Statement of Qualifications for Architectural Services

RFQ NO. 107-22

Presented to:
Newport-Mesa Unified School District
Purchasing Department
2985 Bear Street, Building A
Costa Mesa, California 92626

October 15, 2021
Table of Contents

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 107-22 FOR ARCHITECTURAL SERVICES

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table of Contents</td>
<td>1</td>
</tr>
<tr>
<td>Cover Letter</td>
<td>2</td>
</tr>
<tr>
<td><strong>SECTION A</strong></td>
<td></td>
</tr>
<tr>
<td>Business Profile</td>
<td>4</td>
</tr>
<tr>
<td>Firm History</td>
<td>4</td>
</tr>
<tr>
<td>Senior Members</td>
<td>5</td>
</tr>
<tr>
<td><strong>SECTION B</strong></td>
<td></td>
</tr>
<tr>
<td>Experience</td>
<td>6</td>
</tr>
<tr>
<td>New Construction/Modernization Experience</td>
<td>7</td>
</tr>
<tr>
<td>Project Listing</td>
<td>7</td>
</tr>
<tr>
<td>Project Team</td>
<td>9</td>
</tr>
<tr>
<td>Resume: Michael Rachlin, AIA, LEED AP</td>
<td>10</td>
</tr>
<tr>
<td>Resume: Richard Ingrassia, AIA, LEED AP</td>
<td>11</td>
</tr>
<tr>
<td>Public Works Requirements</td>
<td>12</td>
</tr>
<tr>
<td>District Contracts</td>
<td>12</td>
</tr>
<tr>
<td>Innovative Project Capabilities</td>
<td>13</td>
</tr>
<tr>
<td>Other Experience</td>
<td>16</td>
</tr>
<tr>
<td><strong>SECTION C</strong></td>
<td></td>
</tr>
<tr>
<td>Project and Cost Management</td>
<td>18</td>
</tr>
<tr>
<td>Constructability Review</td>
<td>18</td>
</tr>
<tr>
<td>Project Administration</td>
<td>18</td>
</tr>
<tr>
<td>As-Builts</td>
<td>19</td>
</tr>
<tr>
<td>Closeout</td>
<td>19</td>
</tr>
<tr>
<td>Computer Project Management</td>
<td>19</td>
</tr>
<tr>
<td>Producing Electronic Design</td>
<td>20</td>
</tr>
<tr>
<td>Building Information Modeling (BIM)</td>
<td>20</td>
</tr>
<tr>
<td>Cost Estimate History</td>
<td>20</td>
</tr>
<tr>
<td>Firm Change Order History</td>
<td>21</td>
</tr>
<tr>
<td><strong>SECTION D</strong></td>
<td></td>
</tr>
<tr>
<td>Sub Consultants</td>
<td>22</td>
</tr>
<tr>
<td><strong>SECTION E</strong></td>
<td></td>
</tr>
<tr>
<td>References</td>
<td>23</td>
</tr>
<tr>
<td><strong>SECTION F</strong></td>
<td></td>
</tr>
<tr>
<td>Legal Issues</td>
<td>24</td>
</tr>
<tr>
<td><strong>SECTION G</strong></td>
<td></td>
</tr>
<tr>
<td>Appendix</td>
<td>25</td>
</tr>
<tr>
<td>Required Forms</td>
<td>25</td>
</tr>
</tbody>
</table>
October 15, 2021

Mr. Jonathan Geiszler, Director
Purchasing and Warehouse
Newport-Mesa Unified School District
2935 Bear Street, Building A
Costa Mesa, California 92626

RE: REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES
RFQ NO. 107-22

Dear Mr. Geiszler and Members of the Selection Committee:

Rachlin Partners is pleased to present our proposal to the Newport-Mesa Unified School District for Architectural Services. As specialists in school architecture, we are intimately familiar with the many challenges and opportunities presented by school building programs. We have completed over 750 school projects in our nearly 40 years in business. Our extensive experience gives us the ability to help you with all your projects.

OUR STRENGTHS
We believe we are a good fit for your District for the following reasons:

Experts in School Architecture with Strong Design Experience. Our portfolio includes a wide range of program types ranging from new construction, modernization, expansion, and renovation projects for public school districts throughout Southern California. Representative experience includes:

- **New Construction Projects** including the Sage Creek Performing Arts Center (Carlsbad Unified School District), a new 38-classroom building for Righetti High School (Santa Maria Joint Union High School District), new gymnasiums at Lone Hill and Ramona Middle Schools as well as renovated/expanded gymnasium at San Dimas High School (Bonita Unified School District); a new aquatics complex at Santa Maria High School (Santa Maria Joint Union High School District); and the new John Glenn High School and Norwalk High School Stadium & Fields (Norwalk-La Mirada Unified School District).

- **Modernization Projects** to improve physical conditions, fire/life safety, technology, accessibility, circulation, and space configurations for many school districts, including Downey Unified School District, Los Alamitos Unified School District, Bonita Unified School District, Culver City Unified School District, Ventura Unified School District, and many others.

Work with Neighboring School Districts. We have worked with districts in close proximity to the Newport-Mesa Unified School District, including Fountain Valley School District, Tustin Unified School District, and Los Alamitos Unified District. Our long-standing and successful partnerships with neighboring districts are a testament to our commitment to creating innovative environments for local schools.
Direct Principal Involvement and Experienced Staff. Our principal-led efforts consistently lead to projects delivered on time, within budget, and with great sensitivity to minimizing disruptions to school operations. As Project Executive I, Michael Rachlin, AIA, LEED AP, will provide overall leadership to ensure on-time and on-budget project delivery. My partner, Richard Ingrassia, AIA, LEED AP, will serve as Project Manager and your day-to-day contact. All proposed team members will be involved with your projects from beginning to end.

We invite you to review our proposal and see how Rachlin Partners can deliver a highly responsive service that exceeds your expectations. Thank you for your consideration and the opportunity to be of service.

Respectfully,

Michael Rachlin, AIA, LEED AP – Partner
mrachlin@rachlinpartners.com

Richard Ingrassia, AIA, LEED AP – Partner
ringrassia@rachlinpartners.com
FIRM HISTORY

Rachlin Partners is a full-service Architectural, Program Management and Construction Management organization established in 1982 by Michael Rachlin and is a prominent design and management firm in California having earned recognition as an award-winning designer of education, healthcare and government facilities for private and public clients. Rachlin’s mission is to deliver quality design products and intelligent services that enable clients to achieve their goals and enrich their lives.

