

AMENDMENT NO. 3
(Lease-Leaseback Agreement)

This Amendment No. 3 ("Amendment") to the Lease-Leaseback Agreement (which is comprised of the Pre-Construction Services Agreement, Site Lease, Sublease, and Construction Services Agreement, collectively referred to as the "Lease-Leaseback Agreement") between Beverly Hills Unified School District ("District") and ProWest PCM, Inc. dba ProWest Constructors ("Contractor") is hereby amended as follows:

WHEREAS, District awarded to Contractor the Lease-Leaseback Agreement for the Beverly Hills High School Modernization of Buildings B1 and B2 Project on or about November 14, 2017;

WHEREAS, the District wants to amend the Lease-Leaseback Agreement to include the related modernization of Beverly Hills High School Buildings B3 and B4 (hereafter defined as "Project" for purposes of this Amendment); and

WHEREAS, the District and Contractor agree to amend the Lease-Leaseback Agreement to include the modernization of Beverly Hills High School Buildings B3 and B4.

NOW THEREFORE, DISTRICT AND CONTRACTOR AGREE AS FOLLOWS:

1. Contractor agrees to perform the scope of preconstruction services for the Project for the total price of \$331,500.00. See proposal attached as Exhibit 1.

2. The Parties will negotiate a final Guaranteed Maximum Price ("GMP"), Contractor fee, and general conditions for the Project after the successful completion of the preconstruction services, which shall be subject to the approval of the District's Governing Board as the next Amendment to this Lease-Leaseback Agreement. See Exhibit 2.

3. Contractor agrees that no scope of work in Amendment No. 3 for which a contractor is required to be licensed in accordance with Article 5 (commencing with Section 7065) of Chapter 9 of Division 3 of the Business and Professions Code and for which Division of the State Architect approval is required will commence until the Division of State Architect has approved the drawings and specifications.

4. This Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. If any provision of this Amendment shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Amendment or the Lease-Leaseback Agreement. Further, if a legal challenge is made as to the validity of the Amendment, either Party may elect to rescind, at its option, any Notice to Proceed that has been issued by the District for the Project and the Amendment between the Parties shall be terminated for the convenience of the Parties. Upon such termination, the District shall be obligated to pay Contractor in accordance with Section 19.2 of the Construction Services Agreement.

5. This Amendment may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed an original and all of which shall constitute one and the same instrument.

6. In the event of any inconsistency between the terms of this Amendment and the Lease-Leaseback Agreement relating to the Project, the terms of this Amendment shall control.

CONTRACTOR

DISTRICT:

**PROWEST PCM, INC. DBA PROWEST
CONSTRUCTORS**

**BEVERLY HILLS UNIFIED SCHOOL
DISTRICT**

By: _____
Name _____
Title _____

By: _____

DATE: _____

DATE: _____

EXHIBIT 1



Preconstruction Services - Beverly Hills High School Buildings B3 and B4

November 28, 2018



PROWESTTM

CONSTRUCTORS

November 28, 2018

Mr. Don Blake
Beverly Hills Unified School District
255 South Lasky Drive
Beverly Hills, CA 90212

Re: Preconstruction Services - Beverly Hills High School Buildings B3 and B4

Dear Mr. Blake,

I'm pleased to submit our proposal for preconstruction services for the areas (B3 and B4) nearby and adjacent to the work currently underway (B1 and B2). Along with this proposal letter please find a short company history, key personnel resumes, staffing chart, schedule of values, and an additional services rate sheet.

Our services will include the following: bi-weekly preconstruction meetings, site investigation and photobook, preconstruction schedule, bid release schedule, cost estimates, QC review, review of changes to design documents, site logistics plan and phasing plan, project schedule, work scopes, bid and contracting documents, bid solicitation, job walks, bid receiving and tabulation, bid summation and budgeting, and finalization of the GMP. These services will be provided on a lump-sum basis in the amount of \$331,500.00

In regard to our key personnel, all are available to start preconstruction activities as soon as next month (December) and our project executive, Jeff Rising will transition from part-time to full-time assignment for the B1-B4 work once this proposal is approved by the District..

Our commitment to the Beverly Hills Unified School District remains strong and we look forward to working with your team on this project and any project in the future. If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,



Michael DeMarie
VP, Chief Operating Officer

Company Personnel, Capacity, and Methodology

a. Description of Company

Number of years the organization has been in business.

