>
<td>$26,888,000</td>
<td>8.46%</td>
<td>The project bid under budget.</td>
</tr>
<tr>
<td>Thornton Replacement Elementary School, Arlington ISD</td>
<td>June 2021</td>
<td>$29,000,000</td>
<td>$28,976,025</td>
<td>0.08%</td>
<td>The project bid under budget.</td>
</tr>
<tr>
<td>West Plains High School, Canyon ISD</td>
<td>June 2020</td>
<td>$75,422,246</td>
<td>$76,120,803</td>
<td>0.93%</td>
<td>The owner added additional scope items from the original budget.</td>
</tr>
<tr>
<td>Heritage Hills Elementary School, Canyon ISD</td>
<td>August 2019</td>
<td>$22,705,200</td>
<td>$21,043,841</td>
<td>7.32%</td>
<td>The project bid under budget.</td>
</tr>
<tr>
<td>Walnut Hill Leadership Academy PK-8 School, Dallas ISD</td>
<td>August 2020</td>
<td>$46,000,000</td>
<td>$45,600,000</td>
<td>0.87%</td>
<td>The project bid under budget.</td>
</tr>
<tr>
<td>Cypress Springs Elementary School, Dripping Springs ISD</td>
<td>March 2020</td>
<td>$32,480,000</td>
<td>$32,383,000</td>
<td>0.30%</td>
<td>The project bid under budget.</td>
</tr>
</tbody>
</table>
iv. Firm Change Order History. Describe the project management procedures and approach to construction problems employed by your firm to minimize change orders.

a. For two (2) past additive change orders for projects that were bid within the last two (2) years, one initiated by the design firm and one initiated by the contractor, identify the total dollar amount of change orders compared to the original contract amount and indicate the percent-increase. Include the project name, school district, completion date, and any written explanation.

**Change Order Methodology**

Corgan understands the only constant in the construction process is unanticipated design and construction conflicts regarding the site, the building trades, and the coordination of the project. Changes and change orders occur in most projects; that is the nature of the industry. How these changes are managed and addressed by the design team is the key to a successful result.

We work closely with our construction partners to detect and remedy design conflicts prior to an occurrence in the field. When we do have a conflict in the field, we address the situation directly, as follows:

1. We determine what the issue is with the client, builder, and subcontractors involved.
2. We verify that the question is truly a change order issue not covered in any of the documents and worthy of further investigation.
3. We work with the contractor and his subcontractors to determine a fair price for the change order, then present it to the client.
4. We explain the issue to the owner documenting the reasons for the change, negotiate costs and rationale of the decision for the client’s acceptance or rejection.
5. If approved, we work with the contractor to best represent the client’s interests.

If a change during construction is the direct result of an error or omission by our design team that causes the client to expend additional funds to remedy the problem, our team will resolve those issues to the benefit of the client, with no additional services fees incurred to the client. We pride ourselves on our accurate and thorough construction documents, which has earned Corgan a reputation from our construction partners that is second to none. Design and construction conflicts are inevitable. The way we address and resolve these conflicts is what sets us apart.

**Project Examples**

**Canyon ISD Kimbrough Stadium**

**Completion Date:** August 2021  
**Original Cost of Project:** $11,023,159  
**Total Cost of Change Order:** $2,908,000 — 26% difference  
**Explanation:** District requested scope addition of 10,600 sf banquet hall to the second floor after the original GMP was awarded. Corgan issued nine (9) addition bid packages to keep schedule impact and cost increase to a minimum.

**Waxahachie ISD Max Simpson Elementary School**

**Completion Date:** August 2020  
**Original Cost of Project:** $20,577,266  
**Total Cost of Change Order:** $222,734.00 — 1% difference  
**Explanation:** Credit — return of unused allowance back to the district.
4. D. Sub Consultants
AGUILAR ARCHITECTS, INC.
Headquartered in Laguna Niguel, Aguilar Architects, Inc., a Small Business Enterprise (SBE), is a planning and design firm specializing in educational facilities. Established in 2014, the firm is passionate about creating innovative spaces that stimulate creativity and encourage learning. Every campus, every building offers a uniquely complex creative challenge that their team approaches without any pre-conceived ideas. A deep understanding of their clients' needs and desires coupled with a sincere belief that design can enhance learning and assist in the development of the next generation of innovators and leaders is foundational to their approach. Aguilar Architect, Inc. has provided planning and design services for large multi-million-dollar educational programs to small-scale single classroom projects. Their practice also provides facility assessment, master planning, and constructability reviews.

