



September 25, 2014

Mountains Recreation & Conservation Authority
 570 West Avenue Twenty-Six, Suite 100
 Los Angeles, CA 90065
 Attn: Liz Jennings, Project Manager

Re: Construction Management and Inspection Services, Compton Creek Natural Park at
 Washington Elementary Phase 2

Dear Ms. Jennings,

APSI is pleased to provide the enclosed staff resumes and cost proposal for the subject solicitation. After careful review of the Request for Proposal, we have proposed a team that can successfully fulfill the scope of services. Our team will consist of Satish Sadhu, LEED AP, as Construction Manager and Peter Garan, CPE, LEED GA, as Estimator. The proposed staff is composed of long-time APSI team members with a proven track record for client satisfaction and successful project delivery.

As requested, below is a summary of the cost proposal. Attached separately is a proposed timeline and general schedule of fees broken down by labor category and hourly rate. Following the cost table below are a list of assumptions and exclusions.

Phases Included	Cost
1. Pre-Construction / Procurement Phase	\$59,300
2. Construction Phase	
3. Closeout Phase	
Total	\$59,300

1. Cost assumes 4 months of construction with 1 month for closeout.
2. CEQA and SWPP verification to be performed by Construction Manager
3. The cost excludes office space and associated utility costs, but is inclusive of computer, software, facsimile, printer, photocopier, digital camera and cell phone with voice/data plan.

APSI Construction Management
Construction Management & Inspection Services
Mountains Recreation & Conservation Authority
Compton Creek Natural Park at Washington Elementary Phase 2

MRCA
Attachment
11/5/2014
Agenda Item # VI(g)

We have given considerable thought to how APSI can provide value added solutions as the Construction Manager for this project, and are confident we can meet and exceed the expectations of the MRCA. Thank you for the opportunity and feel free to contact me with any questions at: (949) 679-0202 or atul.apte@apsicm.com

Sincerely,



Atul Apte, CCM, LEED AP
Associate Vice President



Mountains Recreation & Conservancy Authority
Compton Creek Natural Park at Washington Elementary Phase 2
Detailed Cost Proposal
Construction Duration April 2015 thru July 2015

		Pre-Con / Procurement Phase					Construction Phase					Close-out Phase				
		1	2	3	4	5	Total Pre-Con/Procurement	6	7	8	9	Total Construction	10	Total Closeout	Total Hours	Total Cost
		Nov-14	Dec-14	Jan-15	Feb-15	Mar-15		Apr-15	May-15	Jun-15	Jul-15		Aug-15			
Construction Manager	Satish Sadhu	40	40	40	40	0	160	80	80	80	80	320	40	40	520	57,200
Estimator	Peter Garan	20	0	0	0	0	20	0	0	0	0	0	0	0	20	2,100
																\$59,300

Billing Rates	Construction Manager	Estimator
2014 & 2015	\$110.00	\$105.00

SATISH SADHU, LEED AP Construction Manager

Satish brings experience in program management, construction management, project engineering, and architecture.

Representative Project Experience

East Terminal Building Demolition & Site Redevelopment Project, Port of Long Beach, CA – Construction Manager, providing full time on-site construction management as an extension of staff. Work included the phased demolition of three existing buildings, three existing electrical substations, site demolition, utilities demolition, and phased construction of storm drains, waterlines, electrical and communication conduit and duct banks, reefer substation, parking lot lighting, landscaping, fencing, grading, paving and striping. Construction management services included:

- *Design Management* activities such as reviewing the design documents, performing constructability reviews
- *Project Management* activities such as monitoring the construction progress for contract compliance, coordinating with multiple parties in the day to day management of various construction issues
- *Document Control* management such as maintaining various logs of RFIs, Change Order Items, Weekly Progress Reports, Project Correspondences, etc.
- *Change Order Management* such as issuing RFPs, reviewing and negotiating costs for change orders
- *Schedule and Cost Control Management* such as performing schedule and time impact analysis, payment application processing, forecasting budget, cash flow projections etc.
- *Close-Out Management* such as handling O & M Manuals, Spare Parts, As-builts delivery requirements etc.
- *Post Construction Warranty Management* such as investigating noted warranty items and coordinating the corrective actions etc., in addition to the day to day management of various quality assurance activities

Work began in May 2013 and completed in May 2014 – 53 days ahead of schedule. The final construction cost for this project is \$13 million.