- ProWest PCM, Inc., dba ProWest Constructors was founded under the present name in 1995.
- From 1987 to 1995 ProWest PCM, Inc., dba ProWest Constructors operated under the name Craig & Rush, Inc.
- ProWest PCM, Inc., dba ProWest Constructors has provided Preconstruction Services and GMAX (guaranteed maximum price) services since its inception in 1987.

ProWest is a California company, serving communities state-wide, that specializes in large, complex projects. ProWest has approximately 60 employees.



ProWest's main office is located at 22710 Palomar Street, Wildomar, CA 92595 in Riverside County. We also have an office located at 150 Castilian, Suite 201-A, Santa Barbara, CA 93117. The Wildomar office, along with our site office, will serve the project.

ProWest is an Equal Opportunity Employer and affirms that is independent of the District as defined by generally accepted standards.

Preconstruction Services offered by ProWest include:

- Preconstruction Meetings with Meeting Minutes (every 2 weeks)
- Site Photo Book
- Preconstruction Schedule (updated every 2 weeks)
- Bid Release Schedule (updated every 2 weeks)
- Cost Estimates (prepared from Conceptual Design to Construction Documents)
- QC Reviews (prepared from Conceptual Design to Construction Documents)
- VE Sessions / Estimate Reconciliation throughout Design
- Site Recon
- Site Logistics Plan
- Master Project Schedule
- Prepare Scopes of Work
- Prepare Bid / Contract Documents
- Solicit Bids
- Phone Tracking / Owner Notification
- Pre Bid Job Walks
- Addenda
- Receive & Tabulate Bids
- Bid Summary / Budget
- Board Meetings
- Issue Contracts

b. Company Personnel and Staffing Resources

RANDY CRAIG – PRESIDENT / CHIEF EXECUTIVE OFFICER

Mr. Craig, Owner and President of ProWest, brings over 30 years of Construction Management experience to the company, including extensive work in academic facilities, office buildings, health care projects, as well as clinical and research facilities. Mr. Craig's wide-ranging experience comprises management of over eighty-five individual completed projects for both public and private clients.

Industry Experience

30+ years

ProWest Owner

Education

MS, Construction Management
Stanford University

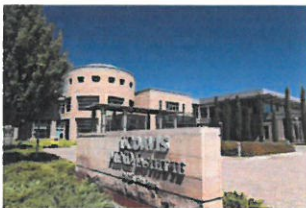
BS, Architectural Engineering
University of Texas

Professional Registrations, Certifications and Affiliations

Professor
Stanford University,
San Diego State University,
San Diego Mesa College

Project Role, Responsibilities

- Project Oversight and strategic planning.



Relevant Experience

- Beverly Hills High School Modernization Buildings B1 – B2, Beverly Hills \$65M
- Vista Grande Dining Facility, Cal Poly University, San Luis Obispo \$27.5M
- New Classroom Building, Horace Mann Elementary \$33.9M
- Coachella Public Library, City of Coachella \$9.9M
- Building C Remodel, University of California, Santa Cruz \$27.9M
- South Valley Animal Health Lab, University of California, Davis \$38.8M
- Sierra Madre Apartments, University of California, Santa Barbara \$68M
- Athletics Facilities, College of the Desert \$17M
- Student Housing Phase 4, University of California, Merced \$36M
- Communications Building, College of the Desert \$15.8M
- Monterey Entrance, College of the Desert \$3.4M
- Center for Student Success, Riverside Community College District \$12M
- Student Housing Phase 3, University of California, Merced \$32M
- Visual, Communication & Performing Arts Complex, Chaffey Community College District \$22M
- Industrial Technology Building, Riverside Community College District \$24.5M
- Genomics Building, University of California, Riverside \$43M
- San Clemente Student Housing, University of California, Santa Barbara \$112M
- Arroyo Student Housing, University of California, Riverside \$45M
- Commons Expansion, University of California, Riverside \$15M
- University Villages Phase III, Cal Poly Pomona \$26M
- Charter Oak Unified School District \$32M
- Genome Launch Facility, University of California, Davis \$7M
- Ambulatory Care Center, University of California, Davis Medical Center \$65M
- M.I.N.D Institute, University of California, Davis Medical Center \$39M
- Campus Surge Building/Lecture Hall, University of California, Riverside \$13.9M
- Lothian Dining Hall, University of California, Riverside \$5.9M
- Pierce Hall Addition, University of California, Riverside \$9M
- Satellite Chiller Plant, University of California, Riverside \$7M
- USHE Housing Phase 1 University of California, Riverside \$27M
- USHE Housing Phase 2 University of California, Riverside \$32M
- Multipurpose Building, University of California, San Diego \$15M
- Mt. Zion Outpatient Cancer Center, University of California, San Francisco \$30M
- Carrillo Commons, University of California, Santa Barbara \$10M
- San Diego County Medical Examiner & Forensics Center Remodel, County of San Diego \$54M
- Public Defender/Probation Building, County of Riverside \$16.2M
- Riverside University Health System Emergency Department Expansions and Remodel, County of Riverside \$9.9M
- More Projects Available Upon Request

