Proposal, Design-Build Services for the

NEW POLICE HEADQUARTERS & TRAINING FACILITY PROJECT

SUBMITTED TO:

CITY OF SAN PABLO

SUBMITTED By:

Overaa Construction
200 Parr Blvd,
Richmond, CA 94801

20 DECEMBER 2022

DLRGROUP OVERAA Construction

Contents

A COVER LETTER

December 20, 2022

C. Overaa & Co.
200 Parr Boulevard
Richmond, CA 94801
tel 510-234-0926
fax 510-237-2435

City of San Pablo
City Clerk Office
1000 Gateway Avenue
San Pablo, CA 94806

Re: Proposal, Design-Build Services for the New Police Headquarters & Training Facility Project

Dear Members of the Selection Committee,

The design-build team of Overaa Construction and DLR Group, is pleased to submit our proposal for design-build services for the New Police Headquarters & Training Facility project in San Pablo.

Our proposal and team offers the following highlights for the City and Police Headquarters:

- For consideration, our team proposes an alternate, enhanced project layout, which we believe improves operational flow and construction efficiencies - refer to the design alternate in the proposal.
- DLR's Police Station design expertise, along with a strong group of familiar consultants, to collaborate with the City and construction manager mack5.
- Locally based GC in North Richmond, and active partner with the City of San Pablo on the 2555 El Portal Drive micro-housing project.
- Same GC, structural, and civil team as the San Pablo City Hall - we are intimately familiar with the site conditions.
- Concrete Tilt-Up Expertise - Overaa is a self-perfoming tilt-up builder with (5) active tilt-up projects.

If selected, this letter confirms that we will execute the Design-Build Contract, which includes an enforceable commitment to use skilled and trained workforce. We also acknowledge receiving Addenda #1 and #2.

Overaa + DLR Group looks forward to the opportunity to work with the City in delivering a high quality community public safety building.

Sincerely,

Carl Overaa
President
C. Overaa & Co.

Darrell Stelling, AIA
Principal-in-Charge
DLR Group

B PRICE PROPOSAL

confidential pricing information

Exhibit 7

Price Proposal Form

Directions: Complete and execute this Price Proposal Form as indicated and attach as Part B to the Proposal. The proposed Contract Price for the Design-Build Services (as those terms are defined in Article 1 of the General Conditions of the Design-Build Contract Documents) in Section A, and the separate pricing proposed for the alternates in Section B, must be fully inclusive of all costs, direct and indirect, including, but not limited to, labor, materials, equipment, overhead, licenses, insurance, bonds, taxes, and profit. (See also RFP Sections 4, 7, and 8.B.)

A. CONTRACT PRICE

DESCRIPTION	PROPOSED PRICE
Design Services (as defined in General Conditions)	
Design Phase Services	$ 2,134,870
Construction Phase Services	$ 550,000
Subtotal Design Services:	$ 2,684,870
Construction Services (as defined in General Conditions)	
Building	$ 29,850,704
Site Development	$ 5,700,000
Subtotal Construction Services:	$ 35,550,704
Total Contract Price:	**$** 38,235,574

confidential pricing information

B. ALTERNATES

1. Alternate #1: Delete Range Facility (Deductive Alternate)

DESCRIPTION	PROPOSED PRICE
Design Services for Alternate #1	$ (308,000)
Construction Services for Alternate #1	$ (5,223,023)
Total Price Deduction for Alternate #1	**$** (5,531,023)

2. Alternate #2: Clean Agent Fire Suppression (Additive Alternate)

DESCRIPTION	PROPOSED PRICE
Design Services for Alternate #2	$ 0
Construction Services for Alternate #2	$ 22,592
Total Price Addition for Alternate #2	**$** 22,592

3. Alternate #3: Motorized Roller Shades (Additive Alternate)

DESCRIPTION	PROPOSED PRICE
Design Services for Alternate #3	$ 0
Construction Services for Alternate #3	$ 23,254
Total Price Addition for Alternate #3	**$** 23,254

confidential pricing information

4. **Alternate #4:** Monument Sign Package (Additive Alternate)

DESCRIPTION	PROPOSED PRICE
Design Services for Alternate #4	$ 0
Construction Services for Alternate #4	$ 61,216
Total Price Addition for Alternate #4	**$** 61,216

5. **Alternate #5:** LEED® Certification (Additive Alternate)

DESCRIPTION	PROPOSED PRICE
Design Services for Alternate #5	$ 120,000
Construction Services for Alternate #5	$ 52,115
Total Price Addition for Alternate #5	**$** 172,115

Clarifications

1	CLARIFICATIONS	Notes
	Wide flange beams to be utilized at structural steel roof in lieu of OWSJ structural steel for superior performance.	
	Moisture mitigation system for flooring assume not to be needed.	
	At floating ceilings we include standard white 2" axiom trim.	
	Ceiling at Tower 2/A2.32 to be CL1 in lieu of MTL-1 Metal Ceiling.	
	Ceramic tile to be crossville color blox tile group 3.	
	Assumed that the City of San Pablo accepts the shallow foundation design approach prescribed in the geotechnical report section 5.3 with an expected total settlement of 2" and differentilal settlement of 1".	
	Excludes cost for building permit.	
	Builders risk insurance provided, but excludes earthquake & flood coverage.	
	Vapor membrane at roofing is not required for system and not included.	
	Weather barrier at exterior walls is not required for system and not included.	

confidential pricing information

Cost Savings Opportunities

	COST SAVING OPPORTUNITIES	Qty	Unit	Rate		Notes
1	Reduced parapet height by 12 ' (shooting range)	1	ls	$ (139,200)	$ (139,200)	
2	Reduce building height / floor to floor (2')	1	ls	$ (24,000)	$ (24,000)	
3	Improved plan efficiency - 2000BSF (approx. 5% reduction)	1	ls	$ (950,000)	$ (950,000)	
4	Steel - Change Hss8x8x5/8 columns to W8x35 columns	1	ls	$ (23,000)	$ (23,000)	
5	Steel - Change hss10x10x5/8 columns to hss10x10x5/16	1	ls	$ (3,000)	$ (3,000)	
6	Steel - Change hss8x8x1/2 columns to hss8x8x5/16	1	ls	$ (6,000)	$ (6,000)	
7	Steel - Change 18 gauge deck to 19 gauge deck	1	ls	$ (13,000)	$ (13,000)	
8	Switch roofing material to TPO 60 mil, 20 year	1	ls	$ (51,000)	$ (51,000)	
9	Remove horizontal sunshades	1	ls	$ (91,715)	$ (91,715)	
10	Use SB 70XL glass at tower in lieu of Viracon.	1	ls	$ (21,000)	$ (21,000)	
11	Finishes (minimal adjustments - but alt flooring, ceiling, casework, etc.).	1	ls	$ (200,000)	$ (200,000)	
12	Polish concrete in lieu of carpet/resilient flooring	1	ls	TBD	TBD	
13	HVAC - substitute the Liebert Split Systems with standard mini split systems.	1	ls	$ (30,000)	$ (30,000)	
14	HVAC - lower the outside air requirements.	1	ls	TBD	TBD	Pending review with consultant.
15	Electrical - alt light fixtures	1	ls	$ (40,500)	$ (40,500)	
16	Electrical - Gear (Copper to AL Bus)	1	ls	$ (2,500)	$ (2,500)	
17	Electrical - All Low Voltage Systems Free wire from Wall Stub.	1	ls	$ (101,000)	$ (101,000)	
18	Electrical - Data Smurf	1	ls	$ (13,000)	$ (13,000)	
19	Electrical - MC Cable Power	1	ls	$ (30,000)	$ (30,000)	
20	Electrical - MC Cable Lighting	1	ls	$ (11,000)	$ (11,000)	
21	Electrical - Alum Feeders	1	ls	$ (6,000)	$ (6,000)	
22	Electrical - Conductors from XHHW to THHN	1	ls	$ (2,500)	$ (2,500)	
23	MEP changes / VE.	1	ls	$ (200,000)	$ (200,000)	
24	Shooting Range HVAC - Purge Style, 100% Outside Air systems w/ Evaporative Cooling	1	ls	$ (100,000)	$ (100,000)	
25	Shrink / reduce limit of work / site development, reduce parking	1	ls	$ (100,000)	$ (100,000)	
26	Sallyport Gates - Bi-folding vehicle swing gates in lieu of four-folding vehicle swing gates.	1	ls	$ (74,762)	$ (74,762)	
27	Sallyport Gates - Bi-folding vehicle swing gates w/ padmount operators (Maximum Controls 2200 in lieu of Torxum model 3) in lieu of four-folding vehicle swing gates.	1	ls	$ (115,600)	$ (115,600)	
	Subtotal Cost Saving Opportunities				**-$2,348,777**	

Subcontractor Listing

Scope	Sub Name	Location	License	DIR
Reinforcing Steel	CMC Steel Fabricators	Tracy	778010	1000000298
Concrete Unit Masonry	Pengilly Masonry	Stockton	463530	1000005324
Steel & Steel Decking	JD2	Auburn	674925	1000003054
Casework	MDB Interiors	Petaluma	824119	1000006592
Roofing	Westech Roofing	Richmond	500843	1000006381
Doors, Frames, Hardware	Commercial Door & Frame	San Leandro	951855	1000041837
Security Doors & Hardware	Universal Security Products	New Castle	267203	1000031939
Storefront / Glazing	US Glass Inc.	Sacramento	847943	1000019856
Plaster	Valdez Plastering	Sacramento	1032432	1000053732
Framing / Drywall	Concord Drywall	Concord	729000	1000001053
Tile	Gino Rinaldi	Watsonville	287169	1000006417
Acoustic Ceilings	Cemco Acoustics	N. Highlands	1054206	PW-LR-1000399311
Flooring	DSB+	Livermore	858554	1000008534
Painting	Molinas Painting	Martinez	823992	1000060038
Law Enforcement Lockers	Zona Prefabricated Equipment	Las Vegas, NV	1062106	PW-LR-10000690176
Shooting Range System	Action Target	Provo, UT	1007241	PW-LR-1000407538
Shooting Range HVAC Install	Performance Mechanical Systems Inc	Laguna Hills	1021938	1000045418
Fire Sprinkler	Batalion One Fire Protection	San Leandro	919683	1000003615
Plumbing	Dinelli Plumbing	Foster City	801472	1000000999
HVAC	Kevin Sullivan	Pacheco	887975	1000003161
Electrical	McGrath Electric	Fairfield	853934	1000002028
Earthwork, Grading, Paving	Ogrady Paving	Mountain View	201696	1000003381
Tube Steel Fencing	Golden Bay Fence	Stockton	664905	1000000720
Vehicle Gates	A&D Automatic Gate	Redwood City	429416	1000008726
Concrete Paving - Site	Dolan Concrete	Santa Clara	160131	1000010733
Landscape	Elite Landscape	Clovis	967955	1000008210
Site Utilities	Frontline General Engineering	San Lorenzo	1047164	PW-LR-1000634065

As witnessed by the signature(s) below, if selected by the City, (1) the Proposer agrees to provide the Design-Build Services for the Project for the Total Contract Price set forth above, and (2) if the City elects to apply one or more of the alternates to the final Project scope, the Proposer further agrees to provide the additive alternate(s) for the prices proposed above and to adjustment of the Total Contract Price by deducting the amount stated for any deductive alternate if elected by the City. Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents. (Include a notarized affidavit attesting to the authenticity of each signature. If DBE is a partnership or joint venture, all general partners or members must sign the Price Proposal form.)