Years of Experience – 15
Years with APSI - 8

Education

- MS, Construction, Arizona State University, 2004
- B-Arch, Architecture and Planning, National Institute of Technology, India, 1998

Certification

LEED Accredited Professional

Administration & Marine Operations Buildings, Port of Long Beach, CA – Construction Manager, providing full-time on-site construction management as an extension of staff. Work included the phased construction of a 46,000 SF **LEED Gold** Administration Building, a 30,000 SF **LEED Gold** Operations Building, an 800 SF driver services building, and associated parking. Construction management services included: project construction management, quality assurance, document control management, change order management, project close-out management, dispute resolution, post construction warranty management. Work began in 2009 for this new \$55 million complex on 8 acres. The contractor declared bankruptcy at 90% completion in February 2012. The surety company, with the help of a replacement contractor, completed construction in June 2012, and a final settlement over disputed change orders and claims was reached in August 2013.

Early Childhood Education Program, Los Angeles Unified School District, Los Angeles, CA – On-site assistant project manager as an extension of staff for the \$57 million Early Childhood Education Program, handling modernization and repair of 1,171 ECE centers, with priorities based on the age of facilities, life safety deficiencies, and local district equity distribution. Activities included identifying and establishing the project needs based on site visits and input from school administrators, finalizing project execution strategies with responsible parties such as job order contracts or the district’s Maintenance & Operation Department, coordinating with A/E Tech for compliance with California Division of State Architect requirements, resolving funding issues, projecting cash flow needs, balancing allocated budgets through Measure K, R, and Y funds, facilitating the close-out process, and updating schedules for all ECE centers. Projects ranged in size from \$500,000 to \$1.5 million. This assignment began in March 2008 and concluded in early 2010.

Region 4, Los Angeles Unified School District, Los Angeles, CA – On-site assistant project manager as extension of staff for bond projects. Responsibilities included assisting the construction managers in the day-to-day management of the projects, reviewing cost proposals, preparing change directives (CD) and change orders, and closing out the projects. Coordinated the document control duties of the project engineers. Managed and facilitated the document control duties of the project engineers assigned for various projects through weekly meetings. Coordinate between architects, contractors and inspectors to resolve any issues pertaining to the scheduling of the project tasks, any deviations or deficiencies noted in the punch list. Generated various reports using Expedition and Excel spreadsheets. This assignment began in November 2006 and concluded in February 2008.

Belmont High School Modernization, Los Angeles Unified School District, Los Angeles, CA – Project management support for \$26.5 modernization project from March 2007 - September 2007.

Building A Renovation, Four Seasons Hotel and Resort, Santa Barbara - Project engineer. Generated, tracked, maintained and distributed RFIs to resolve design and construction issues that came up during the daily site-walks and weekly progress meetings. Reviewed, tracked, maintained and distributed submittals. Actively involved in punch listing and closing-out the project. The \$17 million project was completed in 2007.

PETER GARAN, CPE, LEED GA

Senior Estimator

Peter brings experience estimating all types of construction and facilities. He has served as senior estimator and senior project manager responsible for estimating at all stages of construction, ranging from conceptual estimates to change order estimates, reconciliation, and negotiation. He is familiar with CSI and Unifomat estimating formats. Peter brings specialized expertise in estimating for sustainable/green design, including for LEED projects, including solar-assist and photovoltaic systems, energy-efficient MEP systems, high-performance glazing, continuous insulation, recycled content building materials pervious pavement, rainwater harvest, and water-efficient landscaping and irrigation.