MICHAEL DEMARIE – VICE PRESIDENT, CHIEF OPERATING OFFICER

Mr. DeMarie oversees the coordination of design and construction efforts, schedule compliance, and budget compliance at ProWest. He has over 37 years of construction industry experience. He has managed projects of every size

Industry Experience

37 years

Education

MA Organizational
Management
January 1999

BS Business Administration
April 1997

Certificate in Conflict
Resolution
March 1995
University of Phoenix,
Phoenix, AZ

**Professional Registrations,
Certifications and Affiliations**
PMP Global Credential,
Project Management Institute
Since May 2004

California Licensed Contractor
Class A, B and HAZ

LEED Credential:
LEED AP BD+C Certified
Since June 2009

CASQA:
QSP Qualification
Since 2005

Envirocert Intl:
CESSWI Certification
Since 2005

Project Role, Responsibilities

- Owner / Architect Liaison
- Strategic Planning
- Preconstruction Team Management
- Bid Release Planning
- Cost Estimating and Quality Surveys
- Contract Review
- Scopes of Work

Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.

Duration: In Progress, Total Project Value: \$65,000,000

Watermark of San Ramon Summit Senior Living – San Ramon Owner, LLC

A 2-story Residential Care Facility for the elderly. The gross building area of 56,199 SF includes 40 units serving non-ambulatory and memory care clients on portions of the first and second floors and proposed Assisted Living Facility with a total of 39 units including 18 studio units, 19 one-bedroom units and 2 two-bedroom units on the remainder of the first and second floors.

Duration: In Progress, Total Project Value: \$21,200,000

Vista Grande Dining Facility Replacement – California Polytechnic State University, San Luis Obispo

Construction of approximately 35,370 SF of a new 3-story A2 & B occupancy kitchen, dining and administration offices. Consisting of a steel framed structure, CMU retaining walls and planters, brick veneer, lath and plaster, metal wall panels, glass storefront, single ply membrane roof on a slightly sloped site.

Duration: In Progress, Total Project Value: \$27,500,000

Coachella Public Library – City of Coachella

New construction of a 15,000 SF single-story library building.

Duration: May 2017 – August 2018, Total Project Value: \$9,900,000

Project List (Value Range \$5MM to \$55MM)

- Mesa Riverview Petco & Jo-Ann's, Shops A & B Retail, Mesa, AZ
- Mesa Raintree Ranch Retail and Whole Foods, Chandler, AZ
- Corona Corporate Center, Corona, CA
- Sam's Club and Fueling Station, El Monte, CA
- Wal-Mart Supercenter 4543, Parker, AZ
- Wal-Mart Supercenter 3516 Open-Store Expansion, Chula Vista, CA
- Moreno Valley Commerce Center, Moreno Valley, CA
- Whole Foods Market #40, Las Vegas, NV
- Canyon Point Industrial Center, Anaheim, CA
- Sycamore Canyon Industrial Center, Riverside, CA
- Moxa Technologies Office, Brea, CA
- Wal-Mart Supercenter 5429, Surprise, AZ
- Wal-Mart 19158 and Wastewater Treatment Plant, Yucca Valley, CA
- Wal-Mart Supercenter 1915 and State Water Channel Improvements, Hesperia, CA
- Mission 71 Building O Industrial, Pomona, CA
- UPS Distribution Facility Expansion, Menifee, CA
- Orchard Plaza Retail Center, Montclair, CA
- French Valley – Industrial Park Streets & Utilities Improvements, Riverside County, CA
- Oakmont Redwood Industrial, Fontana, CA
- Bombay Partners Industrial, Riverside County, CA
- Mission West Industrial Park, Pomona, CA
- Alderson Industrial Park, Irwindale, CA
- Blue Ridge Elementary School, Pinetop-Lakeside, AZ
- Deer Valley Elementary School #14, Deer Valley, AZ
- Southwest Airlines Maintenance Facility at Sky Harbor Airport, Phoenix, AZ