PROPOSER/DESIGN-BUILD ENTITY

C. Overaa & Co.

(Legal Name of Proposer/DBE)

Signature:	Carl Overaa
Date:	12/20/2022
Name & Title:	Carl Overaa, President

Signature:	N/A
Date:	
Name & Title:	

C TECHNICAL DESIGN & CONSTRUCTION EXPERTISE

This project team requires clear leadership from all parties. Together, we will move beyond reactive management that directs, monitors, and reports, and offer leadership that facilities and supports the contributions of an extended project team from each phase and task. Our key staff will move seamlessly between phases to maintain consistency and understanding on project decisions. No proposed changes were made to the DB Team from RFQ response.

City of San Pablo

EXECUTIVES

Darrell Stelling, AIA, DBIA
Principal-in-Charge
DLR Group

Carl Overaa
President
Overaa Construction

DB CORE MANAGEMENT

Craig Jamison, LEED AP
Project Director
Overaa Construction

Yiling Deng, LEED AP BD+C
Design Project Manager
DLR Group

Emily Setoudeh, PE, QSD, OSHA 30
Project Manager
Overaa Construction

Cody Lee
Preconstruction Director
Overaa Construction

Gary Retel, AIA, LEED AP BD+C
Project Designer
DLR Group

Ken Brumbaugh, OSHA 30
Sr. Superintendent, QA/QC
Overaa Construction

Design & Preconstruction

DESIGN MANAGEMENT

Yiling Deng, LEED AP BD+C
Design Project Manager
DLR Group

PROJECT MANAGER

Emily Setoudeh, PE, QSD, OSHA 30
Project Manager
Overaa Construction

Jake Davis, AIA, LEED AP
Public Safety Facility Planner
DLR Group

Bill Andrews, SE, DBIA
Structural Engineer
Buehler Engineers

Cody Lee
Preconstruction Director
Overaa Construction

Patrick Langford, RA
Project Architect
DLR Group

Mark Covington, RA, LEED AP
QA/QC Designer
DLR Group

Darwin Abayari
Tilt-Up Estimator
Overaa Construction

Jim McCurdy, PE
Civil Engineer, Lead
BKF Engineers

Jonathan Shattuck, PLS, PE
Survey, Project Manager
BKF Engineers

Mili Del Castillo, Assoc. AIA, Assoc. IIDA
Interior Designer
DLR Group

Scott Wheeler, PE, DBIA, LEED AP
Electrical Engineer, Low Voltage, Fire & Data Engineer
The Engineering Enterprise

Cathy Merrill, RLA, ASLA
Landscape Architect
Merrill Morris Partners

Anat Grant, WELL AP, LEED AP BD+C
Acoustician
DLR Group

Anthony Colacchia
Mechanical & Plumbing Engineer
Capital Engineering

Construction & Acceptance

PROJECT MANAGER

Emily Setoudeh, PE, QSD, OSHA 30
Project Manager
Overaa Construction

SR. SUPERINTENDENT

Ken Brumbaugh, OSHA 30
Sr. Superintendent & QA/QC
Overaa Construction

Nate Hall
Project Engineer
Overaa Construction

Danielle Cobbs, CHST
Safety Engineer
Overaa Construction

Danny Aitken, OSHA 30
QA/QC, Concrete General Superintendent
Overaa Construction

Darwin Abayari
Tilt-Up Estimator
Overaa Construction

Steve Davies
Corporate Scheduler
Overaa Construction

DB Mechanical Subcontractor
Kevin Sullivan & Assoc.

DB Electrical Subcontractor
McGrath Electric

DB Plumbing Subcontractor
Dinelli Plumbing

DB Fire Subcontractor
Battalion One

Craig Jamison, LEED AP
Project Director

Qualifications
B.S., Construction Management, California State University, Fresno, CA

- 1 year with **Overaa**
- 30 years in the role
- 35 Collaborative Contracts

Experience
- LLB, Las Positas College Public Safety Complex & Transportation Facility, Livermore, CA
- DB, UC Davis Health Administrative Building, Rancho Cordova, CA
- CM/GC, Centennial High School, New Campus, Bakersfield, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Craig's experience has allowed him to act as an effective bridge between the preconstruction effort and on-site construction teams to ensure all required information is passed on timely and completely. He is a proven, proactive project director with a keen ability to lead teams while leveraging input from all members in the best interests of a project. After the preconstruction phase and during construction, Craig is excellent at supporting the on-site construction team in all areas to deliver the project on schedule and within budget. He is responsible for day-to-day interface with the City and to ensure the project's schedule, cost, quality, safety, and team leadership are meeting expectations.

Darrell Stelling, AIA, DBIA
Justice + Civic Regional Sector Leader

Registered Architect, California #C-32422

Qualifications
MArch & BArch, University of Nebraska, Lincoln, NE

- 24 years with **DLR Group**
- 24 years in the role
- 5 Police Station Projects
- 70+ Collaborative Contracts
- 30+ Essential Services Projects

Experience
- DB, West County Re-Entry, Treatment & Housing Complex, Tilt-up, Richmond, CA
- LAPD Topanga Police Station, Canoga Park, CA
- DB, Alameda County Santa Rita Jail, Dublin, CA
- Kings County Jail Ph. II & III, Hanford, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Darrell is the Justice + Civic Regional Sector Leader for California, specializing in criminal justice related facilities such as law enforcement facilities, jails, correctional facilities, and courts. He has had significant involvement in a wide variety of criminal justice projects, including law enforcement facilities, state and private correctional facilities, and county jails, with emphasized experience in project management. Dedicating his career to criminal justice facilities, Darrell understands the special needs of criminal justice and law enforcement facilities and users of these building types. *Darrell played a major role in getting DLR to the #1 Public Safety/Justice Facilities Design Firm ranking by Building Design + Construction in 2021.*

Gary Retel, AIA, LEED AP BD+C
Project Designer

Qualifications
BArch, Rhode Island School of Design, Providence, RI

- 6 years with **DLR Group**
- 35 years in the role
- 2 Police Station Projects
- 21 Collaborative Contracts
- 20 Essential Services Projects

Experience
- Sequoia Field Jail, Visalia, CA
- DB, Behavioral Health Housing & Treatment Facility, Sonoma, CA
- DB, Rockwall County Justice Center Addition, Rockwall, TX
- DB, Larimer County Jail Expansion, Fort Collins, CO

Bio Relating to San Pablo Police Headquarters & Training Facility

Gary is nationally recognized as an influential architect for detention facilities. Over the last 35 years, he has contributed to over 200 public facilities for county, state, and federal government clients and is committed to evidence based and best practice design. A long-time member of Academy of Architecture for Justice, Gary has been recognized and awarded for excellence in his work. As a lead designer with DLR Group's Justice + Civic Group, Gary collaborates across the firm on solutions that contribute to behavioral health, environmental, and social betterment.

Bill Andrews, SE
Structural Engineer

Structural Engineer, California #44489
Civil Engineer, California #3773

Qualifications
M.S., Civil Engineering, University of California, Los Angeles, CA

1 year with **Buehler**
35 years in the role
5 Police Station Projects
35+ Collaborative contracts
12 Essential Services Projects

Experience
- Contra Costa County Family Law Courthouse, Martinez, CA
- Napa County Criminal Division Court House, Napa, CA
- Sonoma Police Facility, Sonoma, CA
- Morgan Hill Courthouse & Justice Agencies Buildings, Morgan Hill, CA

Bio Relating to this Project

Bill is an experienced tilt-up structural specialist. With Bill's involvement on the project and early peer review on the San Pablo Police Station, provides the City with specific knowledge recommendations for an economical structural solution. Bill partners with architects and contractors to develop creative, cost effective and constructible solutions for challenging building structures. His experience includes essential services, civic, justice, and aviation facilities. He leverages 35 years' experience in structural design of new buildings to artfully integrate structure with architecture.

Cody Lee
Preconstruction Director

Qualifications
B.S., Construction Management & Minor Business Administration, California State University, Chico, CA

10 years with **Overaa**
2 years in the role
20 Collaborative Contracts
1 Essential Services Project

Experience
- DB, WETA Emergency Operations Center & Maintenance Facility, Alameda, CA
- DB, Behavioral Health Medical Office Building, San Pablo, CA
- LLB, Las Positas College Public Safety Complex & Transportation Facility, Livermore, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Cody consistently brings exceptional preconstruction methods to save significant costs for projects with budget constraints. He leads preconstruction services and GMP developments. He has perfected his preconstruction abilities by effectively managing fixed budgets for client approval proceeding construction. He is instrumental and has been successful in collaborating with clients in obtaining a team consensus in design, program goals and validating costs on many projects.

Jake Davis, AIA, LEED AP
Public Safety Facility Planner

Qualifications
MArch, Tulane University, New Orleans, LA

9 years with **DLR Group**
29 years in the role
18 Police Station Projects
25 Collaborative contracts
30 Essential Services Projects

Experience
- CMAR, Englewood Police Headquarters, Englewood, CO
- CM/GC, Salem Police Station, Salem, OR
- DB, DC DGS Metropolitan Police Department Daly and OAG Swing (HQ Move), Washington, DC
- CM/GC, Tukwila Justice Center, Tukwila, WA

Bio Relating to this Project

Jake has devoted a significant portion of his 29 year career to the programming and design of law enforcement and other secure facilities across the US. He has participated in all phases of the development, construction, and operations of numerous public safety facilities. Integration of sustainable design into public safety facilities has been a hallmark of his career, having managed the design of the Orland Park Police Headquarters, which was at the time of its completion, the first LEED Gold police facility in the US.

DLRGROUP

Yiling Deng
LEED AP BD+C
Design Project Manager

Qualifications
Certificate of Construction Management, California State University East Bay, Hayward, CA

- 5 years with **DLR Group**
- 14 years in the role
- 2 Police Station Projects
- 7 Collaborative Contracts
- 26 Essential Services Projects

Experience
- Sequoia Field Jail, Visalia, CA
- DB, Youth Transition Campus Ph. I & II, San Diego, CA
- DB, Behavioral Health Housing & Treatment Facility, Sonoma, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Yiling's focus has been on justice facilities, with an eye toward enhancing rehabilitative facilities with the goal of improving outcomes for persons in custody. Her previous project experience has given her a solid foundation for understanding the broad range of justice architecture, from planning and programming of detention and juvenile facilities to creating construction documents for active projects. Yiling is able to balance multiple tasks, including design, budget and schedule, while achieving project goals.

OVERAA Construction

Emily Setoudeh,
PE, QSD, OSHA 30
Project Manager

Qualifications
M.A., Business Administration, University of California, Davis, CA

- 3 years with **Overaa**
- 2 years in the role
- 4 Collaborative Contracts
- 1 Essential Services Project

Experience
- DB, San Pablo City Hall, Tilt-up, San Pablo, CA
- DB, San Jose International Airport ARFF Fire Station 20, San Jose, CA
- DB, SFO Long Term Parking Structure 2, San Francisco, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Emily has deep understanding of state building codes and; concrete, steel, wood, and masonry structural construction. She is capable of managing schedule, budget, and resolving unforeseen design/scope before changes orders arise to the table. Most recently, Emily successfully managed the completion of the DB San Jose Airport (SJC) ARFF Fire Station 20. She understands the complexities during design and construction involved in mission critical and essential services facilities.