Years of Experience – 36
Years with APSI - 8

Education

MS, Architecture/Building
Technology, University of
Bratislava, Slovakia

Certifications

- LEED Green Associate, US
Green Building Council
- Certified Professional
Estimator (ASPE) #586859
- California Licensed
Contractor #435460
(Inactive)

Representative Project Experience

Bakersfield US Courthouse, Bakersfield, CA – Estimator for new \$25 million, 33,400 SF, two-story design/build project. Services include independent third party estimate and change order estimating, estimating, negotiation, and reconciliation. Peter prepared an independent government estimate (IGE) for the project, which was used to negotiate the final cost for the construction portion of this design/build project. Intended to meet high-performance design criteria, the project achieved *LEED Gold* through such sustainable features as solar-assist, energy-efficient MEP systems, daylight harvesting, high-performance glazing, continuous insulation, and water-efficient landscaping and irrigation. Services began in August 2009 with completion of construction in 2012. ***The project received a Project Achievement Award from the Construction Management Association of America, southern California Chapter.***

On-call Estimating Services, Port of Los Angeles, CA - Estimating for more than 25 task orders. The majority of the work involved change order requests for site and utility features for the port's Waterfront Gateway projects. Larger projects included the signature Fanfare Fountains, Red Car Line power supply, and Front Street dog park fence. Estimates were completed in 2007.

Harbor Plaza Site Preparation & Road Widening, Port of Long Beach, CA – Provided independent estimates of change order work on early phases of demolition and site clearing for \$33 million maintenance building on a 17-acre site.

Caltrans District 8, I-215 & I-10 Improvements – Estimating manager responsible for providing a detail estimate for various upgrades at this major freeway interchange. The project scope of work included a traffic control system, highway planting, maintenance of the existing irrigation facilities, plant establishment work, modification of lighting and sign illumination, changeable message sign systems, traffic operations system cabinet assembly, a vehicle detection station, and a wireless communication system.

Caltrans District 7, Route 210 Improvements – Estimating manager responsible for providing a detail estimate for \$10 million, 14 mile upgrade in Los Angeles County. Scope of work included project cost analysis of the installation of CCTV and communication systems, including a traffic control system, structural retaining wall, conduit and fiber optic cable, traffic monitoring stations, CCTV locations, and work at the Hub Building and Transportation Management Center.

San Diego FBI Regional Headquarters, San Diego, CA – Change order estimating for new \$150 million, 250,000 sf, six-story, LEED Gold facility on an 11-acre site. The facility also includes a 30,000 sf annex for vehicle and evidence storage, and a five-level parking structure for 400 vehicles. Completed 2013.

George Sim Community Center, Sacramento CA – Estimating for \$15 million, 31,600 sf design/build project consisting of demolition of part of the existing facility, construction of new multipurpose addition and new gymnasium, and renovation of existing facilities. Services also included reconciliation with the design/build contractor and estimating for optional cost saving items. Completion of construction 2009. *LEED Silver*.

Diamond Bar Community Center, Diamond Bar, CA – Senior estimator for change orders on \$10 million, 22,500 sf new center. Completed 2006.

Camarillo Academy High School + Performing Arts Center, Camarillo, CA – Senior estimator providing independent estimates for a new, \$44 million 21st century learning academy high school for the Oxnard Union High School District. The school is being built to accommodate 700 students with phased expansion to a maximum of 1,000 students

Yorba Linda High School Complex, Yorba Linda, CA – Senior estimator for two-phased new construction. The \$52 million Phase I, opened in the fall of 2009, includes classroom buildings and 15-acre site. The \$17 million Phase II includes a new stadium and swimming pool complex.

Los Angeles Unified School District Modernization Program – Senior estimator providing design phase and change order estimating services for over 100 schools ranging from chiller replacements to ADA requirements. Responsibilities included detail and schematic estimates for existing schools, change order estimates to be used for negotiations with contractors, review and analysis of cost proposals from contractors, review and consolidation with architect / engineer estimates.