The firm's team members have worked with DSA offices in San Diego, Los Angeles, Oakland, and Sacramento. Their strong working relationship with DSA, and their understanding of their requirements and review processes have enabled them to meet extremely tight project schedules. They have extensive knowledge of educational programming, state funding, the Uniform/International Building Code (UBC/IBC) Title 24 of the California Code of Regulations, and Title 5. In addition to architectural and design services, they have coordinated with District staff to prepare required submittals to governmental authorities with jurisdiction over project funding, design, permitting, and/or construction.

Guillermo Aguilar, AIA, Principal at Aguilar Architects, Inc., has practiced architecture, with an emphasis on educational projects for over 30 years, and has overseen three consecutive bond programs totaling over $24 billion for the Los Angeles USD. Appointed by the Board of Education of Los Angeles USD, Guillermo served as the AIA's Chair on the Blue-Ribbon Construction Oversight Committee for three years. Before starting Aguilar Architects, Inc., he was the Director of New Facilities (Consultant) for Los Angeles USD, the second-largest school district in the nation, and the Principal and Director of Education Planning and Design at an Orange County-based architectural and construction management firm. While there, Guillermo was the Principal-in-Charge and Architect of Record (AOR) for Newport Mesa USD, modernization projects at Los Angeles City College, Los Angeles USD, and San Diego USD, among others. Aguilar Architects, Inc. has also been hired directly by school districts as Criteria Architect for Design/Build projects.

Clients
A list of Aguilar Architects and Guillermo’s current and previous K-12 client includes, but is not limited to:
- Newport Mesa USD
- Irvine USD
- Los Angeles USD
- San Diego USD
- San Ysidro USD
- Sweetwater Union HSD
- Saddleback Valley USD
- Santa Ana USD
- Orange USD
- Los Angeles Community College District
- San Diego City College
- Cal State University Long Beach
Provide a schedule of sub-consultants or sub-consultant categories, if any that are likely to be used by the architectural firm in carrying out any work that may hereafter be awarded to the architectural firm by the District. List category, names, business address, and phone number.

**KPFF STRUCTURAL & CIVIL ENGINEERING**

Founded in Seattle in 1960, KPFF Consulting Engineers has been continuously engaged in the practice of professional engineering for 60 years. KPFF provides structural and civil engineering services to architects, government agencies, developers, and contractors for projects with a wide range of functions. KPFF has offices in Los Angeles, Irvine, San Diego, Sacramento, San Francisco, Long Beach, Boise, Salt Lake City, Seattle, Tacoma, Everett, Lacey, Portland, Eugene, Des Moines, St. Louis, Chicago, New York, Louisville, and Washington, DC.

**TK1SC MEP ENGINEERING**

The wide-ranging services tk1sc provides for any project represents the depth of their collective experience. Each service collaborates with others to produce the best integration of solutions. tk1sc’s diverse project portfolio is one of the reasons they have become the engineering/design consultant of choice by their clients.

**WEBB FOODSERVICE DESIGN**

Headquartered in Anaheim, California, Webb Foodservice Design creates immersive kitchen and dining experiences for education and learning environments. Since 1989, the firm’s team of planners and designers has partnered with clients to bring culinary visions to life; their expertise spans from feasibility studies, concept design, and programming services to market research, design documentation, and construction administration. Webb excels in solutions that are sustainable and energy-efficient. SBE- and WBENC-certified, the firm has the largest and most diverse team on the West Coast. Senior staff shepherd projects through all phases, including the stringent health and safety protocols of County Health, CDPH, and DSA.