OVERAA Construction

Ken Brumbaugh,
OSHA 30
Sr. Superintendent

Qualifications
Carpenter Union Training

- 38 years with **Overaa**
- 44 years in the role
- 11 Collaborative Contracts
- 1 Essential Services Project
- 3 Tilt-up Projects

Experience
- DB, WETA Emergency Operations Center & Maintenance Facility, Alameda, CA
- DB, Army Reserve Center, Tilt-up, Concord, CA
- LLB, The Center Central Commissary, Tilt-up, Oakland, CA
- LLB, Las Positas College Public Safety Complex & Transportation Facility, Livermore, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Ken is a seasoned superintendent with expertise in design-build contracts and is recognized as a highly skilled craftsman. He has worked on several complex, multi-phased projects as superintendent. Ken will be responsible for managing subcontractors on the jobsite and developing logistics plans to mitigate disruptions to ongoing operations at the occupied facilties close in vicinity to the jobsite. He is also available as a resource to assist with constructability and execution during each phase of the project.

Danielle Cobbs, STS, CHST, OSHA 30
Safety Engineer

Qualifications
B.S., Business Administration & Management, California State University, East Bay, Hayward, CA

- 2 years with **Overaa**
- 7 years in the role
- 4 Collaborative Contracts
- 2 Tilt-up Projects

Experience
- DB, MP Brown School Workforce Housing, Daly City, CA
- DB, the Lab Parking Structure, Berkeley, CA
- FedEx Warehouse & Distribution Center, Tilt-up, Richmond, CA
- W. Cutting Warehouse, Tilt-up, Richmond, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Danielle is a Health Safety Environment professional with 7 years of safety experience in the construction industry. She has knowledge of safety related laws and regulations to ensure a safe environment on occupied campuses with sensitive environments. She implements and maintains additional health and safety policy and procedures as well as codes and regulations when policies in place are inadequate or site/ environment changes are made. She is familiar with the high level of safety required for tilt-up construction including having certified personnel equipped to perform precast work, augmented quality assurance and control throughout construction activities. She will work with the team to ensure and maintain a safe jobsite.

Patrick Langford, RA
Project Architect

Registered Architect, California #C-35540

Qualifications
Certificate of Construction Management, California State University East Bay, Hayward, CA

- 5 years with **DLR Group**
- 14 years in the role
- 1 Police Station Projects
- 5 Collaborative contracts
- 6 Essential Services Projects

Experience
- DB, South County Detention Center, Porterville, CA
- DB, West County Re-Entry, Treatment & Housing Complex, Richmond, CA
- Rio Cosumnes Correctional Center, Elk Grove, CA
- Sequoia Field Jail, Visalia, CA

Bio Relating to this Project

Patrick is skilled at balancing schedules, conducting detailed research, and working through the many complexities of a project while meeting the unique needs of his Clients. An advocate of environmentally responsible solutions, Patrick's approach to design contributes, enhances, and protects the natural order of our planet. Among one of his proudest moments is his involvement in NCARB IDP as well as being an International Award Winning Designer when Patrick was awarded first place in 2011 Bus / You competition. He will work closely with the City, stakeholders, and all disciplines to coordinate the development of design documents and will gather regulatory approvals, construction documents, and specs.

Mili Del Castillo, Assoc. AIA, Assoc. IIDA
Interior Designer

Qualifications
MArch, University of California, Berkeley, CA

- 2 years with **DLR Group**
- 18 years in the role
- 1 Police Station
- 30 Collaborative Contracts

Experience
- DB, West County Re-Entry, Treatment & Housing Complex, Tilt-up, Richmond, CA
- DB/P3, Thunder Bay Correctional Centre, Thunder Bay, ON, Canada
- DB, Youth Transition Campus Ph. I & II, San Diego, CA

Bio Relating to this Project

As an architectural and senior interior designer, Mili's duel focus allows her to visualize design holistically—from constructability and architectural details to functionality and material influences. She thrives on working closely with creative and innovative clients to develop environments that are authentic reflections of their business and culture. She implements strategies geared towards minimizing waste, opportunities for reuse, and creating healthy, productive environments. Mili will activate spaces to engage the users' experience through spatial relationships, interaction of flexible furniture and selection of finishes. She will work ardently to coordinate client FF&E, and prepare necessary schedules for proper installation.

Danny Aitken, OSHA 30

QA/QC Manager (Concrete)

Qualifications

Certificate of Construction Management, California State University East Bay, Hayward, CA

- 38 years with **Overaa**
- 40 years in the role
- 20+ Collaborative Contracts
- 2 Essential Services Projects

Experience

- DB, San Pablo City Hall, Tilt-up San Pablo, CA
- DB, San Jose International Airport ARFF Fire Station 20, San Jose, CA
- Contra Costa County Fire Station 86, Bay Point, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Danny has supervised several complex structural projects and projects requiring concrete expertise. He leverages his decades of experience building many of Overaa's most complex and challenging projects. He leads a specialty team of highly skilled craftspeople who are dispatched to projects to complete intensive and strategic phases of self-perform work tasks, primarily concrete forming and finishing. With a relentless eye for quality and passion for productivity, Danny's team sets the pace for projects with aggressive schedules. He has been key in completing the last 4 tilt-up projects with Overaa.

Mark Covington, RA, LEED AP

QA/QC Manager

Registered Architect, California #C-27596

Qualifications

Associate in Building Construction Engineering, Sierra College, Rocklin, CA

- 4 years with **DLR Group**
- 40 years in the role
- 2 Collaborative Contracts
- 50 Tilt-up Projects

Experience

- Kings County Juvenile, Hanford, CA
- DB, Mission Bay School, San Francisco, CA
- DB, Truckee Elementary School Modernization and Addition, Truckee, CA
- Equity-Based Facilities Master Plan, Sacramento, CA

Bio Relating to this Project

Mark has dedicated his 40-year career to the planning, design, and management of public and institutional facilities with a focus on concrete structures. Mark is passionate about client service, quality project management, and collaboration within teams. Mark's previous experience includes the design and construction management of over 50 concrete tilt-up buildings. For the San Pablo Police Headquarters and Training Facility, he will be dedicated to quality assurance and control of the documents. His expertise and dedication to proper detailing coupled with the coordination of the full team of professionals ensures your the City's vision will be manifested properly in the final product.

Anat Grant,WELL AP, LEED AP BD+C

Acoustician

Qualifications

M.S., Engineering, Acoustics, Pennsylvania State University, State College, PA

- 10 years with **DLR Group**
- 20 years in the role
- 3 Police Station Projects
- 14 Collaborative Contracts
- 6 Essential Services Projects

Experience

- DB, DC DGS Metropolitan Police Department Daly and OAG Swing (HQ Move), Washington, DC
- DB, Youth Transition Campus Ph. I & II, San Diego, CA
- DB, DGS Resources Building Renovation Criteria Documents, Sacramento, CA

Bio Relating to this Project

Anat has 20 years of experience in acoustical designs that enhance the human experience. She emphasizes opportunities to integrate acoustics with project sustainability, wellness, and energy conservation targets. Anat will provide acoustical design input for sound and vibration isolation, room acoustics, and noise control and performs acoustical measurements and analysis. She will provide programming guidance, room acoustic design and analysis, computer modeling, sound isolation design, environmental noise analysis, and noise control of building systems.

Anthony Colacchia
Mechanical Team Leader

Registered Mechanical Engineer, CA. No. 29743

Qualifications
B.S., Mechanical Engineering Technology, California Polytechnic State University, San Luis Obispo, CA

- 28 years with **Capital**
- 28 years in the role
- 95 Police Station/Fire Projects
- 150+ Collaborative Contracts
- 190+ Essential Services Projects

Experience
- TID Fire and Police Administration Building Renovation, Turlock, CA
- Trinity County Sheriff Detention Facility, Weaverville, CA
- CHP Field Offices, Bakersfield, Fresno, Grass Valley, Myers, Stockton, Winters, and Tracy, CA

Bio Relating to San Pablo Police Headquarters & Training Facility
Anthony has worked on a wide variety of civic facilities for the federal government, state, cities, counties, and the California court system. He holds extensive experience with all mechanical system types including large central heating and cooling plants, built-up airhandling systems, packaged systems, VRF, underfloor systems, sustainable and energy efficient design, and hydronic systems. He has broad and in-depth experience with the unique and challenging requirements of essential services facilities throughout California.

James McCurdy, PE
Civil Engineer

Professional Civil Engineer, CA. No. 64850

Qualifications
B.S., Civil Engineering, Pennsylvania State University, Pennsylvania, State College, PA

- 21 years with **BKF**
- 25 years in the role
- 25 Police Station Projects
- 20+ Collaborative Contracts
- 200+ Essential Services Projects

Experience
- Police Department Building at 300 Richards Blvd., Sacramento, CA
- California Highway Patrol Facility, Tracy, CA
- DB, Fire Station No. 18, Fresno, CA
- DB, Morgan Hill Butterfield Fire Station, Morgan Hill, CA
- Vacaville Fire Station 75, Vacaville, CA

Bio Relating to San Pablo Police Headquarters & Training Facility
James has worked on numerous projects throughout northern California providing project management for various project types including correction and rehabilitation facilities, healthcare, educational campuses, roadways and public utilities. Involvement in diverse projects has allowed him to acquire extensive knowledge of accessibility, utility design, grading and drainage and storm water quality implementation, as well as an understanding of various local and state municipalities and agencies. James will coordinate with the design team, ensure all civil site deliverables are in conformance with City standards, ensure the availability and performance of civil resources, participate in key meetings and site visits, and provide input for the project team.

Jonathan Shattuck, PE, PLS
Survey Project Manager

Professional Land Surveyor, CA. No. 8940

Qualifications
B.S., Civil Engineering & Geomatics Engineering, California State University, Fresno, CA

- 10 years with **BKF**
- 17 years in the role
- 15 Police Station Projects
- 5 Collaborative Contracts
- 150+ Essential Services Projects

Experience
- DA, VA Menlo Park Police Station, Menlo Park, CA
- DB, CDCR Sierra Conservation Center State Prison, Jamestown, CA
- DA, CDCR Wasco State Prison ADA Modifications, Wasco, CA
- DA, CDCR Corcoran State Prison, Corcoran, CA

Bio Relating to San Pablo Police Headquarters & Training Facility
Jonathan has completed several police, fire station, and essential service facilities as well as various correctional facilities during his 17 year career. He is responsible for all phases of land surveying including construction, aerial and conventional topographic and planimetric surveys, boundary analysis and resolutions, right-of-way engineering, as-built surveys, digital terrain modeling, directing field and office survey efforts, contract document preparation, cost estimation, and contract administration. He will provide coordination with clients, other professional consultants and reviewing agencies.

Scott Wheeler, PE, DBIA, LEED AP

Electrical Engineer

Electrical Engineer, California #15491

Qualifications

B.S., Electrical Engineering
California Polytechnic State University, San Luis Obispo, CA

- 28 years with **TEE**
- 29 years in the role
- 4 Police Station Projects
- 130+ Collaborative Contracts
- 35 Essential Services Projects

Experience

- DB, Los Banos Police Headquarters/ Department, Los Banos, CA
- DB, Sacramento County Main Jail Annex, Sacramento, CA
- Lathrop Police Department, Lathrop, CA
- Emeryville Police Department Relocation, Emeryville, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Scott brings 29 years of electrical design experience. He is natural team leader and avid proponent of the design-build methodology, he has served as Principal in Charge/Engineer of Record on new construction of large multimillion dollar projects. Scott believes in delivering quality electrical designs from the early planning phases through design and construction. He has has provided complete electrical engineering services for numerous Public Safety, Police, Fire, Emergency Operations and 911 Centers throughout California. Scott will oversee the design process and ensure proper coordination occurs between the design team and the Project Engineer. He will also be responsible for the development of the electrical design criteria and assure the adherence to the project schedule.