In 39 years of practice, the firm has established a reputation for imaginative and timeless design solutions delivered with exceptional levels of client service. An important factor in the success of Rachlin Partners has been the ability to develop collaborative relationships with our clients through the direct, hands-on involvement of the partners in every project, resulting in 80% of the firm’s commissions from repeat clients. The firm’s expertise includes:

• Architecture
• Planning
• Interior Design
• Building Information Modeling (BIM)
• Needs Assessment / Master Planning
• Program Management
• Construction Management
• Funding Services

FIRM STRENGTH

A unique aspect of our firm is that we are Architects, Program Managers and Construction Managers employing a staff size of 26. Our expansion into program and construction management was a natural outgrowth of both the trust we have earned from clients on multiple projects over many years and our ability to manage both program and project budgets to yield the highest value for our clients. These combined disciplines have helped us build a dynamic professional team which offers our clients a vast array of technical, management and design resources.

Balancing our studio at this size facilitates the ability of Design Partner Michael Rachlin and Managing Partner Richard Ingrassia to personally oversee the development and delivery of each project. The firm’s moderate size effectively blends the responsiveness of small firms with the staffing depth of large firms, assuring clients that firm leadership will work hand-in-hand with them from kickoff to close-out. This “right-sizing” has also allowed our firm to offer the highest level of creativity on every project, regardless of size or scope, encouraging our entire staff to share expertise and lessons learned across projects.

LOCATION

The firm is located in a renovated 1928 masonry building and former shoe polish factory in beautiful downtown Culver City, California. Our address is 8640 National Boulevard, Culver City, California 90232 – Telephone: 310-204-3400 / Fax: 310-204-3815. We previously established a field office in Downey, California, to manage the 295-million-dollar bond program for Downey Unified School District, along with field offices in Fountain Valley and Los Alamitos, California.
SENIOR MEMBERS

The creative force behind the firm’s architectural and management disciplines is founding partner Michael Rachlin, AIA, LEED AP, who functions as Principal-in-Charge / Director of Design for all of the firm’s projects. Michael will serve as the District’s main contact throughout the project. Informed by the perspective gained during his early experience at some of Los Angeles’ most highly acclaimed design practices, Michael and his work have been praised by clients and peers for his client-centered creativity. He is adept at guiding clients through the challenges of planning and designing spaces of wide-ranging scope and complexity, developing programs that are responsive to the needs of user groups, crafting solutions that respect programmatic concerns, and building consensus around a shared project vision.

Managing partner Richard Ingrassia, AIA, LEED AP, joined the practice in 1992 (29 years) and was named a partner in 1999 in recognition of his outstanding technical and management abilities, as well as his dedication to the firm and its clients. His leadership as Project Director for all projects assures accurate construction documents and effective coordination with construction professionals to assure that the design intent is realized. Richard’s expertise in managing the delivery of both new and renovation projects is augmented by his strong business acumen. This allows him to meet demanding schedules and maintain cost controls on even the most technically and functionally demanding projects. His ability to work effectively with owner and general contractor teams and to develop effective management systems and controls on complex, multi-project efforts with rigorous administrative requirements was the catalyst for the development of the firm’s program and construction management service group.

RELEVANT STAFF EXPERIENCE

Staff resumes have been provided in Section B: Experience.
NEW CONSTRUCTION AND MODERNIZATION EXPERIENCE

Our core practice is the design and delivery of educational facilities, with over 750 successfully completed projects for numerous Southern California school districts in the past 30 years. Ranging from new construction to modernization and historic preservation, our educational portfolio embraces a wide variety of delivery methodologies and program types including new campuses, classroom buildings, CTE classrooms, science labs, aquatic facilities, gymnasiums / athletic fields and facilities, libraries, performing arts centers, administration, food service facilities and others.

- ABC Unified School District
- Alhambra Unified School District
- Anaheim Elementary School District
- Bonita Unified School District
- Carlsbad Unified School District
- Culver City Unified School District
- Downey Unified School District
- El Monte Union High School District
- Fountain Valley School District
- Glendale Community College District
- Hacienda La Puente Unified School District
- Las Virgenes Unified School District
- Long Beach Community College District
- Long Beach Unified School District
- Los Alamitos Unified School District
- Los Angeles Community College District
- Los Angeles Unified School District
- Norwalk-La Mirada Unified School District
- Santa Maria Joint Union High School District
- Santa Monica Community College District
- Santa Monica-Malibu Unified School District
- Saugus Union School District
- Simi Valley Unified School District
- Tustin Unified School District
- University of California, Los Angeles
- University of Southern California
- Ventura County Community College District
- Ventura Unified School District

Our projects have addressed a variety of issues, such as maintaining high design standards throughout all project phases, obtaining funding, ensuring efficient cost estimating and low change-order rates, working with user groups, implementing sustainable design concepts (including meeting the requirements of CHPS/LEED standards), working efficiently with diverse State Agencies, and more.

The results of our expertise with these and other issues have been projects that are consistently completed on time, within budget, and with great sensitivity to the needs of students, teachers, staff, and the community.
<table>
<thead>
<tr>
<th>Project / District / Contact</th>
<th>Years of Construction</th>
<th>Construction Cost</th>
<th>Scope</th>
<th>Certified</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Los Alamitos High School Infrastructure</strong></td>
<td>2018 - 2020</td>
<td>$20,241,108</td>
<td>Infrastructure</td>
<td>4/1/2021</td>
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<td>Los Alamitos Unified School District</td>
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<tr>
<td>C. J. Knowland, Director of Facilities</td>
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<td>P: 562/799-4592, Ext. 81116</td>
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<td><strong>Morrison Elementary School Modernization</strong></td>
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<td>Norwalk-La Mirada Unified School District</td>
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<tr>
<td>Lorenzo Kohn, Facilities Coordinator</td>
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<td>P: 562/868-9014, Ext. 4410</td>
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<td><strong>Los Alisos Middle School MPR Modernization</strong></td>
<td>2019 - 2020</td>
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<td><strong>Lupin Hill Elementary School Multipurpose</strong></td>
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<td>$6,745,450</td>
<td>New MPR</td>
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</tr>
<tr>
<td>Las Virgenes Unified School District</td>
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<td>Daniel Stepenosky, Superintendent</td>
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<td>P: 818/878-5225</td>
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<td><strong>Righetti High School New Classroom Building</strong></td>
<td>2017 - 2020</td>
<td>$19,659,598</td>
<td>New building</td>
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</tr>
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<td>Santa Maria Joint Union High School District</td>
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<td>Reese Thompson, Director of Facilities</td>
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<td>P: 805/922-4573</td>
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<tr>
<td><strong>John Glenn High School Sports Fields</strong></td>
<td>2018 - 2020</td>
<td>$22,000,000</td>
<td>New fields.</td>
<td>4/28/2020</td>
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<tr>
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<tr>
<td><strong>Courreges Elementary School HVAC Upgrades</strong></td>
<td>2017 - 2020</td>
<td>$6,123,646</td>
<td>HVAC upgrades</td>
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<td>Fountain Valley School District</td>
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<td>Christine Fullerton, Assistant Superintendent</td>
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<td>P: 714/843-3250</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bonita Unified School District Office</strong></td>
<td>2017 - 2019</td>
<td>$8,821,211</td>
<td>Office renovation</td>
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</tr>
<tr>
<td>Bonita Unified School District</td>
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<tr>
<td>Susan Hume, Assistant Superintendent</td>
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<td>P: 909/971-8200, Ext. 5200</td>
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<td></td>
</tr>
<tr>
<td><strong>Culver City High School Science Classroom</strong></td>
<td>2018 - 2019</td>
<td>$13,580,033</td>
<td>New modular CRB</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>Culver City Unified School District</td>
<td></td>
<td></td>
<td></td>
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</tr>
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<td>Chris Dunne, Bond Manager</td>
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<td>P: 213/494-6407</td>
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</tr>
<tr>
<td><strong>Lupin Hill Elementary School Hees Hall</strong></td>
<td>2017 - 2019</td>
<td>$1,397,161</td>
<td>Modular building</td>
<td>4/24/2019</td>
</tr>
<tr>
<td>Las Virgenes Unified School District</td>
<td></td>
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<tr>
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<td>P: 818/878-5225</td>
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</tbody>
</table>
# Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT  
RFQ NO. 107-22 FOR ARCHITECTURAL SERVICES