JEFF RISING – VICE PRESIDENT, PROGRAM EXECUTIVE

Mr. Rising brings 30 years of General Contracting and Construction Management experience with onsite supervision and project engineering. He has been with ProWest for 20 years. His background includes student housing projects, K-12 and higher education, OSHPD hospitals, hospital remodels, energy facilities, commercial and industrial construction projects. His years of experience also include preconstruction services and document quality control reviews of contract documents. He is an outstanding communicator and his projects benefit from his ability to provide excellent decision making and negotiating skills. He has direct experience with DSA and other agencies and is proficient in decision making to provide the desired outcome in the Owner's interest. He possesses extensive knowledge of on-site project management and challenges that may occur in the field.

Industry Experience
30 years

ProWest Owner

Education
Certificate of Construction
Practices
San Diego State University
San Diego, CA

Professional Registrations, Certifications and Affiliations

California Licensed Contractor
Green Building

LEED AP BD+C Certified

Project Role, Responsibilities

- Owner / Architect Liaison
- Strategic Planning
- Preconstruction Team Management
- Bid Release Planning
- Cost Estimating and Quality Surveys
- CPM Scheduling
- Development & Maintenance of Preconstruction Schedule
- Design Review/ QC Review
- Estimating



Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.
Duration: In Progress, Total Project Value: \$65,000,000

Horace Mann School – Beverly Hills Unified School District

New elementary classroom building with an exterior playfield located above an underground parking garage. This building's design style matches the local architecture flair and is built adjacent to an existing historic classroom building.
Duration: July 2014 - August 2016, Total Project Value: \$33,900,000

Athletic Facility - College of the Desert

New gymnasium, team rooms, restrooms, shower/locker rooms and maintenance facilities, as well as renovation of an initial structure to accommodate weight training, multipurpose rooms, and faculty/staff offices for the Physical Education and Athletics programs for the campus. New tennis and athletics quad were also constructed.
Duration: September 2012 - November 2014, Total Project Value: \$17,000,000

Communications Building – College of the Desert

New two-story steel framed Communications building, which houses classrooms, faculty offices, meeting rooms, and ancillary spaces.
Duration: November 2011 - March 2013, Total Project Value: \$15,800,000

Student Housing Phase 3 – University of California, Merced

Two four-story dormitory buildings with office and meeting space, common area, computer lounge and 320-bed student housing, site improvements and enhancements.
Duration: February 2009 - July 2010, Total Project Value: \$32,000,000

Visual, Communication & Performing Arts Complex – Chaffey Community College District

New building that consists of 3-level visual arts building, 2-level music hall / dance studio building, conference rooms, office space and faculty innovation rooms, interior and exterior renovations and site work.
Duration: February 2008 - September 2009, Total Project Value: \$22,000,000

Arroyo Student Housing – University of California, Riverside

New 55-bed Student Housing facility with 130 units, computer lab, study lounges, a laundry facility, convenience store/grille, surface parking, extensive site development, soccer and intramural recreational fields.
Duration: October 2005 - September 2007, Total Project Value: \$45,000,000

Biological Sciences Building – University of California, Riverside

New biological sciences building housing laboratories, office space and classrooms.
Duration: February 2004 – January 2006, Total Project Value: \$20,000,000

HOWARD PRAY – PRECONSTRUCTION SERVICES MANAGER

Mr. Pray brings 30 years of construction experience to ProWest. His background is in hospital, higher education, and commercial construction projects. He has managed projects of every size including budget administration, quality assurance for all phases of document preparation, constructability reviews, and oversight of bidding and negotiation processes. Mr. Pray has a proactive management style, extensive field experience, and he tenaciously resolves complex project issues.

Industry Experience
30 years

ProWest Owner

Education

Four Year Union Apprentice
from San Diego Local
Carpenters Union

Project Role, Responsibilities

- Bid Release Planning
- Cost Estimating and Quality Surveys
- CPM Scheduling
- Development & Maintenance of Preconstruction Schedule
- Design Review/ QC Review
- Estimating



Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.