Cathy Merrill, RLA, ASLA

Landscape Architect

Registered Landscape Architect, California #2690

Qualifications

B.A., Landscape Architecture, College of Environmental Design, UC Berkeley, Berkeley, CA

- 42 years with **Merrill Morris**
- 43 years in the role
- 5 Police Station Projects
- 35+ Collaborative Contracts
- 4 Essential Services Projects

Experience

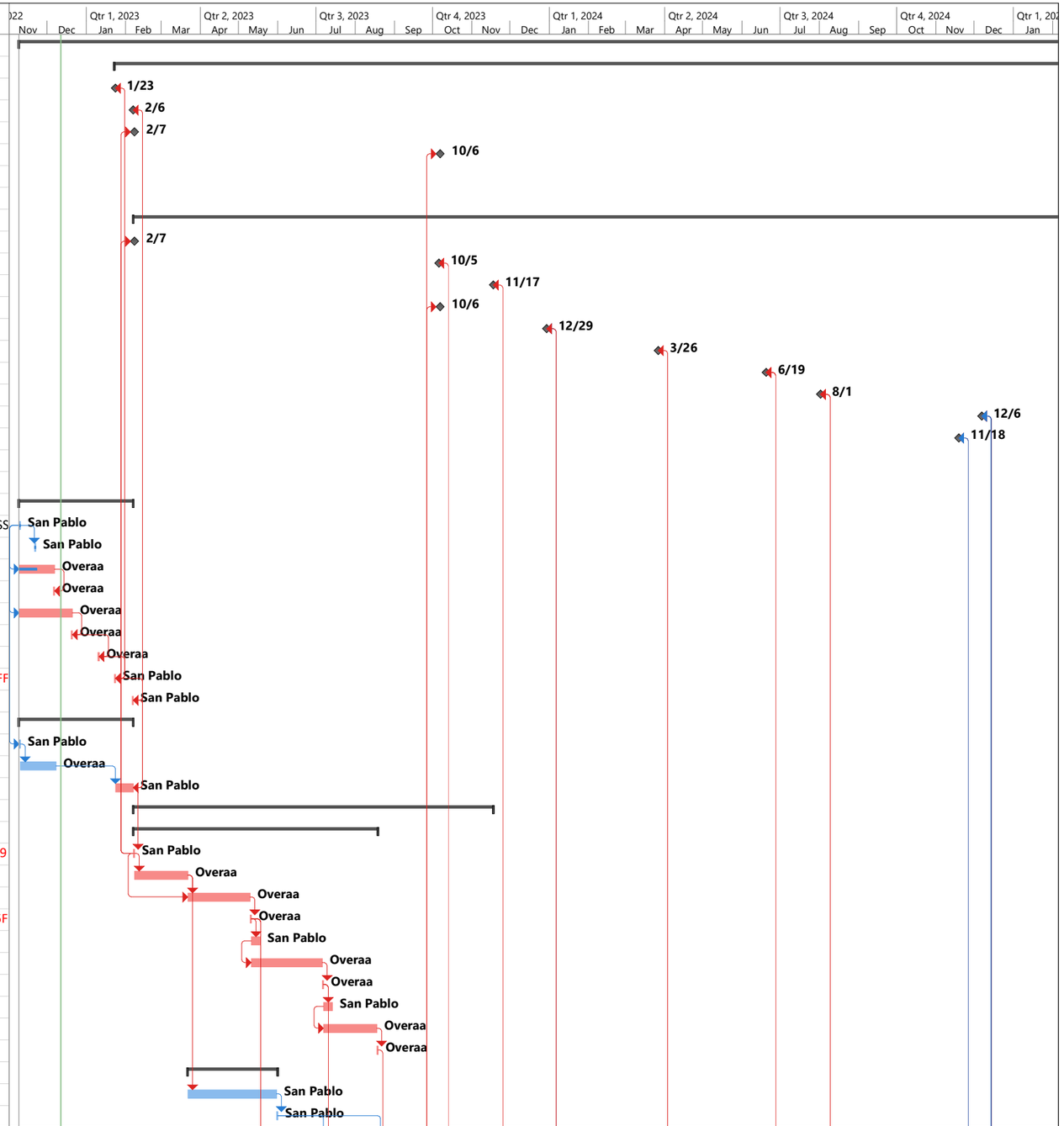
- BART Police Zone Facility & BART Extension - New Berryessa Station Campus & Roadways, San Jose, CA
- DB, West County Re-entry, Treatment & Replacement Housing Martinez, CA
- DB, Sonoma County Inmate Connector, Sonoma, CA

Bio Relating to San Pablo Police Headquarters & Training Facility

Cathy's 42 year career has covered the spectrum of the profession including civic, justice/corrections, essential services, urban design, institutional/healthcare, campus, educational, public works, and transportation. She has completed several design-build projects for both public and private clients. She is accustomed to working on complex, high profile projects including Design-Build, with multidisciplinary teams, working closely with clients, engineers, architects, and contractors. Cathy understands the nature and general needs of the criminal justice system and secure facility design services. She has experience in landscape design for secure facilities that include police stations, correctional facilities, military bases, airports, and mental health facilities and has provided planning and design services and recommendations for practical and effective site-specific maintenance.

D SCHEDULE

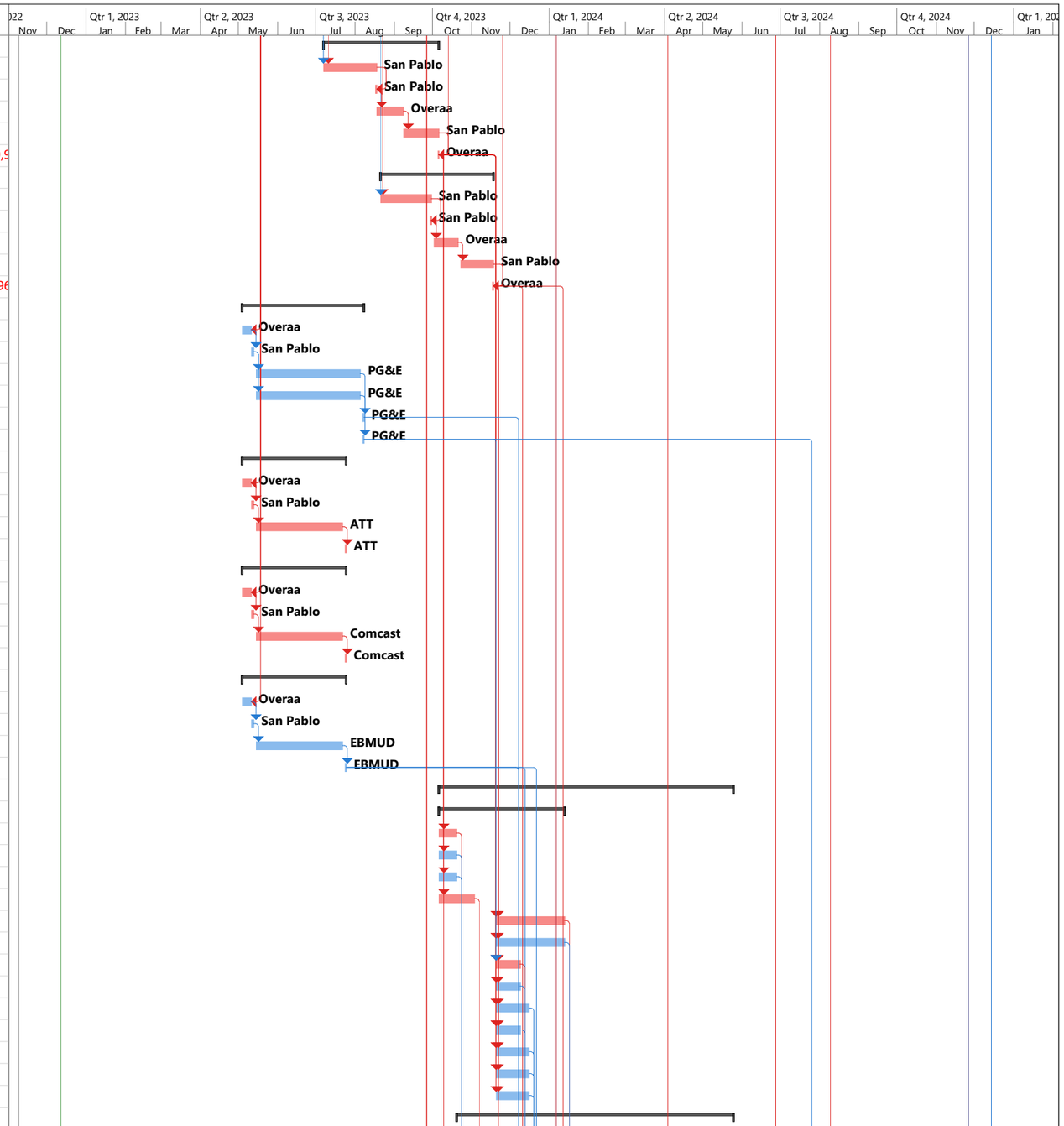
ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
1	**San Pablo Police Station - BASELINE SCHEDULE**		**635 days**	**Wed 11/9/22**	**Tue 4/15/25**		
2	**CONTRACT DATES**		**582 days**	**Mon 1/23/23**	**Tue 4/15/25**		
3	Notice of Award		1 day	Mon 1/23/23	Mon 1/23/23	30FF	
4	Prime Contract Execution		1 day	Mon 2/6/23	Mon 2/6/23	35FF	
5	Notice to Proceed - Design		1 day	Tue 2/7/23	Tue 2/7/23	38SS	
6	Notice to Proceed - Construction		1 day	Fri 10/6/23	Fri 10/6/23	116SS	
7	Substantial Completion		1 day	Mon 2/17/25	Mon 2/17/25	296FF	
8	Final Completion		1 day	Tue 4/15/25	Tue 4/15/25	301FF	
9	**MILESTONES**		**571 days**	**Tue 2/7/23**	**Tue 4/15/25**		
10	Notice to Proceed - Design		1 day	Tue 2/7/23	Tue 2/7/23	38SS	
11	Permit 1 Received - Grading, Excavation, Foundation		1 day	Thu 10/5/23	Thu 10/5/23	56FF	
12	Permit 2 Received - Building		1 day	Fri 11/17/23	Fri 11/17/23	62FF	
13	Notice to Proceed - Construction		1 day	Fri 10/6/23	Fri 10/6/23	116SS	
14	Foundations & Slab Complete		1 day	Fri 12/29/23	Fri 12/29/23	147FF,155FF	
15	Tilt-Up Panels Stood		1 day	Tue 3/26/24	Tue 3/26/24	197FF	
16	Floor & Roof Framing Complete		1 day	Wed 6/19/24	Wed 6/19/24	210FF,216FF	
17	Dried In		1 day	Thu 8/1/24	Thu 8/1/24	218FF,258FF	
18	Building Finishes Complete		1 day	Fri 12/6/24	Fri 12/6/24	250FF,251FF,252F	
19	Site Work Complete		1 day	Mon 11/18/2	Mon 11/18/24	276FF,277FF	
20	Substantial Completion		1 day	Mon 2/17/25	Mon 2/17/25	296FF	
21	Final Completion		1 day	Tue 4/15/25	Tue 4/15/25	301FF	
22	**RFP PROCESS**		**64 days**	**Wed 11/9/22**	**Mon 2/6/23**		
23	RFP Released	San Pablo	1 day	Wed 11/9/22	Wed 11/9/22		24FS+7 days,25SS
24	Informational Meeting / Site Walk	San Pablo	1 day	Mon 11/21/2	Mon 11/21/22	23FS+7 days	
25	RFI Period	Overaa	20 days	Wed 11/9/22	Tue 12/6/22	23SS	26FF
26	RFI Deadline	Overaa	1 day	Tue 12/6/22	Tue 12/6/22	25FF	
27	Preparation of Proposal	Overaa	30 days	Wed 11/9/22	Tue 12/20/22	23SS	28FF
28	Proposal Deadline	Overaa	1 day	Tue 12/20/22	Tue 12/20/22	27FF	29FF+15 days
29	Presentations / Interviews	Overaa	1 day	Tue 1/10/23	Tue 1/10/23	28FF+15 days	30FF+9 days
30	Notice of Intent to Recommend	San Pablo	1 day	Mon 1/23/23	Mon 1/23/23	29FF+9 days	31FF+10 days,3FF
31	City Council Approval	San Pablo	1 day	Mon 2/6/23	Mon 2/6/23	30FF+10 days	35FF
32	**PRIME CONTRACT**		**64 days**	**Wed 11/9/22**	**Mon 2/6/23**		
33	Draft Contract Issued	San Pablo	1 day	Wed 11/9/22	Wed 11/9/22	23SS	34
34	Review of Contract	Overaa	20 days	Thu 11/10/22	Wed 12/7/22	33	35
35	Contract Execution	San Pablo	10 days	Tue 1/24/23	Mon 2/6/23	34,31FF	38,4FF
36	**DESIGN AND PERMITTING**		**204 days**	**Tue 2/7/23**	**Fri 11/17/23**		
37	**Building Design**		**139 days**	**Tue 2/7/23**	**Fri 8/18/23**		
38	Notice to Proceed - Design	San Pablo	1 day	Tue 2/7/23	Tue 2/7/23	35	40SS,10SS,5SS,39
39	100% SD Design Validation	Overaa	30 days	Wed 2/8/23	Tue 3/21/23	38	40,49
40	Design Development Production	Overaa	35 days	Wed 3/22/23	Tue 5/9/23	38SS,39	41
41	100% DD Documents Complete	Overaa	1 day	Wed 5/10/23	Wed 5/10/23	40	42,64FF,71FF,76F
42	100% DD Review Period	San Pablo	5 days	Thu 5/11/23	Wed 5/17/23	41	43SS
43	Construction Documents Production	Overaa	40 days	Thu 5/11/23	Wed 7/5/23	42SS	44
44	90% CD Documents Complete	Overaa	1 day	Thu 7/6/23	Thu 7/6/23	43	45,52
45	90% CD Review Period	San Pablo	5 days	Fri 7/7/23	Thu 7/13/23	44	46SS
46	Permit Set Production	Overaa	30 days	Fri 7/7/23	Thu 8/17/23	45SS	47
47	Permit Set Complete	Overaa	1 day	Fri 8/18/23	Fri 8/18/23	46	58
48	**Entitlements**		**51 days**	**Wed 3/22/23**	**Wed 5/31/23**		
49	City of San Pablo Review Period	San Pablo	50 days	Wed 3/22/23	Tue 5/30/23	39	50
50	Entitlements Obtained	San Pablo	1 day	Wed 5/31/23	Wed 5/31/23	49	58,52