## K-12 SCHOOL PROJECTS WITHIN THE LAST THREE (3) YEARS

| Project / District / Contact | Years of Construction | Construction Cost | Scope                  
|------------------------------|-----------------------|-------------------|------------------------
| Lone Hill Middle School New Gymnasium  
Bonita Unified School District  
Susan Hume, Assistant Superintendent  
P: 909/971-8200, Ext. 5200 | 2015 - 2018 | $5,589,000 | New gymnasium  
Certified: 2/11/2019 |
| Ramona Middle School New Gymnasium  
Bonita Unified School District  
Susan Hume, Assistant Superintendent  
Certified: 11/21/2018 |
| Sage Creek High School Performing Arts Center  
Carlsbad Unified School District  
Derrick Anderson, Construction Director  
P: 760/231-5022 | 2016 - 2018 | $15,574,800 | New PAC  
Certified: 11/15/2018 |

## SCHOOL MAINTENANCE PROJECTS WITHIN THE LAST THREE (3) YEARS

| Project / District / Contact | Years of Construction | Construction Cost | Scope                  
|------------------------------|-----------------------|-------------------|------------------------
| Lupin Hill Elementary School Modernization  
Las Virgenes Unified School District  
Daniel Stepensky, Superintendent  
P: 818/878-5225 | 2019 - 2021 | $125,936 | Modernization  
Certified: 2/26/2021 |
| Norwalk High School Weight Room  
Norwalk-La Mirada Unified School District  
Lorenzo Kohn, Facilities Coordinator  
P: 562/868-9014, Ext. 4410 | 2018 - 2019 | $920,000 | Modular building  
Certified: 7/3/2020 |
| Norwalk High School Culinary Arts  
Norwalk-La Mirada Unified School District  
Lorenzo Kohn, Facilities Coordinator  
P: 562/868-9014, Ext. 4410 | 2019 - 2019 | $2,032,000 | Room conversion  
Certified: 5/13/2020 |
| Los Alamitos High School CTE Portable  
Los Alamitos Unified School District  
C. J. Knowland, Director of Facilities  
P: 562/799-4592, Ext. 81116 | 2017 - 2018 | $354,975 | CTE classroom  
Certified: 6/28/2018 |
| El Marino Elementary School HVAC Upgrades  
Culver City Unified School District  
Chris Dunne, Bond Manager  
P: 213/494-6407 | 2017 - 2018 | $919,847 | HVAC upgrades  
Certified: 5/9/2018 |
| El Rincon Elementary School HVAC Upgrade  
Culver City Unified School District  
Chris Dunne, Bond Manager  
P: 213/494-6407 | 2017 - 2018 | $846,326 | HVAC project  
Certified: 2/7/2018 |
Experience

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 107-22 FOR ARCHITECTURAL SERVICES

PROJECT TEAM
Our proposed team of Architects has been selected for their expertise and their availability to assist the team at every stage of the project. Each team member selected will be committed to the project for the duration of the project and is ready, willing and able to begin work with you immediately. No team member will be replaced during the life of the project without your consent. A successful project requires strong leaders to guide the team, offer solutions, facilitate communication and create an environment that allows all team members to participate in the creative process. Key team members’ resumes have been provided for your review and consideration.

CONSULTANTS AND ENGINEERS
Rachlin Partners enjoys successful working relationships with many qualified subconsultants. We have selected the consulting team members that best suit the project objectives. We are confident in their design and technical expertise. They have proven to be effective partners who share our commitment to client service. They have proven to be budget conscious and flexible in the project delivery approach. In addition, they have excellent track records in meeting accelerated work schedules and are committed to principal-level involvement during all phases of the project.

We view each member of our team as collaborative partners. We approach our work with consultants as integral contributors to a successful outcome. We have carefully considered the identification of our consultants to work on your project; consulting firm information and resumes have been provided for your review and consideration.

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<thead>
<tr>
<th>Position</th>
<th>Number</th>
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<tbody>
<tr>
<td>Principals / Architects</td>
<td>2</td>
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<tr>
<td>Project Managers</td>
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<td>Construction Managers</td>
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<tr>
<td>Architects / Designers</td>
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<td>Architectural Staff</td>
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<td>CADD / BIM Staff</td>
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<td>Administrative</td>
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<td><strong>Total</strong></td>
<td><strong>26</strong></td>
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Michael Rachlin, AIA, LEED AP

MANAGING PARTNER
PROJECT ROLE / PRINCIPAL-IN-CHARGE

RESPONSIBILITIES

Michael, as Managing Partner and Design Principal, will lead the design and planning effort throughout all project phases. He will work closely with you to evolve design concepts and responsive solutions. In addition to guiding the development of design concepts, Michael participates in key presentations and reviews throughout the project duration as necessary to facilitate the approval of designs by all stakeholders. Involved in projects from kickoff to close-out, he is responsible for maintaining the overall quality of Rachlin’s services throughout all project phases.