Duration: In Progress, Total Project Value: \$65,000,000

Riverside University Health System, ED Expansion – Riverside County EDA

Renovation of the existing Emergency Department to include a new exterior façade canopy and the expansion of the existing waiting room area, medical exam rooms, and public areas; and the renovation of treatment bays, offices, trauma rooms, nurse stations and support spaces, including the relocation of emergency power and the HVAC system.

Duration: In Progress, Total Project Value: \$8,400,000

Horace Mann School – Beverly Hills Unified School District

New elementary classroom building with an exterior playfield located above an underground parking garage. This building's design style matches the local architecture flair and is built adjacent to an existing historic classroom building.

Duration: July 2014 – August 2016, Total Project Value: 33,900,000

Athletic Facility - College of the Desert

New gymnasium, team rooms, restrooms, shower/locker rooms and maintenance facilities, as well as renovation of an initial structure to accommodate weight training, multipurpose rooms, and faculty/staff offices for the Physical Education and Athletics programs for the campus. New tennis and athletics quad. LEED Gold rating.

Duration: September 2012 – November 2014, Total Project Value: \$17,000,000

Communications Building – College of the Desert

New two-story steel framed Communications building, which houses classrooms, faculty offices, meeting rooms, and ancillary spaces. LEED Gold rating.

Duration: November 2011 – March 2013, Total Project Value: \$15,800,000

San Diego County Medical Examiner & Forensics Center – County of San Diego

This project included 90,000SF of autopsy suites, secure climate controlled evidence storage, laboratories, class 1 chemical and infection containment suites, administrative offices, veterinarian facilities and surface parking. The project had a complex central plant with back up electrical requirements due to the sensitive nature of the forensic evidence that was stored on the site. Design-Build. LEED Silver rating.

Duration: February 2008 – February 2010, Total Project Value: \$54,400,000

Arroyo Student Housing – University of California, Riverside

New 55-bed Student Housing facility with 130 units, computer lab, study lounges, a laundry facility, convenience store/grille, surface parking, extensive site development, soccer and intramural recreational fields.

Duration: October 2005 – September 2007, Total Project Value: \$22,000,000

"Pepper Canyon" Campus Multipurpose Building – University of California, San Diego

The 72,000SF multipurpose project consisted of lecture halls, audio/visual classrooms, faculty offices and research space. A sound wall was constructed because of the close proximity of occupied student housing. University art students used the white wall as a blank canvas and created their own "Masterpiece" for all to see.

Duration: March 2003 – October 2004, Total Project Value: \$15,000,000

CHARLES WALTMAN – PRECONSTRUCTION SERVICES

Mr. Waltman is a Facilities and Project Management professional with extensive experience managing key public works projects for city and county governments. Mr. Waltman brings his expertise in planning, organizing and coordinating the delivery of public works projects to ProWest. Mr. Waltman has managed a division of seventy (70) individuals with responsibilities for project management, plan check and inspections, environmental compliance and supporting administrative staff.

Industry Experience

29 years

Education

BS Construction Management
Cal Poly San Luis Obispo

J.D., Whittier Law School

Professional Registrations, Certifications and Affiliations

Certified Construction
Manager

State Bar of California

Project Role, Responsibilities

- Design Review / QC Review
- Cost Estimates
- Preconstruction Feasibility Studies
- Scheduling / Phasing
- Change Order Review and Processing
- Problem Resolutions and Clarification Process
- Planning, organization and project management
- Staff training and development



Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.

Duration: In Progress, Total Project Value: \$65,000,000

Expansion of the County of Riverside Offices for the Public Defender and Probation Departments, Riverside, CA

Renovation of the existing 8-story building including seismic upgrade to entire existing structure and complete build out of the interior of the building which will consist of office and lobby space for both the Public Defender and Probation Departments.

Duration: In Progress, Total Project Value: \$16,200,000

Expansion of Riverside County's John J. Benoit Detention Center, Indio, CA

A 500,000 SF detention center to expand and replace the existing Riverside county jail. The new facility will be constructed in two-phases and will result in a 1,626-bed facility.

Duration: 2012 – 2017, Total Project Value: \$400,000,000

Expansion of Riverside County's Juvenile Detention Center, Riverside, CA

10-acre, 24,000 SF, 44-bed existing complex will be replaced by a 60,000 SF, 106-bed facility.

Duration: 2012 – 2016, Total Project Value: \$28,000,000

Sheriff Station, Thermal, CA

New Sheriff Station.