**OCMI COST ESTIMATING**

OCMI, Inc. is a California DVBE and a CVE-certified Service Disabled Veteran-Owned Small Business Corporation that provides full-service project and construction management. Regardless of location, we have served our clients nationwide and have an excellent reputation throughout the industry. Our primary focus is to protect the best interests of our clients by managing risk and bringing value to the design and construction process. We pride ourselves on our responsiveness to client needs, attention to detail, and accuracy.
SALT — LANDSCAPE ARCHITECTURE
SALT Landscape Architects is a Los Angeles-based design studio that creates enduring, engaging, and innovative landscapes at a range of scales. The firm’s name, derived from salt of the earth, reflects the grounding and site-specific nature that we strive for in all of our projects. We believe well designed landscapes should be poetic, dynamic, and evolving, as well as ecologically sensitive. Our designs are rooted in the unique character of a site’s individual spatial qualities, environment, history, and context. Our spaces express the specific enduring qualities of their distinctive location, serve the needs of the users, and connect visitors to the land and environment.

CL CONSULTING, FACILITIES PLANNING & FUNDING
CLC has been helping school districts receive their state funding entitlements for construction projects since 2000 with the leadership of Corinne Loskot. In 2019, Corinne decided to shift her focus to a support role for the company as Lorrie Ruiz became President and CEO. To commemorate the completed transition, I am pleased to announce that as of November 1, 2020, we will be called CL Consulting, Inc. (CLC). Rest assured though that our service to our clients will continue to be the same, just with a new name. CLC is operated by Lorrie Ruiz and with her team of eager and motivated professionals, we work to help our clients maximize their state funding potential as well as assist them with their school facilities planning needs. Steve Martinez, Senior Director, assists Lorrie with the day-to-day management or our consulting team of analysts, planners and assistant planners.
5. E. References
Provide a minimum of three (3) K-12 school district references. Include the district name, a contact person, title, and phone number for each.

1. **Alan Braatvedt**  
   Project Manager  
   Santa Monica-Malibu USD  
   310 450 8338 ext. 79394

2. **Louis Velez**  
   Director of Facilities, Maintenance & Operations  
   Hawthorne USD  
   310 675 5100

3. **Todd Fouche**  
   Deputy Superintendent for Business and Operations  
   Frisco ISD  
   469 633 6032
6. F. Legal Issues
Please respond to each of the following questions:
i. Is there now pending any legal action against the firm or any employee of the firm alleging violations of the law in connection with an offering of municipal securities in a California transaction? If so, please describe such pending action.
No.

ii. Have there been any settlements or judgments involving such actions within the last five (5) years? Please describe each such settlement or judgment, including the nature of the action and the amount of recovery.
In our entire international practice, we have not had a claim involving an education project in the past five years.

iii. Please list and describe 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.
N/A
7. Required Forms
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
_______________________________ _______________________
Principal                            Company
_______________________________ _______________________
Title                                Corgan Associates, Inc.
5800 Bristol Parkway, Suite 640
Address
_______________________________ _______________________
Telephone                            Address
310 873 3601                           Los Angeles, California 90230
Date
October 15, 2021

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

STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: Corgan Associates, Inc.

(Check One):  ☑ Corporation  ☐ Partnership  ☐ Sole Proprietorship

Address: 401 North Houston Street, Dallas, Texas 75202

Telephone/FAX#: T — 310 873 3601 F — N/A

Date and State of Formation/Incorporation: October 9, 1961, Texas

Is the company authorized to do business in California? ☑ Yes

Basis of Authorization: ☑ 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: 5800 Bristol Parkway, Suite 640, Culver City, California 90230

FINANCIAL INFORMATION

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

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>California:</td>
<td>$27,700,000</td>
<td>$20,900,000</td>
<td>$21,500,000</td>
</tr>
<tr>
<td>Total:</td>
<td>$196,576,764</td>
<td>$191,773,649</td>
<td>$208,746,683</td>
</tr>
</tbody>
</table>

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

- Cleburne High School & CTE — $106,000,000
- Panther Creek High School — $106,000,000
- Waxahachie High School & CTE — $104,000,000
- Lowery Freshman Center — $69,443,846
- Sinton Replacement High School — $67,500,000
Attachment D

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: Steve Hulsey
TITLE: Principal
Attachment E