PROJECT EXPERIENCE

Michael Rachlin is known for sensitive, contextual design solutions that are informed by a contemporary aesthetic. He has developed a reputation for successfully leading collaborative consensus-building processes that meet the client’s current and future school facility needs. As Design Principal, he takes on the responsibility of integrating multiple viewpoints into a common vision that is supported by all participants. He understands the intricacies of working on campuses and projects with multiple stakeholders and priorities. With 45 years of experience and over 30 school projects of varying size and complexity in his portfolio, he has a core appreciation for the special needs of educators and specializes in school programming, design, and construction. He is an expert at weaving new elements into existing campuses and bringing schools into alignment with the designs and technologies of the 21st Century classroom.

Santa Maria High School CTE Facility
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT
Modernization project consisting of upgrades to systems diagnostics, AG Mechanics, and Welding Shop to meet the needs of the CTE Facilities Grant Program.

Districtwide Modernization Program
LOS ALAMITOS UNIFIED SCHOOL DISTRICT
Needs Assessment, Master Plan, and $163 million Modernization Program of 10 schools. Projects include a new Track & Field at Los Alamitos High School and new District Administrative Offices.

Santa Maria High School 50-Classroom Building
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT
New 50-Classroom and Administration building for general purpose Math, English, and Science Classrooms, along with Science and Culinary Arts Lab rooms in 21st Century Learning Environments.

Righetti High School CTE Facility
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT
Modernization project consisting of upgrades to Welding Shop, AG Construction, AG Biology, and AG Chemistry to meet the needs of the CTE Facilities Grant Program.

Beckman High School
TUSTIN UNIFIED SCHOOL DISTRICT
New Design and Construction of a $12 million 2-story classroom building that encompasses 17 classrooms, flexible office spaces, conference rooms, data center, restrooms and support spaces.

Righetti High School New Classroom Building
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT
New 38-Classroom Building facility serving Math, English, and Health disciplines. The project also includes classroom spaces specifically designed for flexible, multi-purpose programming.

EDUCATION
Bachelor of Architecture, 1974
Arizona State University

REGISTRATION
Registered Architect in the States of California (C-9817), Arizona, Colorado, Louisiana, Georgia, Maryland, New Mexico, Nevada, Ohio, Texas, Virginia, Washington D.C. and Wyoming.
LEED-Accredited Professional
NCARB

AFFILIATIONS
American Institute of Architects
International Interior Design Association
National Trust for Historic Preservation
Coalition for Adequate School Housing

REGISTRATION
Registered Architect in the States of California (C-9817), Arizona, Colorado, Louisiana, Georgia, Maryland, New Mexico, Nevada, Ohio, Texas, Virginia, Washington D.C. and Wyoming.
LEED-Accredited Professional
NCARB

AFFILIATIONS
American Institute of Architects
International Interior Design Association
National Trust for Historic Preservation
Coalition for Adequate School Housing
Richard Ingrassia, AIA, LEED AP

MANAGING PARTNER
PROJECT ROLE / PROJECT MANAGEMENT PRINCIPAL

RESPONSIBILITIES
As Managing Partner and Project Manager, Richard is involved in the project from kickoff to close-out, assuring his full understanding of the history of decisions made. He works closely with Michael Rachlin to ensure that the project’s design intent is faithfully interpreted in the construction documents as they are developed and revised, and is responsible for delivering a comprehensive and constructible set of bid documents. In addition, Richard coordinates communication between the Design Team, Owner, and General Contractor, ensuring an efficient DSA approvals process and championing the Owner’s best interest.

PROJECT EXPERIENCE
Richard’s solid understanding of practical project delivery techniques and methodologies has been key to his success in delivering well over a hundred K-14 projects of varying scope and complexity for School Districts throughout California. He has been universally praised for his ability to understand the needs of administrative, facilities, and operations staff. He identifies issues of potential concern before they become problems and applies solutions that make sense, preserving the integrity of the approved design and assuring that classrooms come online when they need to. Richard is a strong leader who can build the critical consensus between divergent stakeholder viewpoints that keeps projects moving forward. His keen focus on interdisciplinary drawing checks, simultaneously reviewing engineering and architectural drawings, has been acknowledged by swift DSA approvals.

Santa Maria High School CTE Facility
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT
Modernization project consisting of upgrades to systems diagnostics, AG Mechanics, and Welding Shop to meet the needs of the CTE Facilities Grant Program.

Bonita Center for the Arts
BONITA UNIFIED SCHOOL DISTRICT
New CHPS-verified $22.5 million, 700-seat joint-use performing arts facility encompassing drama, choir, instrumental performance, musical theatre, dance, and lectures.

Beckman High School CTE Building
TUSTIN UNIFIED SCHOOL DISTRICT
$11M project consisting of the design and construction of a New 13,500 SF CTE Building and New 13,000 SF Auxiliary Gymnasium that includes a weight room.

Districtwide Modernization Program
CULVER CITY UNIFIED SCHOOL DISTRICT
$110 million program to improve infrastructure, technology, safety, accessibility and create 21st century learning environments at 8 elementary schools, 1 middle school, and 1 high school.

Districtwide Modernization Program
LOS ALAMITOS UNIFIED SCHOOL DISTRICT
Needs Assessment, Master Plan, and $163 million Modernization Program of 10 schools. Phased construction projects included campus improvements, new track & field and new District administrative offices.

EDUCATION
Bachelor of Architecture
Cal Poly Pomona
Master of Architecture, 1992
UCLA

REGISTRATION
Registered Architect in the State of California (C-26229)
LEED-Accredited Professional

AFFILIATIONS
American Institute of Architects
Rachlin Partners has developed exceptional relationships with the Division of the State Architect (DSA), the California Department of Education (CDE), the Office of Public School Construction (OPSC), the Department of Toxic Substance Control (DTSC), as well as local, city and county agencies and fire marshals through the successful planning, design, construction and funding of more than $1 Billion in new construction and modernization projects for California school districts.

By maintaining close working relationships, we are able to involve these agencies early in our design process and expedite project approvals.

**DISTRICT CONTRACTS**

While we have not had the chance to work with the Newport-Mesa Unified School District, we look forward to the opportunity to work with the District.
As part of a Modified Design Competition, Rachlin Partners offered a striking design for the new Sage Creek High School Performing Arts Center—a 16,500-SF facility housing an array of programs, including Choir and Instrumental Music, Musical Theatre, Drama and Dance. The facility also supports lectures and concerts by visiting artists.

One enters the Center from an arrival plaza leading to a spacious two-story Lobby designed to allow ample room for queuing into the Audience Chamber. The space can accommodate groups of more than 200 people for pre- or post-performance gatherings. Also accessible from the lobby is a Black Box / Multi-Purpose room separated from the Audience Chamber by a double wall and corridor to reduce the possibility of noise transfer.