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

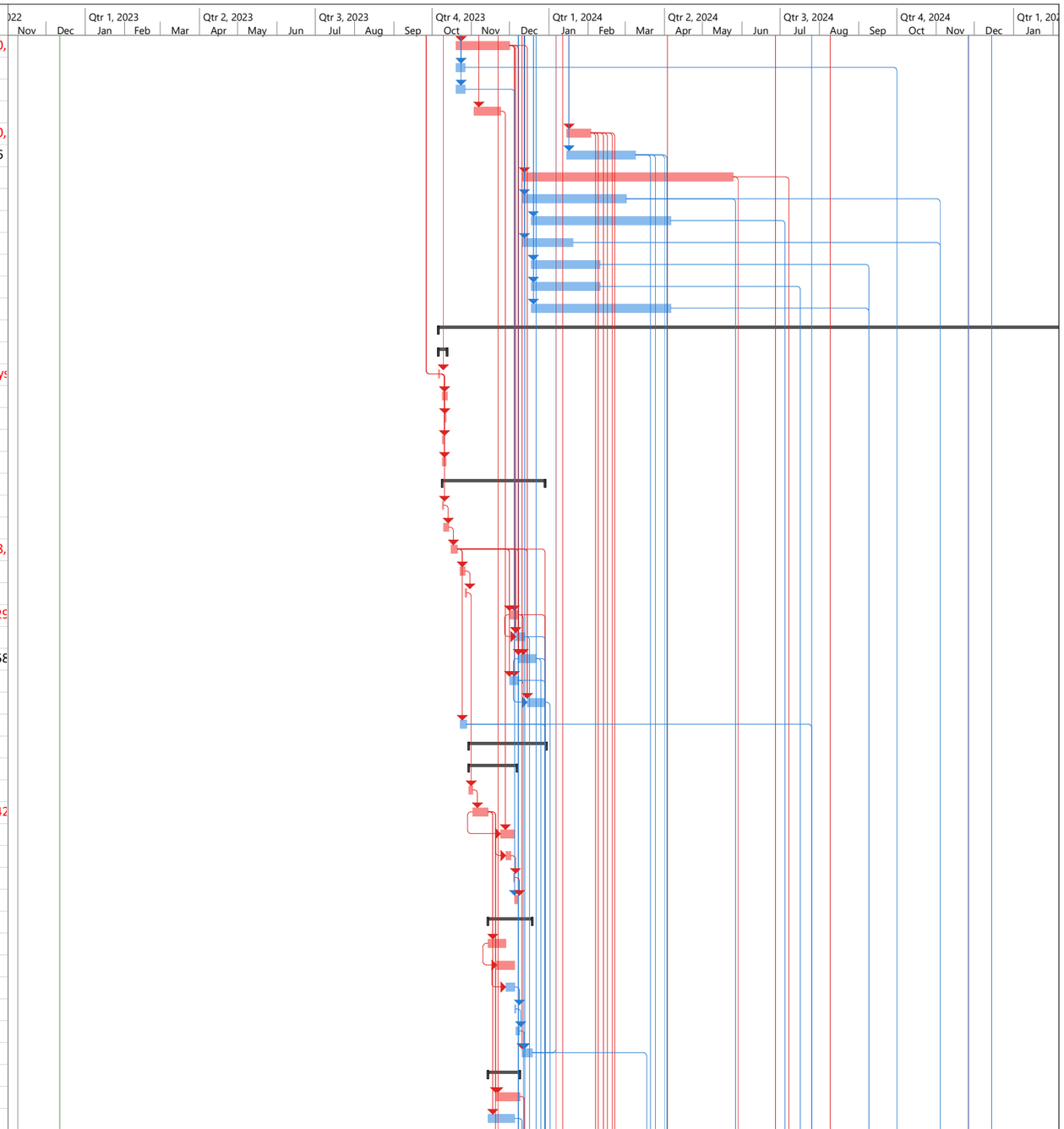
ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
51	**Permit 1 - Grading, Excavation, Foundation**		**65 days**	**Fri 7/7/23**	**Thu 10/5/23**		
52	Building Permit Review Period	San Pablo	30 days	Fri 7/7/23	Thu 8/17/23	44,50	53FF
53	Backcheck Comments Received	San Pablo	1 day	Thu 8/17/23	Thu 8/17/23	52FF	54
54	Address Backcheck Comments	Overaa	15 days	Fri 8/18/23	Thu 9/7/23	53	55
55	Backcheck Review Period	San Pablo	20 days	Fri 9/8/23	Thu 10/5/23	54	56FF
56	Permit 1 Approved	Overaa	1 day	Thu 10/5/23	Thu 10/5/23	55FF	116,87,88,89,90,9
57	**Permit 2 - Building**		**65 days**	**Mon 8/21/23**	**Fri 11/17/23**		
58	Building Permit Review Period	San Pablo	30 days	Mon 8/21/23	Fri 9/29/23	47,50	59FF
59	Backcheck Comments Received	San Pablo	1 day	Fri 9/29/23	Fri 9/29/23	58FF	60
60	Address Backcheck Comments	Overaa	15 days	Mon 10/2/23	Fri 10/20/23	59	61
61	Backcheck Review Period	San Pablo	20 days	Mon 10/23/2	Fri 11/17/23	60	62FF
62	Permit 2 Approved	Overaa	1 day	Fri 11/17/23	Fri 11/17/23	61FF	91,92,93,94,95,96
63	**PG&E**		**68 days**	**Thu 5/4/23**	**Mon 8/7/23**		
64	Submit PG&E Applications	Overaa	5 days	Thu 5/4/23	Wed 5/10/23	41FF	65
65	PG&E Fees Paid - Gas & Electrical	San Pablo	2 days	Thu 5/11/23	Fri 5/12/23	64	66,67
66	PG&E Engineering/Design - Gas	PG&E	60 days	Mon 5/15/23	Fri 8/4/23	65	68
67	PG&E Engineering/Design - Electrical	PG&E	60 days	Mon 5/15/23	Fri 8/4/23	65	69
68	Approved Drawings Received - Gas	PG&E	1 day	Mon 8/7/23	Mon 8/7/23	66	282
69	Approved Drawings Received - Electrical	PG&E	1 day	Mon 8/7/23	Mon 8/7/23	67	283,93
70	**ATT Telephone**		**58 days**	**Thu 5/4/23**	**Mon 7/24/23**		
71	Submit ATT Applications	Overaa	5 days	Thu 5/4/23	Wed 5/10/23	41FF	72
72	ATT Fees Paid - Telephone	San Pablo	2 days	Thu 5/11/23	Fri 5/12/23	71	73
73	ATT Engineering/Design - Telephone	ATT	50 days	Mon 5/15/23	Fri 7/21/23	72	74
74	Approved Drawings Received - Telephone	ATT	1 day	Mon 7/24/23	Mon 7/24/23	73	
75	**Comcast Cable**		**58 days**	**Thu 5/4/23**	**Mon 7/24/23**		
76	Submit Comcast Applications	Overaa	5 days	Thu 5/4/23	Wed 5/10/23	41FF	77
77	Comcast Fees Paid - Cable	San Pablo	2 days	Thu 5/11/23	Fri 5/12/23	76	78
78	Comcast Engineering/Design - Cable	Comcast	50 days	Mon 5/15/23	Fri 7/21/23	77	79
79	Approved Drawings Received - Cable	Comcast	1 day	Mon 7/24/23	Mon 7/24/23	78	
80	**EBMUD Utilities**		**58 days**	**Thu 5/4/23**	**Mon 7/24/23**		
81	Submit EBMUD Applications	Overaa	5 days	Thu 5/4/23	Wed 5/10/23	41FF	82
82	EBMUD Fees Paid - Utilities	San Pablo	2 days	Thu 5/11/23	Fri 5/12/23	81	83
83	EBMUD Engineering/Design - Utilities	EBMUD	50 days	Mon 5/15/23	Fri 7/21/23	82	84
84	Approved Drawings Received - Utilities	EBMUD	1 day	Mon 7/24/23	Mon 7/24/23	83	279,280,281
85	**SUBMITTALS AND PROCUREMENT**		**166 days**	**Fri 10/6/23**	**Fri 5/24/24**		
86	**Submittals**		**71 days**	**Fri 10/6/23**	**Fri 1/12/24**		
87	Underground Utilities Submittal		10 days	Fri 10/6/23	Thu 10/19/23	56	101
88	Asphalt Paving Submittal		10 days	Fri 10/6/23	Thu 10/19/23	56	102
89	Concrete Mix Design Submittal		10 days	Fri 10/6/23	Thu 10/19/23	56	103
90	Foundation & Slab Rebar Submittal		20 days	Fri 10/6/23	Thu 11/2/23	56	104
91	Concrete Tilt-Up Wall Submittal		40 days	Mon 11/20/2	Fri 1/12/24	62,56	105
92	Structural Steel Submittal		40 days	Mon 11/20/2	Fri 1/12/24	62,56	106
93	Electrical Distribution Submittal		15 days	Mon 11/20/2	Fri 12/8/23	62,56,69	107
94	Lighting Submittal		15 days	Mon 11/20/2	Fri 12/8/23	62,56	108
95	HVAC Unit Submittal		20 days	Mon 11/20/2	Fri 12/15/23	62,56	109
96	Plumbing Fixture Submittal		15 days	Mon 11/20/2	Fri 12/8/23	62,56	110
97	Door, Frame, & Hardware Submittal		20 days	Mon 11/20/2	Fri 12/15/23	62,56	111
98	Glazing Submittal		20 days	Mon 11/20/2	Fri 12/15/23	62,56	112
99	Elevator Submittal		20 days	Mon 11/20/2	Fri 12/15/23	62,56	113
100	**Procurement**		**156 days**	**Fri 10/20/23**	**Fri 5/24/24**		