PROJECT REFERENCE FORM

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.
Last Five Years

Detailed Cost Example
Marion Elementary School Renovations, Allen ISD

CONTACT: Brandon Boyter, Executive Director of Facilities, 972 727 0363
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $601,216.98
START DATE: August 2018
CURRENT STATUS: Completed
TECHNICAL ANALYSIS: $38,851.75
DESIGN AND IMPLEMENTATION: $505,072.75
PROJECT MANAGEMENT & MONITORING: $155,407.00
TRAINING, EDUCATION PROGRAMS, MAINTENANCE, AND BUDGETING: $38,851.75
DESCRIPTION: A major interior remodel project of a 1980s elementary school, designed to allow the aging facility to support and foster a 21\textsuperscript{st} century learning environment. Opened interior spaces and collaboration zones provide students and teachers the flexibility and adaptability to support learning opportunities.

Additional Experience

Los Angeles USD, Venice High School Swimming Pool Assessment

CONTACT: Tetratech, Alexis Bahou, PM/Principal Engineer, 626 375 1705
FIRM’S RESPONSIBILITY: Perform code compliance assessment
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $14,650
START DATE: June 2020
CURRENT STATUS: Waiting for owner decision
DESCRIPTION: The Venice High School Indoor Swimming Pool is a joint-use facility Los Angeles USD and the City of Los Angeles. The facility was built in the 1960s on the Venice High School campus. The roof is leaking and is in need of repair. The roof leaks may have damaged ancillary spaces including the male and female changing rooms, locker areas, restrooms, and shower areas. Corgan is part of the team selected to investigate and evaluate the existing facility’s deficiencies. Specifically, our team performed an accessibility evaluation in order to identify areas that need to be upgraded in order to conform with current building codes. We provided a report outlining the upgrades that will be implemented by the owner in the near future.

Hawthorne USD, Ramona Elementary School Drop Off and Pick Up Addition

CONTACT: Louis Velez, Director of Facilities, Maintenance & Operations, 310 675 5100
FIRM’S RESPONSIBILITY: Corgan was asked to provide a few studies (options) for peak time student drop off and pickup at the elementary school.
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $3,500
START DATE: April 2020
CURRENT STATUS: Waiting on district decision
DESCRIPTION: Ramona Elementary School is located on a tight, urban site in a residential neighborhood. The site currently doesn’t have a dedicated area for dropping off and picking up, resulting in potential safety issues for students, and excessive traffic for their neighbors both before and after school. Hawthorne USD retained Corgan to perform a feasibility study and provide a range of options for the addition of a dedicated pick-up and drop-off area. The district is currently evaluating the options and will implement the best solution.

Saugus USD, Rio Vista Elementary School Paving and Accessibility

CONTACT: Psomas, Jeff Chess, Vice President/Principal, 310 614 1923
FIRM’S RESPONSIBILITY: Architect of record
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $15,000
Los Angeles Southwest College, LA Community College District
CONTACT: Jay Tourgoutian, Project Manager at BUILDLACCD
Los Angeles Southwest College, 424 248 9910
FIRM RESPONSIBILITY: Architect of Record
CONTRACT AMOUNT: $120,000
START DATE: January 2021
CURRENT STATUS: Construction administration
DESCRIPTION: Install new PV panels and new inverters onto existing parking structure #8 and the existing maintenance and operations building.

Dove Mountain C-STEM K-8 School, Marana USD
CONTACT: Russell Federico, Executive Director Bond and Capital Projects, 520 616 6363
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,039,611.71
START DATE: July 2017
CURRENT STATUS: Completed
DESCRIPTION: As the first C-STEM (computer, science, technology, engineering, and math) school in the state of Arizona, Dove Mountain is setting a precedent as a school of choice. The design is a celebration of student-driven learning and making. Kindergarten through fifth grade students are introduced to C-STEM subject matter in a practical manner using experimentation, while sixth through eighth grade students have the opportunity to focus deeper on concepts that pique their interest. Their natural curiosity about the world can develop into a lasting interest in these fields.