Duration: 2006 – 2008, Total Project Value: \$35,000,000

Smith Correctional Facility Expansion, Banning, CA

New 582 jail bed and holding cell facility.

Duration: 2006 – 2008, Total Project Value: \$80,000,000

Construction Consultant

Waltman Consulting, San Clemente, CA, 2003 – 2008

Public and Private projects, with responsibility and accountability for all aspects of Project Management.

Santa Anita Mall Expansion, Arcadia, CA

Parking structure and open air mall.

Completion: August 2009, Total Project Value: \$70,000,000

Perris County Complex

Perris Sheriff Station and Health Clinic.

Completion: July 2007, Total Project Value: \$22,500,000

1933 Courthouse Renovation

Renovation of existing downtown historic courthouse.

Completion: May 2007, Total Project Value: \$25,000,000

PAUL LAURIA - ESTIMATOR

Mr. Lauria has 30 years of experience in the construction industry. His background includes work on schools, military, higher education, government, commercial, and healthcare throughout the United States.

Industry Experience 30 years

Project Role, Responsibilities

- Labor and Material take offs
- Prepare bids for contract
- Soliciting Vendors & Subcontractors
- Quantify Subcontractor / Supplier bids
- Negotiate Contracts
- Prepare Scopes of Work
- Price and Work up Change Orders
- Design Build with Architect and Engineers
- Review Plans for Discrepancies

Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.

Duration: In Progress, Total Project Value: \$65,000,000

Public Health Lab – Riverside EDA

The project includes the expansion of existing one-story laboratory space from approximately 4500 SF to a total of approximately 9000 sf on the southside. Site improvements to support the one-story expansion. This project consists of two major phases. The first phase of work is the erection of the new building addition of approximately 4,940 SF. The second phase of the work is the remodel of the existing laboratory area of approximately 4,500 SF, to create one large laboratory. Deferred approvals are required for the Fire Alarm and Fire Sprinkler systems.

Duration: In Progress, Total Project Value: \$8,800,000

Del Amo Construction – 8600 Wilshire Blvd – Beverly Hills

ACM panel system and the weather barrier behind the panels, all sheet metal.

Total Project Value: \$2,100,000

KPRS – MGA Remodel – Thousand Oaks

Old LA Times building that is being renovated into an office building. Repair of ACM panels, new ACM panels, Architectural grills, general sheet metal.

Total Project Value: \$1,500,000

Ryan Construction – AC Marriott – Irvine

Centria metal panels and weather barrier behind the panel system.

Total Project Value: \$1,100,000

KCS West – Whitter College Science Building

Remodel of an old building shell and making it new. Interior plate panels and all general sheet metal.

JOY BAKER – PRECONSTRUCTION COORDINATOR

Ms. Baker has 27 years of experience in the construction industry. She is responsible for coordinating and reviewing the formulation of preconstruction documents and contracts.

Industry Experience
27 years

Education

American River College,
Sacramento

Project Role, Responsibilities

- Prepares bids
- Process specifications,
- Prequalification's, RFP, and RFQ's
- Reports and other exhibits that may be required for hard bidding
- Develops all bidding documents for Construction Management Team
- Assembles Subcontracts
- Preconstruction Meeting Minutes

Relevant Experience

Beverly Hills High School Modernization Buildings B1 – B2 – Beverly Hills USD

Originally built in 1928 the project consists of the modernization of 57,750 SF of existing buildings B1 and B2 at the Beverly Hills High School. The buildings consist of administration space, a media center, classrooms, record keeping and conference rooms.

Duration: In Progress, Total Project Value: \$65,000,000

Public Health Lab – Riverside EDA

The project includes the expansion of existing one-story laboratory space from approximately 4500 SF to a total of approximately 9000 sf on the southside. Site improvements to support the one-story expansion. This project consists of two major phases. The first phase of work is the erection of the new building addition of approximately 4,940 SF. The second phase of the work is the remodel of the existing laboratory area of approximately 4,500 SF, to create one large laboratory. Deferred approvals are required for the Fire Alarm and Fire Sprinkler systems.

Duration: In Progress, Total Project Value: \$8,800,000

Inergy Propane, LLC, Tupman, CA

Construct new ground up 180ft diameter LNG single wall storage tank and 275ft spheres to hold liquid propane. Install all underground and above ground piping for transfer of product.