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split	
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress	

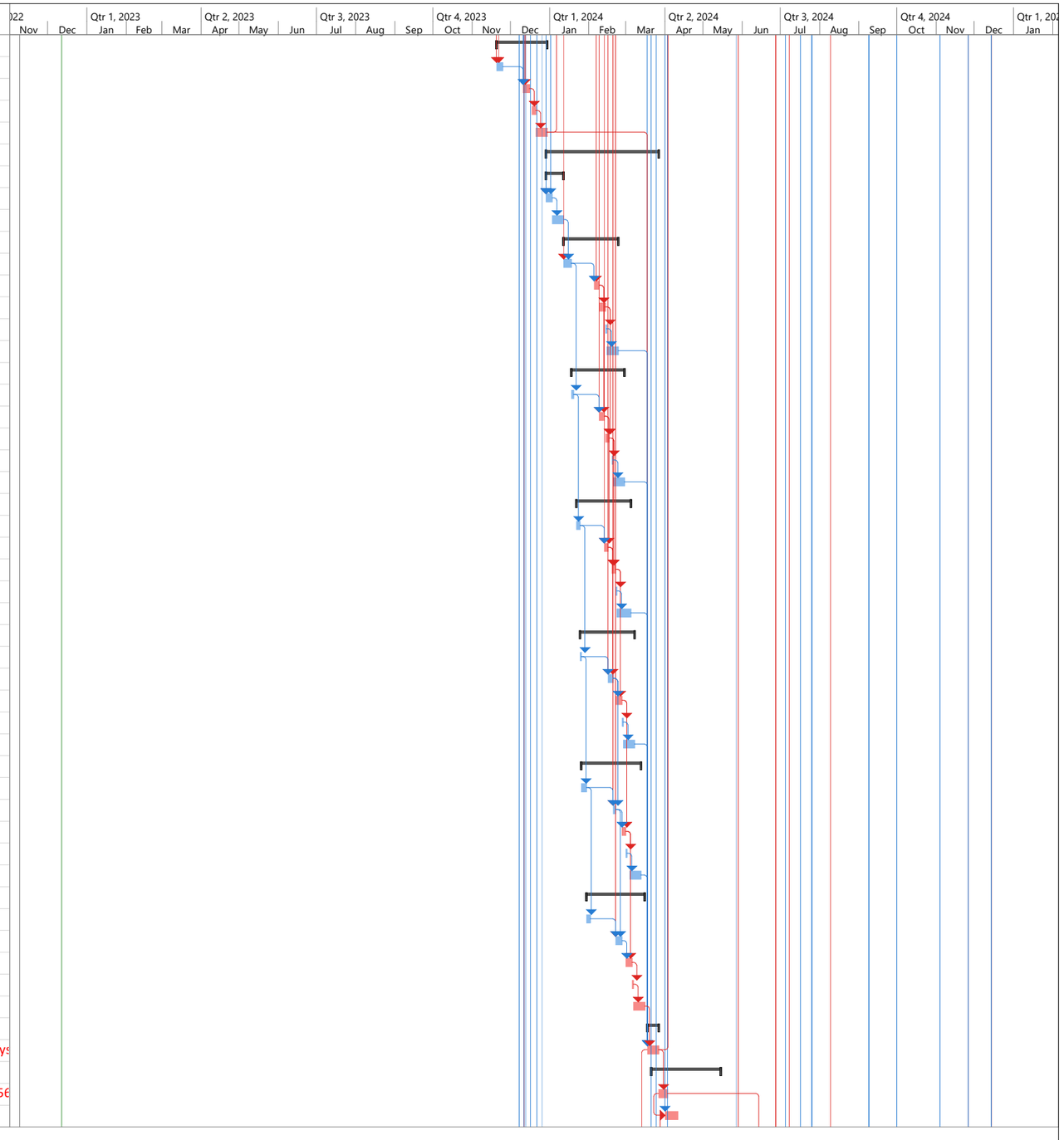
ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
101	Underground Utilities Procurement		30 days	Fri 10/20/23	Thu 11/30/23	87	127,128,129,130,
102	Asphalt Paving Procurement		5 days	Fri 10/20/23	Thu 10/26/23	88	272
103	Concrete Mix Design Procurement		5 days	Fri 10/20/23	Thu 10/26/23	89	140
104	Foundation & Slab Rebar Procurement		15 days	Fri 11/3/23	Thu 11/23/23	90	137
105	Concrete Tilt-Up Wall Procurement		15 days	Mon 1/15/24	Fri 2/2/24	91	162,168,174,180,
106	Structural Steel Procurement		40 days	Mon 1/15/24	Fri 3/8/24	92	200,201,205,206
107	Electrical Distribution Procurement		120 days	Mon 12/11/2	Fri 5/24/24	93	236,240
108	Lighting Procurement		60 days	Mon 12/11/2	Fri 3/1/24	94	236,253
109	HVAC Unit Procurement		80 days	Mon 12/18/2	Fri 4/5/24	95	223
110	Plumbing Fixture Procurement		30 days	Mon 12/11/2	Fri 1/19/24	96	251
111	Door, Frame, & Hardware Procurement		40 days	Mon 12/18/2	Fri 2/9/24	97	245
112	Glazing Procurement		40 days	Mon 12/18/2	Fri 2/9/24	98	259
113	Elevator Procurement		80 days	Mon 12/18/2	Fri 4/5/24	99	246
114	**CONSTRUCTION**		**356 days**	**Fri 10/6/23**	**Fri 2/14/25**		
115	**Mobilization**		**5 days**	**Fri 10/6/23**	**Thu 10/12/23**		
116	Notice to Proceed - Construction		1 day	Fri 10/6/23	Fri 10/6/23	56	117,118FS+2 days
117	Site Setup & Logistics		4 days	Mon 10/9/23	Thu 10/12/23	116	
118	Deliver Trailer		1 day	Wed 10/11/2	Wed 10/11/23	116FS+2 days	
119	Deliver Toilets		1 day	Mon 10/9/23	Mon 10/9/23	116	
120	Install Temp Power & Utilities		3 days	Mon 10/9/23	Wed 10/11/23	116	
121	**Initial Site Work**		**59 days**	**Mon 10/9/23**	**Thu 12/28/23**		
122	Topo Survey of Site		1 day	Mon 10/9/23	Mon 10/9/23	116	123
123	Site Clearing		4 days	Tue 10/10/2	Fri 10/13/23	122	124
124	Site Rough Grading		5 days	Mon 10/16/2	Fri 10/20/23	123	125,127,158,128,
125	Building Fine Grade		4 days	Mon 10/23/2	Thu 10/26/23	124	126
126	Pad Certification		1 day	Fri 10/27/23	Fri 10/27/23	125	135
127	Sanitary Sewer (5' to back of Entity connection)		5 days	Fri 12/1/23	Thu 12/7/23	124,101	128SS+3 days,129
128	Domestic Water (5' to back of Entity connection)		5 days	Wed 12/6/23	Tue 12/12/23	124,127SS+3 days	158,280
129	Fire Water (5' to back of Entity connection)		10 days	Fri 12/8/23	Thu 12/21/23	124,127,101	131SS+5 days,158
130	Gas (5' to back of Entity connection)		5 days	Fri 12/1/23	Thu 12/7/23	124,101	158,282
131	Storm Drain (onsite drain inlets, to back of walk)		10 days	Fri 12/15/23	Thu 12/28/23	124,129SS+5 days	158
132	Site Electrical - Underground		5 days	Mon 10/23/2	Fri 10/27/23	124	158,283
133	**Building Foundations**		**45 days**	**Mon 10/30/2**	**Fri 12/29/23**		
134	**Interior Footings**		**28 days**	**Mon 10/30/2**	**Wed 12/6/23**		
135	Batterboard & Layout		3 days	Mon 10/30/2	Wed 11/1/23	126	136
136	Excavate Interior Footings		8 days	Thu 11/2/23	Mon 11/13/23	135	137SS+3 days,142
137	Interior Footing Rebar		7 days	Fri 11/24/23	Mon 12/4/23	136SS+3 days,104	138SS+2 days
138	Interior Footing Anchor Bolts		4 days	Tue 11/28/23	Fri 12/1/23	137SS+2 days	139
139	Survey Interior Footing Anchor Bolts		1 day	Mon 12/4/23	Mon 12/4/23	138	140
140	Pour Interior Footings		2 days	Tue 12/5/23	Wed 12/6/23	139,103	
141	**Perimeter Grade Beams**		**25 days**	**Tue 11/14/23**	**Mon 12/18/23**		
142	Excavate Perimeter Grade Beams		10 days	Tue 11/14/23	Mon 11/27/23	136	143SS+5 days
143	Perimeter Grade Beam Rebar		10 days	Tue 11/21/23	Mon 12/4/23	142SS+5 days	144SS+5 days
144	Perimeter Grade Beam Embeds		5 days	Tue 11/28/23	Mon 12/4/23	143SS+5 days	145
145	Survey Perimeter Grade Beam Embeds		1 day	Tue 12/5/23	Tue 12/5/23	144	146
146	Pour Perimeter Grade Beams		3 days	Wed 12/6/23	Fri 12/8/23	145	147
147	Grout Pads		6 days	Mon 12/11/2	Mon 12/18/23	146,62	197,14FF
148	**Underslab Utilities**		**19 days**	**Tue 11/14/23**	**Fri 12/8/23**		
149	Underslab Plumbing		15 days	Mon 11/20/2	Fri 12/8/23	136,62	153
150	Underslab Electrical		15 days	Tue 11/14/23	Mon 12/4/23	136	153