Bolin Elementary School Renovations, Allen ISD
CONTACT: Brandon Boyter, Executive Director of Facilities, 972 727 0363
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $427,824.05
START DATE: September 2017
CURRENT STATUS: Completed
DESCRIPTION: A 20-year renovation that includes HVAC system replacement, energy and lighting upgrades, ADA renovation, restroom remodel, campus reconfiguration to create open flexible learning spaces, interior finish upgrades, and electrical and technology upgrades.

Kerr Elementary School Renovations, Allen ISD
CONTACT: Brandon Boyter, Executive Director of Facilities, 972 727 0363
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $505,043.05
START DATE: September 2017
CURRENT STATUS: Completed
DESCRIPTION: Complete interior renovation of the elementary school along with exterior improvements to address existing site drainage issues, replacement of the playground, and site improvements.

Argyle Elementary School #3, Argyle ISD
CONTACT: Dr. Telena Wright, Superintendent, 940 464 7241
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $612,886.80
START DATE: June 2020
CURRENT STATUS: In construction
DESCRIPTION: The newest elementary school for this growing community is designed for flexibility and student-led learning. The school incorporates collaboration spaces throughout the classroom wings which connect to flexible outdoor classroom spaces in a courtyard setting.

West Elementary School, Argyle ISD
CONTACT: Dr. Telena Wright, Superintendent, 940 464 7241
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $965,554.72
START DATE: July 2017
CURRENT STATUS: Completed
DESCRIPTION: The two-story, new PreK through fifth grade elementary school will have a capacity of 850 students and encompass 106,000 square feet.

Diane Patrick Elementary School, Arlington ISD
CONTACT: Kelly Horn, Assistant Superintendent, 682 867 7615
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $853,363.96
START DATE: 
CURRENT STATUS: Completed
DESCRIPTION: The new elementary school is designed to serve 1,000 students for grades PreK through sixth grade. The collaboration space become an extension of the classroom and is capped off at the end with a large teacher collaboration space and workroom.

Sandy McNutt Elementary School, Arlington ISD
CONTACT: Kelly Horn, Assistant Superintendent, 682 867 7615
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $853,363.96
Sandy McNutt Elementary School is designed to serve 1,000 students in PreK through sixth grades. The project includes outdoor learning courtyards, a large central learning stair and collaboration areas in each grade level pod.

Thornton Elementary School, Arlington ISD
CONTACT: Kelly Horn, Assistant Superintendent, 682 867 7615
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,113,256.63
START DATE: May 2023
CURRENT STATUS: In construction
DESCRIPTION: The new design replaces an aged school, based on student engagement, collaboration, and connections from the inside to outside. Key to the design is the strong Hispanic culture of the neighborhood.

Heritage Hill Elementary School, Canyon ISD
CONTACT: Dr. Darryl Flusche, Superintendent, 806 677 2600
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $785,624.66
START DATE: August 2019
CURRENT STATUS: Completed
DESCRIPTION: The new elementary school will serve 750 students.

Spring Canyon Elementary School, Canyon ISD
CONTACT: Dr. Darryl Flusche, Superintendent, 806 677 2600
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $782,511.83
START DATE: August 2019
CURRENT STATUS: Completed
DESCRIPTION: The new elementary school will serve 500 students, core to serve 750 students.

Canyon Ranch Elementary School, Coppell ISD
CONTACT: Brad Hunt, Superintendent, 214 496 6000
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,119,457.39
START DATE: JUNE 2017
CURRENT STATUS: Completed
DESCRIPTION: The new elementary school is designed based on the “house” concept. Learners and facilitators are assigned a specific house, continuing through the fifth grade.

Cypress Springs Elementary School, Dripping Springs ISD
CONTACT: Clint Pruett, Director of Facilities and Construction, 512 858 3013
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,235,565.69
START DATE: May 2017
CURRENT STATUS: Completed
DESCRIPTION: The new school is adjacent to Dripping Springs Middle School and accommodates 850 students with playground areas and an elementary track.