Total Project Value: \$35,000,000

T-Mobile – L1900 Project & First Time Installs

Ground up builds and antenna and RRU install, swap out for upgrade for network, 900 Cell Towers.

Total Project Value: \$20,000,000

T-Mobile – Air32 Project & L700 Project

Antenna and RRU install and swap out for upgrade for network, 600 Cell Towers.

Total Project Value: \$10,000,000

AT&T

Modifications to existing network antenna and RRU install, swap out for upgrade for network, 450 Cell Towers.

Total Project Value: \$12,000,000

Sprint – Sprint 2.5 MHz Project

New antenna upgrade for the 2500 MHz, 700 Cell Towers.

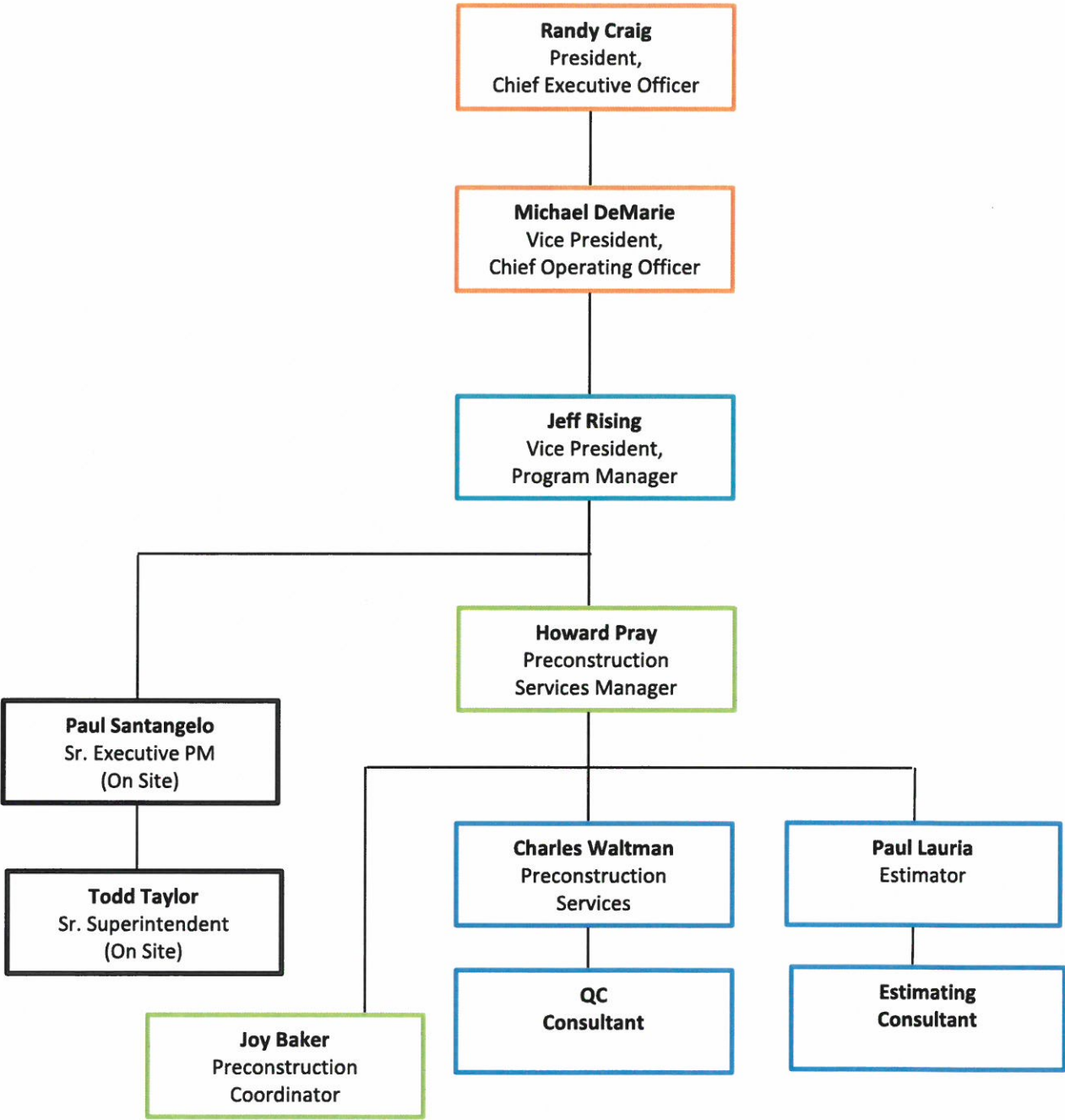
Total Project Value: \$17,000,000

Verizon – First Time Install & Modifications Project

Ground up construction and antenna and RRU upgrades for network, 350 Cell Towers.