At ground-level, the Audience Chamber is entered via light-and sound-lock vestibules at either end of the Lobby, providing convenient entrée to Orchestra and Parterre seating. The Audience Chamber is designed to seat 340-plus occupants with consideration given to sight lines and acoustics that allow a more intimate experience, thereby improving student attentiveness.

Perforated metal panels on the entry façade are suspended in front of a structural glazed curtain wall to control the amount of sunlight cascading into the building. Presenting a striking modern aesthetic, the screens also offer a unique opportunity to provide large-scale projected signage for event advertising, as well as school identification.
Until the fall of 2016, students at Ramona Middle School did not enjoy a dedicated facility for sports and physical education. The new gymnasium is conceived as a gathering place for students, teachers, and the community to come together to celebrate athletic competition and “Vikings” pride.

Designed to accommodate a variety of sports activities, the state-of-the-art facility is equipped with telescopic bleachers than can seat up to 1,424 people. Players and spectators can enjoy games on any of 3 basketball courts, 2 volleyball courts, and 8 badminton courts in spaces defined by an open-framed truss ceiling with a clear span of 120 feet. Designed in partnership with structural engineer R.M. Byrd & Associates, the ceiling is constructed of steel pipes that are aesthetically pleasing.

Campus circulation informed the siting of the gymnasium building, which has a triangular form designed to fit a location at the nexus of two key campus axes. Students, teachers, and staff benefit from easy access to both the inner campus and the playgrounds. The triangular form also creates a welcoming plaza defined by a white steel trellis system and walls covered with white porcelain tiles that, in addition to a modern appearance, are durable, low-maintenance, and resistant to vandalism.

Beyond creating an exciting physical presence for the school’s athletic programs, the gymnasium’s design implements simple, sustainable features to help reduce energy use. As an example, we employed louvered windows to invite diffused light into interior spaces, thereby minimizing the dependency on artificial lighting. Louvered windows also minimize heat gain and create visual interest in the building’s façade—an excellent balance of aesthetics and function.
Rachlin Partners served in a combined capacity as Architect, Project Manager, and Construction Manager for the $8 million, multi-phase campus improvement effort at Lupin Hill Elementary School. The modernized campus will feature a new Multipurpose Building with restrooms and a warming kitchen, removed portable classrooms, a converted classroom facility, and improved overall circulation and aesthetics.

While the Rachlin Partners’ Architectural division provided design and planning services, the Rachlin Project Management/Construction Management team provided essential management services to deliver the project within the Las Virgenes Unified School District’s schedule and budget. Design, planning, and management services included professional services procurement, site assessment and project scoping, architect/engineer team oversight, value engineering, cost estimating, scheduling, quality control, budget management, and stakeholder communication. Construction Management services included on-site construction supervision and team coordination to make sure that construction fulfilled the District’s vision and needs for the project.

As with all of our projects, our PM/CM team was committed to coordinating the General Contractor, Architect, local jurisdictions, service providers, and utilities to ensure that all goals were met while helping the District remain a good neighbor to the community during construction.
ASSISTING DISTRICTS WITH PREPARING FOR A PROPOSED BOND
We will assist you in navigating the very complicated and ever-changing State School Facilities Program and the state agencies involved in acquiring state funding. As an example, we have successfully assisted Los Alamitos Unified School District with their $163 modernization program by 1) preparing for a $126 bond measure informed by tools such as a Facilities Needs Assessment and Master Plan, which provided an evaluation of their school inventory in the context of their educational needs, and 2) exploring funding options and taking advantage of nuances such as State funding for buildings 50 years and older. Through careful prioritization and scheduling, we were able to secure an additional $25 million in State funding to supplement the $126 million local bond.

Our efforts will include:

- Local Bond Consulting
- SFP Eligibility and Submittals
- Financial Planning / Hardship Approval
- Federal/State Specialty Grant Applications
- DTSC Coordination

EXPLORING ALTERNATIVE FUNDING OPTIONS
Rachlin Partners is committed to enhancing access to quality public school education throughout California. Our team includes architects, educational experts, and industry leaders. When the need arises we retain and work with agency advocates who assist school districts with every aspect of the school building process, from funding strategies to DSA closeout.

Rachlin Partners’ depth of pre-design advisory services enables us to serve as your advocate with State Agencies and collaborate with your staff and Program Managers to maximize opportunities to leverage your local bond funding with grants from other sources.

WORKING WITH OPSC
We will work with the Office of Public School Construction (OPSC) to assist your District in obtaining funding for your projects. This effort, which is based on a detailed understanding of our client’s programmatic needs, occurs in parallel with obtaining DSA approval. Our efforts will include processing school construction grant applications, assisting school districts with the implementation and funding of your projects, and auditing your school facility construction expenditures.

WORKING WITH CDE
We will work in concert with the California Department of Education (CDE) to coordinate the necessary documentation – including site plans, schematic/preliminary design, new construction plans, modernization plans and cost estimates – to assist your District in complying with funding requirements. In particular, we will supply the CDE’s School Facilities Planning Division (SFPD) with the documentation needed to aid in determining SAB-funding eligibility.
Alternative Project Delivery Methods

In addition to the traditional Design-Bid-Build approach, which offers the benefit of its universally understood implementation, Rachlin Partners has expertise in a variety of project delivery methods:

**Design/Build:** Rachlin Partners has delivered numerous projects to our clients using the Design/Build delivery method including a new 3-story classroom building for Glendale Community College and a Carrier Annex for the United States Postal Service. With this method, the design team works under the direction of the builder. This limits the financial exposure to the client and controls project costs, but also limits the client’s control over the design. When implementing this delivery method, it is important that the District clearly identify the design objectives and standards early on in the project.

**Lease-Leaseback:** Rachlin Partners has participated in 13 Lease-Leaseback projects over the past five years for comprehensive school modernization projects at Los Alamitos School District, Bonita Unified School District’s new Bonita Center for the Arts, and Tustin Unified School District’s new Beckman High School Classroom Building. With this delivery method, the contractor is brought on early in the project and participates during the design and engineering process. The contractor has the ability to advise the design team on the selection of building systems that can result in a lower construction cost. The benefit to the client is that the design team and builder work in conjunction and develop a less adversarial relationship than in traditional delivery methods. This method establishes a guaranteed maximum price that should not be exceeded during the life of the project. However, we understand that the Fifth Appellate District’s decision in the case of Davis v. Fresno Unified School District has rendered Lease-Leaseback legally controversial for many districts.