William Lee Hastings Elementary School, Duncanville ISD
CONTACT: Andrea Fields, Assistant Superintendent for Operations, 903 452 8488
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $801,148.06
START DATE: August 2017
CURRENT STATUS: Completed
DESCRIPTION: The new school is designed to replace the existing aging facility on the existing school site.
Talley Elementary School, Frisco ISD  
**CONTACT:** Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $638,685.59  
**START DATE:** May 2017  
**CURRENT STATUS:** Completed  
**DESCRIPTION:** New prototype copy and site adaptation of Liscano Elementary School design.

Garner Fine Arts Elementary School, Grand Prairie ISD  
**CONTACT:** Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $424,079.27  
**START DATE:** January 2016  
**CURRENT STATUS:** Completed  
**DESCRIPTION:** This fine arts academy was converted from an elementary school, creating specialized spaces for drama, music, visual and fine arts, aligning with the specific curriculum they had created for the school.

Mohawk Elementary School Renovations, Richardson ISD  
**CONTACT:** Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $622,114.20  
**START DATE:** November 2019  
**CURRENT STATUS:** In construction  
**DESCRIPTION:** The project provides an addition and renovations to and existing elementary school to support projected enrollment growth and increased district services in providing pre-kindergarten/kindergarten classrooms, a gymnasium, which will also serve as the code required storm shelter, a cafeteria expansion, and a new larger kitchen.

Max Simpson Elementary School, Waxahachie ISD  
**CONTACT:** Ryan Kahlden, Chief Financial Officer, 972 923 4631  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $711,147.80  
**START DATE:** August 2018  
**CURRENT STATUS:** Completed  
**DESCRIPTION:** In partnership with Waxahachie ISD, the design team created a welcoming two-story elementary school that reflects the values of the traditional community.

Canyon Intermediate, Junior High and Sundown Lane Elementary School, Canyon ISD  
**CONTACT:** Dr. Darryl Flusche, Superintendent, 806 677 2600  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $135,749.49  
**START DATE:** November 2018  
**CURRENT STATUS:** Complete  
**DESCRIPTION:** Summer renovations to interior to replace and upgrade science labs, create secure entries, lockers, and refresh finishes to create 21st century learning spaces and increase student capacity under the existing roof area.

Middle School West, Coppell ISD  
**CONTACT:** Brad Hunt, Superintendent, 214 496 6000  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $1,506,614.01  
**START DATE:** July 2016  
**CURRENT STATUS:** Complete  
**DESCRIPTION:** A new middle school for 1,500 students to include 42 classrooms, which include six science laboratories, an art studio, and competition and practice gymnasiums.

Cheek Middle School Denton ISD  
**CONTACT:** Paul Andress, Executive Director of Operations, 940 369 0200  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $2,476,250.00  
**START DATE:** February 2020  
**CURRENT STATUS:** Complete  
**DESCRIPTION:** A new middle school to serve 1,000 sixth through eighth grade students in grade level pods. The academic areas are designed to incorporate collaboration as an extension of the classroom to promote and support 21st century skills. The building is designed with geothermal HVAC systems, LED lighting systems, and insulated concrete form (ICF) construction to provide an energy-efficient, high-performance building.

Rodriguez Middle School, Denton ISD  
**CONTACT:** Paul Andress, Executive Director of Operations, 940 369 0200  
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer  
**TYPE OF CONTRACT:** Lump sum  
**CONTRACT AMOUNTS:** $1,580,539.30  
**START DATE:** September 2015  
**CURRENT STATUS:** Complete  
**DESCRIPTION:** A new middle school for 1,000 students featuring neighborhoods organized by grade level.
Dripping Springs Middle School Renovation, Dripping Springs ISD
CONTACT: Clint Pruett, Director of Facilities and Construction, 512 858 3013
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,235,565.69
START DATE: May 2017
CURRENT STATUS: Complete
DESCRIPTION: Renovation and remodel of the functional academic area, creation of collaboration areas with flexible furniture, replacement or expansion of water treatment facility and existing building maintenance improvements.

Lowery Freshman Center, Allen ISD
CONTACT: Brandon Boyter, Executive Director of Facilities, 972 727 0363
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $2,694,855.01
START DATE: March 2016
CURRENT STATUS: Complete
DESCRIPTION: As part of the district's capital improvement program, Allen ISD retained Corgan to design the new Lowery Freshman Center campus, which encompasses approximately 300,000 square feet.