Total Project Value: \$23,000,000

PRECONSTRUCTION SERVICES STAFFING CHART



Beverly Hills High School Buildings B3 and B4
Schedule of Values

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G + I)	I RETAINAGE AT 0%
			FROM PREVIOUS APPLICATION						
1	Preconstruction Meetings (every two weeks)	\$45,000.00	\$0.00		\$0.00		\$0.00	\$45,000.00	\$0.00
2	Site Photo Book	\$13,500.00	\$0.00		\$0.00		\$0.00	\$13,500.00	\$0.00
3	Preconstruction Schedule	\$9,500.00	\$0.00		\$0.00		\$0.00	\$9,500.00	\$0.00
4	Bid Release Schedule	\$6,000.00	\$0.00		\$0.00		\$0.00	\$6,000.00	\$0.00
5	Cost Estimates	\$42,000.00	\$0.00		\$0.00		\$0.00	\$42,000.00	\$0.00
6	QC Review (90% CDs)	\$40,000.00	\$0.00		\$0.00		\$0.00	\$40,000.00	\$0.00
6	Confirm Revisions to Design Documents	\$12,000.00	\$0.00		\$0.00		\$0.00	\$12,000.00	\$0.00
7	Site Recon, Logistics & Phasing Plan	\$21,000.00	\$0.00		\$0.00		\$0.00	\$21,000.00	\$0.00
8	Master Project Schedule	\$18,000.00	\$0.00		\$0.00		\$0.00	\$18,000.00	\$0.00
9	Scopes of Work	\$52,000.00	\$0.00		\$0.00		\$0.00	\$52,000.00	\$0.00
10	Bid / Contract Documents	\$23,000.00	\$0.00		\$0.00		\$0.00	\$23,000.00	\$0.00
11	Solicit Bids	\$19,500.00	\$0.00		\$0.00		\$0.00	\$19,500.00	\$0.00
12	Job Walks	\$6,000.00	\$0.00		\$0.00		\$0.00	\$6,000.00	\$0.00
13	Receive & Tabulate Bids	\$6,500.00	\$0.00		\$0.00		\$0.00	\$6,500.00	\$0.00
14	Bid Summary / Budget	\$8,000.00	\$0.00		\$0.00		\$0.00	\$8,000.00	\$0.00
15	Finalize GMP	\$9,500.00	\$0.00		\$0.00		\$0.00	\$9,500.00	\$0.00
	PRECONSTRUCTION SERVICES	\$331,500.00	\$0.00		\$0.00	\$0.00	\$0.00	\$331,500.00	\$0.00

**PRECONSTRUCTION SERVICES -
BEVERLY HILLS HIGH SCHOOL BUILDINGS B3 AND B4**

ADDITIONAL SERVICES HOURLY RATE SCHEDULE

Preconstruction Services:

VP, Chief Operating Officer	\$230.00
Preconstruction Quality Control (consultant)	\$230.00
Project Executive	\$210.00
Director of Preconstruction Services	\$190.00
Preconstruction Services Manager	\$180.00
Project Manager	\$180.00
Estimator	\$175.00
Project Superintendent	\$170.00
Preconstruction Coordinator	\$95.00
Preconstruction Admin. Assistance	\$70.00

EXHIBIT 2

BUILDING B3 AND B4 PROJECT INFORMATION

Description of the Project:

Description of the Site:

Scope of Work/Construction Documents:

DSA Application Number:

DSA File No.:

Master Budget: See Attached

Section 3.5 Contract Time is _____ Days.

Section 3.6 Liquidated Damages for overstaying lease (Art. 18) is \$ _____ per calendar day.

Section 3.7 Guaranteed Maximum Price (Art. 5) is \$ _____.

3.7.1 Construction Contingency (within GMP) is \$ _____.

Section 3.8 The only exception to the GMP is unforeseen conditions.

Section 3.9 District's Contingency (Art. 8) is \$ _____ and is carried within the GMP.

Section 3.10 The Contractor's fee for this Building B3 and B4 Project is _____ % percent and is included in the GMP.