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

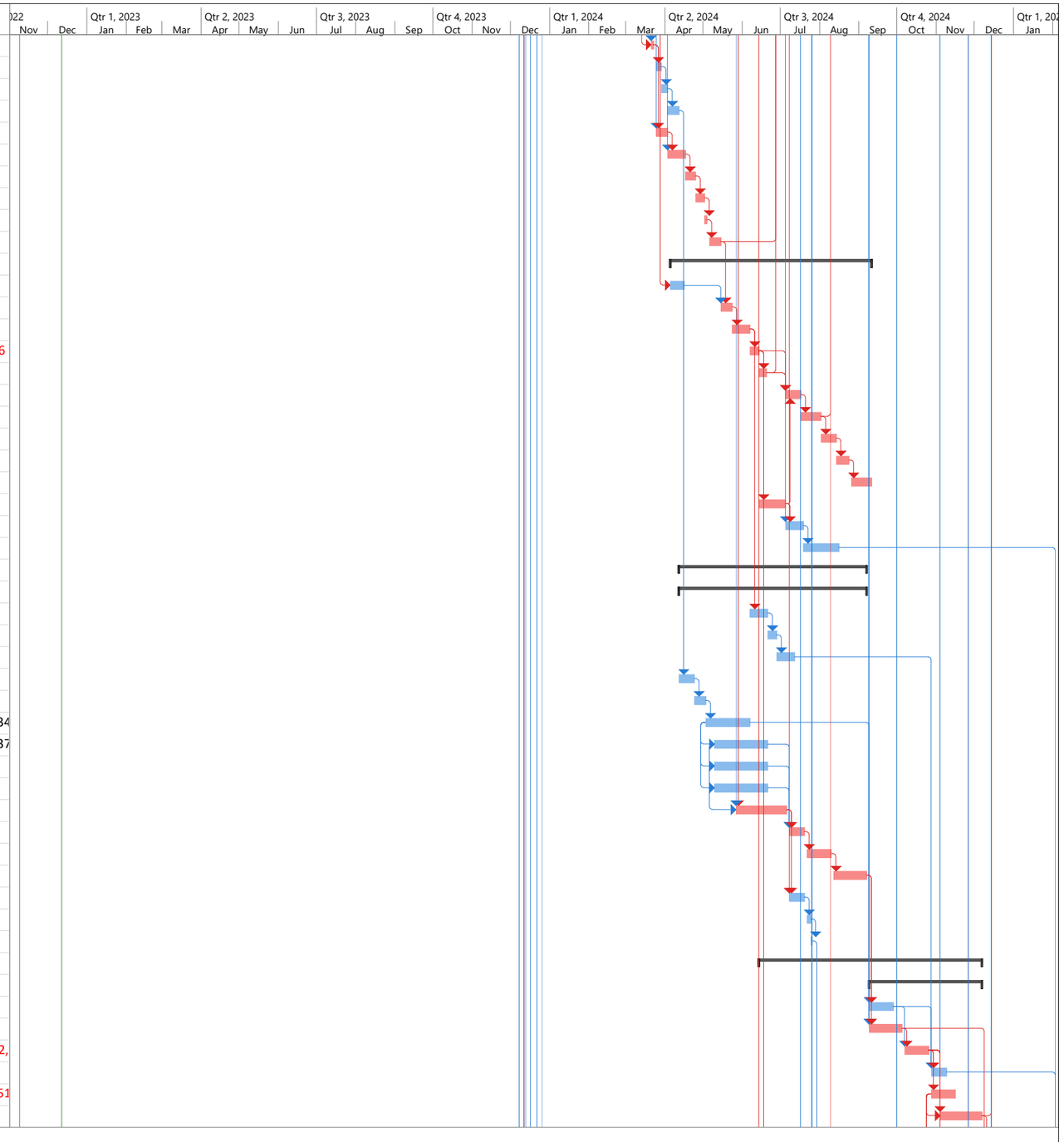
ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
151	**Slab On Grade**		**30 days**	**Mon 11/20/2**	**Fri 12/29/23**		
152	Form Slab Edges		5 days	Mon 11/20/2	Fri 11/24/23	136,62	153
153	Slab Rebar		5 days	Mon 12/11/2	Fri 12/15/23	152,149,150	154
154	Pour Slab On Grade		3 days	Mon 12/18/2	Wed 12/20/23	153	155
155	Slab Cure		7 days	Thu 12/21/23	Fri 12/29/23	154	197,14FF
156	**Tilt-Up Walls**		**63 days**	**Fri 12/29/23**	**Tue 3/26/24**		
157	**Casting Slab**		**10 days**	**Fri 12/29/23**	**Thu 1/11/24**		
158	Pour Casting Slab		3 days	Fri 12/29/23	Tue 1/2/24	124,127,128,129,	159
159	Casting Slab Cure		7 days	Wed 1/3/24	Thu 1/11/24	158	161
160	**Panels - Gridline A**		**31 days**	**Fri 1/12/24**	**Fri 2/23/24**		
161	Form Panels		4 days	Fri 1/12/24	Wed 1/17/24	159,62	162,167
162	Panel Rebar		4 days	Mon 2/5/24	Thu 2/8/24	161,105	163,168
163	Panel Embeds		3 days	Fri 2/9/24	Tue 2/13/24	162	164,169
164	Pour Panels		1 day	Wed 2/14/24	Wed 2/14/24	163	165
165	Cure Panels		7 days	Thu 2/15/24	Fri 2/23/24	164	197
166	**Panels - Gridline 2**		**30 days**	**Thu 1/18/24**	**Wed 2/28/24**		
167	Form Panels		2 days	Thu 1/18/24	Fri 1/19/24	161	168,173
168	Panel Rebar		2 days	Fri 2/9/24	Mon 2/12/24	167,162,105	169,174
169	Panel Embeds		3 days	Wed 2/14/24	Fri 2/16/24	168,163	170,175
170	Pour Panels		1 day	Mon 2/19/24	Mon 2/19/24	169	171
171	Cure Panels		7 days	Tue 2/20/24	Wed 2/28/24	170	197
172	**Panels - Gridline D**		**31 days**	**Mon 1/22/24**	**Mon 3/4/24**		
173	Form Panels		3 days	Mon 1/22/24	Wed 1/24/24	167	174,179
174	Panel Rebar		3 days	Tue 2/13/24	Thu 2/15/24	173,168,105	175,180
175	Panel Embeds		3 days	Mon 2/19/24	Wed 2/21/24	174,169	176,181
176	Pour Panels		1 day	Thu 2/22/24	Thu 2/22/24	175	177
177	Cure Panels		7 days	Fri 2/23/24	Mon 3/4/24	176	197
178	**Panels - Gridline 8**		**31 days**	**Thu 1/25/24**	**Thu 3/7/24**		
179	Form Panels		1 day	Thu 1/25/24	Thu 1/25/24	173	180,185
180	Panel Rebar		2 days	Fri 2/16/24	Mon 2/19/24	179,174,105	181,186
181	Panel Embeds		3 days	Thu 2/22/24	Mon 2/26/24	180,175	182,187
182	Pour Panels		1 day	Tue 2/27/24	Tue 2/27/24	181	183
183	Cure Panels		7 days	Wed 2/28/24	Thu 3/7/24	182	197
184	**Panels - Gridline F**		**33 days**	**Fri 1/26/24**	**Tue 3/12/24**		
185	Form Panels		2 days	Fri 1/26/24	Mon 1/29/24	179	186,191
186	Panel Rebar		2 days	Tue 2/20/24	Wed 2/21/24	185,180,105	187,192
187	Panel Embeds		3 days	Tue 2/27/24	Thu 2/29/24	186,181	188,193
188	Pour Panels		1 day	Fri 3/1/24	Fri 3/1/24	187	189
189	Cure Panels		7 days	Mon 3/4/24	Tue 3/12/24	188	197
190	**Panels - Gridline 12**		**34 days**	**Tue 1/30/24**	**Fri 3/15/24**		
191	Form Panels		3 days	Tue 1/30/24	Thu 2/1/24	185	192
192	Panel Rebar		3 days	Thu 2/22/24	Mon 2/26/24	191,186,105	193
193	Panel Embeds		3 days	Fri 3/1/24	Tue 3/5/24	192,187	194
194	Pour Panels		1 day	Wed 3/6/24	Wed 3/6/24	193	195
195	Cure Panels		7 days	Thu 3/7/24	Fri 3/15/24	194	197
196	**Panel Erection**		**7 days**	**Mon 3/18/24**	**Tue 3/26/24**		
197	Stand & Brace Panels		7 days	Mon 3/18/24	Tue 3/26/24	147,165,171,177,	199,201SS+3 days
198	**Floor Structure**		**39 days**	**Thu 3/21/24**	**Tue 5/14/24**		
199	Plumb & Line Panels		5 days	Wed 3/27/24	Tue 4/2/24	197	200SS+3 days,256
200	Weld Ledger Plates		8 days	Mon 4/1/24	Wed 4/10/24	199SS+3 days,106	212SS+4 days