Lawler Middle School, Frisco ISD
CONTACT: Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,144,608.59
START DATE: July 2015
CURRENT STATUS: Complete
DESCRIPTION: This new 154,000-square-foot school is the first of a new 1,000-student capacity prototype design for all new middle schools in the district.

Middle School #18, Frisco ISD
CONTACT: Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,414,250.00
START DATE: January 2021
CURRENT STATUS: In design
DESCRIPTION: A new middle school for the growing district.

Amarillo Career Academy, Amarillo ISD
CONTACT: Doug Loomis, Superintendent, 806 326 1015
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $2,227,017.90
START DATE: November 2019
CURRENT STATUS: Complete
DESCRIPTION: The rejuvenation of two abandoned buildings located close to city-owned amenities, transforming the space into a new Career Tech Center.

Argyle High School Addition Phase 2, Argyle ISD
CONTACT: Dr. Telena Wright, Superintendent, 940 464 7241
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,432,033.75
START DATE: August 2018
CURRENT STATUS: Complete
DESCRIPTION: Argyle High School Phase 2 involves converting the existing 154,000-square-foot middle school to a 340,000-square-foot high school.

Randall High School Renovation and Addition, Canyon ISD
CONTACT: Dr. Darryl Flusche, Superintendent, 806 677 2600
FIRM'S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,190,317.15
START DATE: November 2018
CURRENT STATUS: In construction
DESCRIPTION: New gyms, black box theater, new administration, CTE, science labs, and lockers.
West Plains High School, Canyon ISD
**CONTACT:** Dr. Darryl Flusche, Superintendent, 806 677 2600
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $2,506,460.19
**START DATE:** January 2019
**CURRENT STATUS:** Complete
**DESCRIPTION:** The high school will serve 1,200 students, core facilities able to serve up to 1,500.

Ninth Grade Center, Coppell ISD
**CONTACT:** Brad Hunt, Superintendent, 214 496 6000
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $950,346.03
**START DATE:** November 2016
**CURRENT STATUS:** Complete
**DESCRIPTION:** The renovation and addition of a former middle school into a ninth grade center. The existing old gym and fine arts were demolished, the rest of the school was renovated by changing finishes, opening walls and creating new collaboration areas.

Sunset High School Addition and Renovation, Dallas ISD
**CONTACT:** Katy Lenihan, Design Manager, 972 925 7212
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $1,632,300.12
**START DATE:** November 2018
**CURRENT STATUS:** Complete
**DESCRIPTION:** Renovation and addition of the historic high school to reinvigorate the campus and increase collaboration.

Dripping Springs High School CTE Addition, Dripping Springs ISD
**CONTACT:** Clint Pruett, Director of Facilities and Construction, 512 858 3013
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $783,278.54
**START DATE:** May 2017
**CURRENT STATUS:** Completed
**DESCRIPTION:** Expansion for 2,500 students to include additional classrooms, science labs and aquatic science lab. Additional CTE spaces for a fabrication lab, health sciences, business, marketing, floral design and event planning.

I.M. Terrell Academy for VPA and STEM, Fort Worth ISD
**CONTACT:** Gary Griffith, District Architect, 817 317 7718
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $1,075,063.00
**START DATE:** January 2017
**CURRENT STATUS:** Complete
**DESCRIPTION:** The academy is a destination for students throughout the district who have a passion for the arts and for STEM. It also serves as a signature performance venue for the City of Fort Worth.

Panther Creek High School, Frisco ISD
**CONTACT:** Todd Fouche, Deputy Superintendent for Business and Operations, 469 633 6032
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $3,643,750.00
**START DATE:** January 2019
**CURRENT STATUS:** Complete
**DESCRIPTION:** The new high school will be a new model for the district, putting the emphasis on the student experience and creating an adaptive learning space that provides flexible learning environments for teachers and students.