**Construction Manager Multiple-Prime:** Rachlin Partners has also participated in the Construction Manager Multiple-Prime project delivery method. Bonita Unified School District’s San Dimas High School Gymnasium used this project delivery method. With this approach, the construction manager assumes the responsibility of the general contractor and hires all of the sub-contractors on the client’s behalf. In theory, this method saves the client a portion of the fee of the general contractor and reduces the project delivery time, but it also shifts liability to the client, can be difficult to administer effectively, and is not well-suited to complex projects.

<table>
<thead>
<tr>
<th>Client</th>
<th>Project</th>
<th>Delivery</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Alamitos USD</td>
<td>Oak Middle School Modernization</td>
<td>Lease-Leaseback</td>
<td>$23,130,000</td>
</tr>
<tr>
<td>Los Alamitos USD</td>
<td>District Offices</td>
<td>Lease-Leaseback</td>
<td>$20,293,412</td>
</tr>
<tr>
<td>Los Alamitos USD</td>
<td>McAuliffe Middle School Modernization</td>
<td>Lease-Leaseback</td>
<td>$16,168,291</td>
</tr>
<tr>
<td>Los Alamitos USD</td>
<td>McGaugh Elementary School Modernization</td>
<td>Lease-Leaseback</td>
<td>$14,928,025</td>
</tr>
<tr>
<td>Bonita Unified USD</td>
<td>New Center for the Arts</td>
<td>Lease-Leaseback</td>
<td>$22,692,053</td>
</tr>
<tr>
<td>Bonita Unified USD</td>
<td>San Dimas High School Gymnasium Remodel</td>
<td>CM Multi-Prime</td>
<td>$8,418,013</td>
</tr>
<tr>
<td>Glendale CCD</td>
<td>Glendale College — Garfield Campus Expansion</td>
<td>Design/Build</td>
<td>$16,036,535</td>
</tr>
<tr>
<td>USPS</td>
<td>New Santa Monica Carrier Annex</td>
<td></td>
<td>$13,900,000</td>
</tr>
</tbody>
</table>
Project and Cost Management

CONSTRUCTABILITY REVIEW
Typically in the design / construction industry, the majority of change orders result from a lack of coordination between trades; therefore, we are particularly focused on fostering interdisciplinary coordination overseen by the firm’s principals. To accomplish this, we implement quality control procedures based on BIM modeling and the Redi-Check method, a systematic interdisciplinary checking procedure designed to highlight potential problem areas/conflicts and ensure that approved and verified items are incorporated into the final documents.

We realize that there is no such thing as a perfect set of construction documents, so we have developed a quality assurance program that leverages the expertise and best practices of our entire firm with rigorous procedures and checklists that guide the team throughout a project. We have an excellent reputation working with client-selected Architects and Consultants in providing constructability reviews to ensure on-time, accurate plans, which can be verified through our references. Our quality assurance goals improve the accuracy of consultant documents and contractor bids, minimize change orders and ensure the most efficient construction possible.

The entire consultant team, including those consultants contracted directly by the Client, is brought into the project at the beginning as valued stakeholders. Working in concert with an experienced project manager, one of the firm’s partners will collaborate closely with the Client’s design team to ensure that the work is progressing on schedule and on budget. Furthermore, we invite the project consultants to participate in client meetings to keep them up to date on design decisions and direction. We will review the Architect and Engineers’ construction documents with our internal team of highly qualified individuals and engineering consultants who bring technical expertise in their respective fields as well as strong governmental entitlements and approval experience to ensure that the design documents conform to industry standards for constructability.

PROJECT ADMINISTRATION
There is no phase of a project where responsive service is more critical than during construction administration. Design quality can be lost through inappropriate substitutions, delays can be incurred if legitimate Requests for Information (RFIs) are not answered promptly, and change orders need to be evaluated fairly to protect the Owner’s interest while being fair to the General Contractor and his or her sub-contractors. At Rachlin Partners, we staff each construction project with one of the firm’s partners and an experienced project manager and key design team members who have been involved with the project from its design inception in order to maintain project continuity.

This is not the time to staff the project with junior professionals and/or limit the amount of time committed to construction administration. The urgent need for answers during construction and documentation of decisions are critical so that problems are addressed promptly and resolved in the best interest of the project. While relationships with publicly bid/low bid award contractors can sometimes be confrontational, we pride ourselves on building partnerships with Contractors, Client and Architect with a shared focus on making the project a success.
Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 107-22 FOR ARCHITECTURAL SERVICES

**D S A  C L O S E O U T**
In the last 15 years, we have obtained final DSA project closeout and certification approval for all projects the firm has worked on. No projects have been closed without DSA certification.

**A S - B U I L T S**
Developing complete and accurate construction documents is an essential part of what we do. Rachlin Partners believes that quality should be designed into the project, beginning with the assignment of one of the firm’s partners and an experienced staff member to provide leadership rather than correcting errors after they have been made.

Typically in the design/construction industry, change orders result from a lack of coordination between trades; therefore, we are particularly focused on fostering interdisciplinary coordination overseen by the firm’s principals. To accomplish this, we implement quality control procedures based on the Redi-Check method, a systematic interdisciplinary checking procedure designed to highlight potential problem areas and ensure that approved and verified items are incorporated into the final documents.

**C L O S E O U T**
Rachlin Partners offers more than 30 years of experience with DSA along with a team of highly qualified professionals with direct expertise in closeout and certification of DSA projects. Our efforts have led to our successful track record of more than 200 certified projects. We understand the critical nature of completing the approval and certification of your project so as not to jeopardize the much-needed state funding and/or approval of future projects.

Our firm is intimately familiar with the requirements of DSA. Division of the State Architect (DSA) involvement is of such a great concern to Rachlin Partners that we have a dedicated in-house DSA-approval management team to deal with all matters related to DSA policy and procedures. Our in-house staff provides the necessary checklists and document control to aid in the preparation of plans and construction administration of our projects.

Typically, all correspondence to and from DSA is channeled through our DSA management team to ensure all related documents are tracked, processed, filed and acted on correctly and promptly.

**C O M P U T E R  P R O J E C T  M A N A G E M E N T / S C H E D U L I N G**
Delivering a project within scope, and without surprises, is our goal. While the experience and skill of our project delivery team is paramount, using the right Project Management Information System (PMIS) is also crucial to the success of a project. While we are not entrenched in any one PMIS System, for the past 12 years, we have used PMIS Systems like ProCore, Fieldwire, and ColbiDocs to create effective reports and keep the project team informed about the project. A key aspect of project management involves maintaining the proper documentation, an effort for which we use online platforms such as ProCore and ColbiDocs. Our team provides the necessary checklists and document control to aid in the management of our projects: they ensure that all related documents and daily inspection reports are tracked, processed, filed and acted on correctly and promptly. We also use PMIS Systems to assist in schedule management. PMIS Systems allow us to identify time-sensitive tasks and take proactive steps to ensure that they are completed on time, keeping a project on schedule.
Project and Cost Management

NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RFQ NO. 107-22 FOR ARCHITECTURAL SERVICES

PRODUCING ELECTRONIC DESIGN

We employ AutoCAD Architectural Desktop for our CADD (Computer Aided Design and Drafting) applications, SketchUp, 3DS Max, and Enscape for computer modeling, rendering applications and 3D flybys. This allows us to offer you:

- Drawings of superior accuracy resulting in accurate construction bids that save you money.
- Clear and compelling visualizations of the project’s design.

BUILDING INFORMATION MODELING (BIM)

Rachlin Partners and its consultants use Revit for Building Information Modeling (BIM) applications. This allows us to provide clients with a complete digital representation of a building whose information – geometry, spatial relationships, geographic information, and material properties – can be exchanged across multiple architectural, engineering, and construction disciplines. In turn, this means even greater accuracy and reduced construction costs. Specifically, we use BIM as:

- A DESIGN TOOL that can be used to visualize the project in three dimensions.
- An ESTIMATING TOOL that General Contractors and Construction Managers can use to generate accurate quantities.
- A COORDINATION TOOL that enables multi-disciplinary team members to collaborate in the project’s design.
- A QUALITY CONTROL TOOL to ensure that all building systems are properly integrated and to yield accurate construction documents.

COST ESTIMATE HISTORY

Our goal is to work on your behalf to minimize risk and maximize the value of your project. We achieve this through a disciplined, proactive approach to cost management and a dedication to effectively managing your project budget. We take pride in our reputation for delivering results that far exceed expectations, the proof of which rests in the continued trust bestowed on us by our valued clients. We have a proven track record of saving our clients time and money, while preserving project quality through our proactive approach to cost management. We plan, control and manage project costs from inception through to successful completion.

Accurate project cost control and estimating are essential to the success of any construction project, and we are vigilant about identifying and communicating to our clients the budgetary implications of project decisions. With a system of early and rigorous assessments that draws on our experience with over 750 school projects, along with sources such as the R.S. Means manuals, we are able to address the issues that impact budgets.

Estimating has been particularly crucial during the early design phases, as opportunities for cost control decrease in relation to the degrees of completion and to the rising levels of cost-estimating accuracy. This means that we take advantage of the opportunities for greatest cost control that occur during the programming and schematic design phases, which helps minimize change orders and scope creep.
As we proceed through the interactive design development phase, we will test alternative solutions in collaboration with you to develop optimal constructability within the framework of the project’s program and aesthetic objectives. If necessary, a value engineering session will be conducted at this phase’s conclusion. Contingencies typically involve unforeseen site conditions, and we strive to budget for potential adverse conditions that cannot be quantified at bid-time. Barring fluctuations in supply and demand forces in the market, we typically achieve an average estimate accuracy of 95% and we are able to establish our estimates as a reasonable and realistic guide for project costs.

The following table lists the cost per square foot for one of the firm’s K-12 new construction projects that was bid within the last year:

<table>
<thead>
<tr>
<th>COST PER SQUARE FOOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project / District</td>
</tr>
<tr>
<td>Santa Maria Joint Union High School District</td>
</tr>
<tr>
<td>Santa Maria High School 3-Story Building</td>
</tr>
</tbody>
</table>

The following table lists the firm’s cost estimates versus actual bid amounts on three new construction K-12 projects that were bid within the last two years:

<table>
<thead>
<tr>
<th>COST ESTIMATES V. ACTUAL BID AMOUNTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>District / School</td>
</tr>
<tr>
<td>Bonita Unified School District</td>
</tr>
<tr>
<td>San Dimas High School</td>
</tr>
<tr>
<td>Los Alamitos Unified School District</td>
</tr>
<tr>
<td>McAuliffe Middle School</td>
</tr>
<tr>
<td>Los Alamitos Unified School District</td>
</tr>
<tr>
<td>Hopkinson Elementary School</td>
</tr>
</tbody>
</table>

**FIRM CHANGE ORDER HISTORY**

Our change order rate averages less than 1.5% – well below the industry average of 3-5%. Our success emerges from rigorous quality control procedures driven by principal oversight and involvement at every stage of the project. By ensuring high quality construction documents and developing accurate cost estimates, we are able to minimize change orders. In addition, our efforts to work early in the process with review agencies such as DSA allow us to anticipate and correct problems before they become change orders.

The table below summarizes the change orders for three school projects:

<table>
<thead>
<tr>
<th>CHANGE ORDER DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Bonita Center for the Arts</td>
</tr>
<tr>
<td>Ramona MS Gym</td>
</tr>
<tr>
<td>Sage Creek Performing Arts</td>
</tr>
</tbody>
</table>
**PROPOSED SUBCONSULTANTS**

We propose the following individuals/firms as our core consulting engineers. Altogether, our team has worked together on previous projects with similar scopes and has the capability of providing technical expertise in each of their respective fields. If additional consultants are required, additional team members will be added pursuant to discussions with the District.

<table>
<thead>
<tr>
<th>Team Member / Role</th>
<th>Firm</th>
<th>Brief Background</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Virgil Aoanan, PE, QSD</strong></td>
<td>VCA Engineers</td>
<td>• Registered Civil Engineer (License No. 36079, Exp. 06/30/22)</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>1041 South Garfield Ave., Ste 210</td>
<td>• 35+ years of experience</td>
</tr>
<tr>
<td></td>
<td>Alhambra, CA 91801</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P: 323/729-6098</td>
<td></td>
</tr>
<tr>
<td><strong>Terry Fernandez, SE</strong></td>
<td>MHP Structural Engineers</td>
<td>• Registered Structural Engineer (License No. 3256, Exp. 03/31/23)</td>
</tr>
<tr>
<td>Structural Engineer</td>
<td>3900 Cover Street</td>
<td>• Over 30 years of experience</td>
</tr>
<tr>
<td></td>
<td>Long Beach, California 90808</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P: 562/985-3200</td>
<td></td>
</tr>
<tr>
<td><strong>Tim Pocock, Principal</strong></td>
<td>Pocock Design Solutions, Inc.</td>
<td>• Certified Plumbing Engineer</td>
</tr>
<tr>
<td>Mechanical / Plumbing Engineer</td>
<td>14451 Chambers Road, Ste 210</td>
<td>• 36 years of experience</td>
</tr>
<tr>
<td></td>
<td>Tustin, California 92780</td>
<td>• 5+ educational projects with Rachlin Partners</td>
</tr>
<tr>
<td></td>
<td>P: 949/417-3903</td>
<td></td>
</tr>
<tr>
<td><strong>Thomas Law, PE</strong></td>
<td>MDC Engineers</td>
<td>• Registered Electrical Engineer (License No. 17235, Exp. 06/30/22)</td>
</tr>
<tr>
<td>Electrical Engineer</td>
<td>5101 E. La Palma Avenue, Ste 205</td>
<td>• 16 years of experience</td>
</tr>
<tr>
<td></td>
<td>Anaheim Hills, CA 92807</td>
<td>• 10 years of educational projects with Rachlin Partners</td>
</tr>
<tr>
<td></td>
<td>P: 213/746-2844</td>
<td></td>
</tr>
<tr>
<td></td>
<td>F: 213/749-6463</td>
<td></td>
</tr>
<tr>
<td><strong>Brad Biben, ASLA</strong></td>
<td>LA Design Associates</td>
<td>• Licensed Architect in California (License No. 3629, Exp. 12/31/21)</td>
</tr>
<tr>
<td>Landscape Architect</td>
<td>16514 Arminta Street</td>
<td>• 30 years of experience</td>
</tr>
<tr>
<td></td>
<td>Van Nuys, California 91406</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P: 310/455 6026</td>
<td></td>
</tr>
</tbody>
</table>
A HISTORY OF QUALITY SERVICE