Gilbreath Reed Career and Technical Center, Garland ISD
**CONTACT:** Erika Crump, CTE Director, 972 487 3170
**FIRM’S RESPONSIBILITY:** Architect of record, interior designer
**TYPE OF CONTRACT:** Lump sum
**CONTRACT AMOUNTS:** $3,643,750.00
**START DATE:** January 2019
**CURRENT STATUS:** Complete
**DESCRIPTION:** The Gilbreath-Reed Career and Technical Center prepares students to compete in a global economy, offering a network of opportunities for today’s workplaces. District workshops revealed a key planning goal: create project-based spaces for students to thrive around the “learning on display” model.
Grand Prairie High School Classroom Tower Addition and Renovation, Grand Prairie ISD
CONTACT: Teri Wilson, Chief of Staff, 972 237 5442
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $425,280.00
START DATE: December 2015
CURRENT STATUS: Completed
DESCRIPTION: Grand Prairie High School’s iconic four-story classroom addition elevates the campus identity and fosters collaboration and innovation. The 72,000-square-foot addition allows for increased student capacity and renovation of existing undersized classrooms into a 21st century student union and media center.

Barbara Jordan High School for Careers, Houston ISD
CONTACT: John McAlpine, Principal, 713 636 6900
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $601,275.50
START DATE: May 2015
CURRENT STATUS: Completed
DESCRIPTION: This project is the replacement career and technology education center for the existing core curriculum school designed to accommodate 650 students. Students have the opportunity to earn professional certifications and training for a variety of in-demand career paths.

Irving High School CTE Addition and Renovation, Irving ISD
CONTACT: Jim Scrivner, Division Director for Facilities and Support Service, 972 215 5001
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $506,546.30
START DATE: May 2017
CURRENT STATUS: Complete
DESCRIPTION: Demolition and replacement of existing gym lobby, new CTE addition, which includes a aviation lab, biotech lab, graphic design lab, and computer labs.

MacArthur High School CTE Addition and Renovation, Irving ISD
CONTACT: Jim Scrivner, Division Director for Facilities and Support Service, 972 215 5001
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $367,907.50
START DATE: August 2017
CURRENT STATUS: Complete
DESCRIPTION: New, two-story addition, which includes collaboration areas, classrooms, and computer labs for CTE business academy.

Nimitz High School Renovation, Irving ISD
CONTACT: Jim Scrivner, Division Director for Facilities and Support Service, 972 215 5001
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $65,554.06
START DATE: May 2017
CURRENT STATUS: Complete
DESCRIPTION: Renovation to provide new spaces for CTE programs including a bioengineering lab, computer labs, and floral design lab.

Tyler Legacy High School, Tyler ISD
CONTACT: Tim Loper, Director of Facility Services, 903 262 1055
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $1,743,290.00
START DATE: January 2017
CURRENT STATUS: Complete
DESCRIPTION: A new high school to serve grades nine through 12.

Waxahachie High School and CTE, Waxahachie ISD
CONTACT: Ryan Kahlden, Chief Financial Officer, 972 923 4631
FIRM’S RESPONSIBILITY: Architect of record, interior designer
TYPE OF CONTRACT: Lump sum
CONTRACT AMOUNTS: $3,507,115.75
START DATE: August 2015
CURRENT STATUS: Complete
DESCRIPTION: This project consists of a new comprehensive high school including all site development, fields, CATE facilities, fine arts and athletic venues and support facilities on new 300-acre site.
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 ______________________________

Steve Hulsey
Principal
October 15, 2021
**Attachment G**

**FIRM PROPOSAL / OFFER FORM**

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: Steve Hulsey

Duly Authorized Signature: [Signature]

Title: Principal

Date of this Proposal/Offer: October 15, 2021

Submitter Name: Corgan Associates, Inc.

Submitter Address: 5800 Bristol Parkway, Suite 640, Culver City, California 90230

Submitter Telephone: 310 873 3601

Submitter Email: steve.hulsey@corgan.com
Attachment H

NON-COLLUSION Declaration

The undersigned declares:

I am the Principal of Corgan Associates, Inc., 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 Oct 15, 2021 [date], at Los Angeles [city], California [state].

Name of Submitter Corgan Associates, Inc.

Signature

Name Steve Hulsey

Title Principal