Rachlin Partners has a history of quality service. Our commitment to responsible service through the direct and continuous involvement of principals Michael Rachlin and Richard Ingrassia is a key factor in sustaining long-term relationships with our clients. A testament to this service is the fact that a majority of our firm’s repeat business is from satisfied clients. The following clients will attest to our expertise and ability to deliver innovative and budget-responsive facilities.

**Vince Madsen, Director of Facilities**
Downey Unified School District  
11627 Brookshire Avenue, T-4  
Downey, CA 90241  
Tel: 562/469-6707  
Email: vmadsen@dusd.net  
District Size: 20 schools / 22,649 students  
Services: Architecture, PM/CM  
Project(s): Measure O Bond Program  
Cost: $295 million

**Christine Fullerton, Assistant Superintendent**
Fountain Valley School District  
10055 Slater Avenue  
Fountain Valley, CA 92708  
Tel: 714/843-3250  
Email: fullertonc@fvsd.us  
District Size: 10 schools / 6,300 students  
Services: PM/CM, Architecture  
Project(s): Modernization & New Construction  
Cost: $63 million

**Nancy C. Nien, Assistant Superintendent**
Anaheim Union High School District  
501 N. Crescent Way  
Anaheim, CA 92801  
Tel: 714/999-3555  
eMail: nien_n@auhsd.us  
District Size: 10 schools / 9,948 students  
Services: Architecture, PM/CM  
Project(s): Measure K & Measure G Bond Programs  
Cost: $163 million

**Reese Thompson, Director of Facilities**
Santa Maria Joint Union High School District  
2560 Skyway Drive  
Santa Maria, CA 93455  
Tel: 805/922-4573, Ext. 4701  
Email: rthompson@smjuhsd.org  
District Size: 4 schools / 7,900 students  
Services: CM, Architecture  
Project(s): Santa Maria HS Mod./Expansion  
Cost: $50 million

**Robert Harrison, Director of Maintenance**
Bonita Unified School District  
115 W. Allen Avenue  
San Dimas, CA 91773  
Tel: 909/971-8200  
Email: harrison@bonita.k12.ca.us  
District Size: 14 schools / 10,000 students  
Services: PM/CM, Architecture  
Project(s): Modernization & New Construction  
Cost: $160 million

**Lorenzo Kohn, Facilities Coordinator**
Norwalk-La Mirada Unified School District  
12820 Pioneer Boulevard  
Norwalk, CA 90650  
Tel: 562/210-2000  
Email: lkohn@nlmusd.k12.ca.us  
District Size: 31 schools / 18,374 students  
Services: Architecture  
Project(s): John Glenn High School Sports Fields  
Cost: $22 million
Q: Please respond to each of the following questions:

LEGAL ISSUES

1. 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.

   Answer: No.

2. 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.

   Answer: No.

3. 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.

   Answer: No.
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.

Michael Rachlin
Signature
Principal-in-Charge
Title
8640 National Boulevard
Address
310/204-3400
Telephone
10/15/21
Date

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

Michael Rachlin
Typed or Printed Name
Rachlin Partners
Company
Culver City, CA 90232
Address
310/204-2815
Fax
Attachment C

STATEMENT OF EXPERIENCE AND FINANCIAL CONDITION

Company Name: Rachlin Partners

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

Address:  8640 National Boulevard  
Culver City, CA 90232

Telephone/FAX#:  T: 310/204-3400  F: 310/204-2815

Date and State of Formation/Incorporation:  10/18/1982 California

Is the company authorized to do business in California?  Yes

Basis of Authorization:  California Corporation  x 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:  8640 National Boulevard  
Culver City, CA 90232

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>$5,794,552</td>
<td>$11,201,183</td>
<td>$10,168,940</td>
</tr>
<tr>
<td>Total</td>
<td>$5,794,552</td>
<td>$11,201,183</td>
<td>$10,168,940</td>
</tr>
</tbody>
</table>

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

Santa Maria High School 50-Classroom Building (3-Stories)  
$60,000,000
**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   X No If yes, explain on a separate, signed sheet.

2. Does the company have an ongoing relationship or affiliation with an equipment manufacturer? ___Yes   X 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   X 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   X 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   X 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   X 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   X 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:  Michael Rachlin  
TITLE:  Principal-in-Charge
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.

For a recent projects, please refer to projects listed in Section E - Experience.

1. Santa Maria High School 50-Classroom Building (Santa Maria, CA)
2. Reese Thompson, 2560 Skyway Drive, Santa Maria, CA P: 805/922-4573
3. Architect of Record
5. October 2017
6. Construction
7. Construction

Project Budget: $60,000,000
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   ______________________________

Michael Rachlin
Principal-in-Charge
10/15/2021
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 District’s 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: Michael Rachlin

Duly Authorized Signature: [Signature]

Title: President / Principal-in-Charge

Date of this Proposal/Offer: 10/15/2021

Submitter Name: Rachlin Partners

Submitter Address: 8640 National Boulevard, Culver City, CA 90232

Submitter Telephone: 310/204-3400

Submitter Email: mrachlin@rachlinpartners.com
Attachment H

NON-COLLUSION Declaration

The undersigned declares:

I am the President of Rachlin Partners, the party making the foregoing RFQ.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10/15/2021 [date], at Culver City [city], California [state].

Name of Submitter: Rachlin Partners

Signature: Michael Rachlin

Name: Michael Rachlin

Title: President

______________________________

21