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

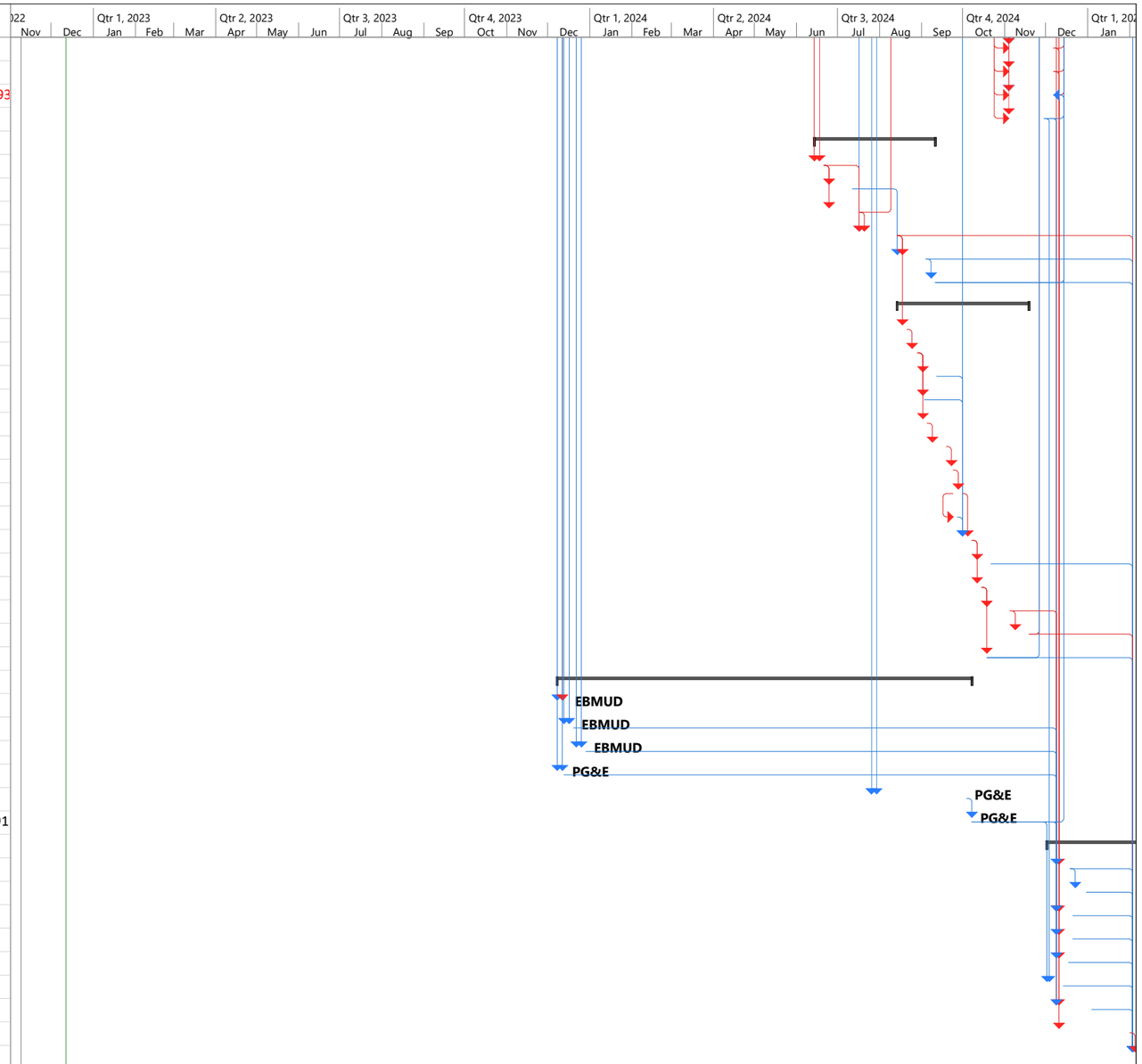
ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
201	Set Interior Columns		2 days	Thu 3/21/24	Fri 3/22/24	197SS+3 days,106	205,202
202	Grout Baseplates		4 days	Mon 3/25/24	Thu 3/28/24	201	203
203	Pour Back Column Blockouts		3 days	Fri 3/29/24	Tue 4/2/24	202	204
204	Column Blockout Cure		7 days	Wed 4/3/24	Thu 4/11/24	203	230
205	Floor Girders		7 days	Mon 3/25/24	Tue 4/2/24	201,106	206
206	Floor Beams		10 days	Wed 4/3/24	Tue 4/16/24	205,106	207
207	Floor Metal Deck Placement		6 days	Wed 4/17/24	Wed 4/24/24	206	208
208	Rebar At Floor Deck		5 days	Thu 4/25/24	Wed 5/1/24	207	209
209	Pour Floor Deck		2 days	Thu 5/2/24	Fri 5/3/24	208	210
210	Floor Slab Cure		7 days	Mon 5/6/24	Tue 5/14/24	209	213,16FF
211	**Roof Structure**		**113 days**	**Fri 4/5/24**	**Tue 9/10/24**		
212	Weld Ledger Plates		7 days	Fri 4/5/24	Mon 4/15/24	200SS+4 days	213
213	Roof Girders		7 days	Wed 5/15/24	Thu 5/23/24	212,210	214
214	Roof Beams		10 days	Fri 5/24/24	Thu 6/6/24	213	215,227
215	Roof Metal Deck Placement		5 days	Fri 6/7/24	Thu 6/13/24	214	217,216,222,256
216	Roof Screen Structural Steel		4 days	Fri 6/14/24	Wed 6/19/24	215	217,16FF
217	Roof Insulation		8 days	Fri 7/5/24	Tue 7/16/24	215,216,222	218
218	Membrane Roofing		12 days	Wed 7/17/24	Thu 8/1/24	217	219,17FF
219	Remove Bracing From Panels		8 days	Fri 8/2/24	Tue 8/13/24	218	220
220	Pour Closure Strip		8 days	Wed 8/14/24	Fri 8/23/24	219	221
221	Grout Picking & Lifting Eyes		12 days	Mon 8/26/24	Tue 9/10/24	220	
222	Form & Pour HVAC Pads		15 days	Fri 6/14/24	Thu 7/4/24	215	223,217
223	Place Rooftop HVAC Units		10 days	Fri 7/5/24	Thu 7/18/24	222,109	224
224	Install Mechanical Screen		20 days	Fri 7/19/24	Thu 8/15/24	223	294
225	**Framing & Rough In**		**106 days**	**Fri 4/12/24**	**Fri 9/6/24**		
226	**Interior**		**106 days**	**Fri 4/12/24**	**Fri 9/6/24**		
227	Set Stair Framing & Pans		10 days	Fri 6/7/24	Thu 6/20/24	214	228
228	Pour Stair Treads		5 days	Fri 6/21/24	Thu 6/27/24	227	229
229	Cure & Protect Stairs		10 days	Fri 6/28/24	Thu 7/11/24	228	248
230	Form & Pour Interior Curbs		8 days	Fri 4/12/24	Tue 4/23/24	204	231
231	Interior Curb Cure		7 days	Wed 4/24/24	Thu 5/2/24	230	232
232	Interior Framing		25 days	Fri 5/3/24	Thu 6/6/24	231	233SS+5 days,234
233	Mechanical Rough In		30 days	Fri 5/10/24	Thu 6/20/24	232SS+5 days	236SS+3 days,237
234	Plumbing Rough In		30 days	Fri 5/10/24	Thu 6/20/24	232SS+5 days	237
235	Fire Sprinkler Rough In		30 days	Fri 5/10/24	Thu 6/20/24	232SS+5 days	237
236	Electrical Rough In		30 days	Mon 5/27/24	Fri 7/5/24	233SS+3 days,107	237,240
237	Interior Wall Insulation		10 days	Mon 7/8/24	Fri 7/19/24	233,236,234,235	238
238	Hang Drywall		15 days	Mon 7/22/24	Fri 8/9/24	237	239
239	Tape & Texture		20 days	Mon 8/12/24	Fri 9/6/24	238	245,246
240	Set Gear in Electrical Room		10 days	Mon 7/8/24	Fri 7/19/24	236,107	241
241	Inspect & Accept Electrical Gear		3 days	Mon 7/22/24	Wed 7/24/24	240	242
242	PG&E Green Tag		1 day	Thu 7/25/24	Thu 7/25/24	241	283
243	**Building Finishes**		**126 days**	**Fri 6/14/24**	**Fri 12/6/24**		
244	**Interior**		**65 days**	**Mon 9/9/24**	**Fri 12/6/24**		
245	Doors, Frames, & Hardware		15 days	Mon 9/9/24	Fri 9/27/24	239,111	247,248
246	Set Elevator		20 days	Mon 9/9/24	Fri 10/4/24	232,239,113	247,292
247	Interior Paint		15 days	Mon 10/7/24	Fri 10/25/24	245,246	249,250,251,252,
248	Flooring		10 days	Mon 10/28/2	Fri 11/8/24	229,245,247	294
249	Acoustical Ceiling		15 days	Mon 10/28/2	Fri 11/15/24	247	250SS+5 days,251
250	Mechanical Finishes		25 days	Mon 11/4/24	Fri 12/6/24	247,249SS+5 days	286,18FF



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

ID	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Successors
251	Plumbing Finishes		25 days	Mon 11/4/24	Fri 12/6/24	247,249SS+5 days	288,18FF
252	Fire Sprinkler Finishes		25 days	Mon 11/4/24	Fri 12/6/24	247,249SS+5 days	290,18FF
253	Electrical Finishes		25 days	Mon 11/4/24	Fri 12/6/24	247,284FF-5 days	289,18FF,292,293
254	Fire Alarm		20 days	Mon 11/4/24	Fri 11/29/24	247,249SS+5 days	291,18FF,292
255	**Exterior**		**63 days**	**Fri 6/14/24**	**Tue 9/10/24**		
256	Backfill Building Perimeter		5 days	Fri 6/14/24	Thu 6/20/24	199,215	257,259,258
257	Sack & Patch		15 days	Fri 6/21/24	Thu 7/11/24	256	260
258	Waterproofing at Openings, Dry In		18 days	Fri 6/21/24	Tue 7/16/24	256	259,17FF
259	Storefronts and Glazing		20 days	Wed 7/17/24	Tue 8/13/24	256,258,112	263,260,294
260	Exterior Paint		15 days	Wed 8/14/24	Tue 9/3/24	259,257	261,294
261	Signage		5 days	Wed 9/4/24	Tue 9/10/24	260	294,18FF
262	**Final Site Work**		**69 days**	**Wed 8/14/24**	**Mon 11/18/24**		
263	Light Poles & bases		5 days	Wed 8/14/24	Tue 8/20/24	259	264
264	Finish Grade at Site		6 days	Wed 8/21/24	Wed 8/28/24	263	265,266,267
265	Fencing		10 days	Thu 8/29/24	Wed 9/11/24	264	272
266	Irrigation Sleeves		3 days	Thu 8/29/24	Mon 9/2/24	264	272
267	Excavate Retaining Wall		5 days	Thu 8/29/24	Wed 9/4/24	264	268
268	Form & Pour Retaining Wall		10 days	Thu 9/5/24	Wed 9/18/24	267	269
269	Backfill Retaining Wall		3 days	Thu 9/19/24	Mon 9/23/24	268	270
270	Curb Notching		5 days	Tue 9/24/24	Mon 9/30/24	269	271SS,272
271	Flatwork Subgrade Prep		3 days	Tue 9/24/24	Thu 9/26/24	270SS	272
272	Place AB at Parking Lot & Curbs		5 days	Tue 10/1/24	Mon 10/7/24	271,265,266,270,	273,274
273	Form & Pour Site Concrete		10 days	Tue 10/8/24	Mon 10/21/24	272	294
274	Fine Grade for Paving		5 days	Tue 10/8/24	Mon 10/14/24	272	275,277
275	Irrigation		15 days	Tue 10/15/24	Mon 11/4/24	274	276,288
276	Landscape Planting		10 days	Tue 11/5/24	Mon 11/18/24	275	294,19FF
277	AC Paving		4 days	Tue 10/15/24	Fri 10/18/24	274	294,19FF
278	**Utility Connections**		**217 days**	**Fri 12/8/23**	**Mon 10/7/24**		
279	Sanitary Sewer Connection to Main	EBMUD	5 days	Fri 12/8/23	Thu 12/14/23	127,84	
280	Domestic Water Connection to Meter	EBMUD	5 days	Wed 12/13/23	Tue 12/19/23	128,84	288
281	Fire Water Connection to Main	EBMUD	5 days	Fri 12/22/23	Thu 12/28/23	129,84	290
282	Gas Connection to Main	PG&E	3 days	Fri 12/8/23	Tue 12/12/23	130,68	286
283	PG&E Lead Time After Green Tag	PG&E	50 days	Fri 7/26/24	Thu 10/3/24	242,132,69	284
284	PG&E Energization	PG&E	2 days	Fri 10/4/24	Mon 10/7/24	283	253FF-5 days,291
285	**Activation/Cx**		**55 days**	**Mon 12/2/24**	**Fri 2/14/25**		
286	Startup & Test Mechancial		8 days	Mon 12/9/24	Wed 12/18/24	250,282	287,294
287	HVAC Test & Balance		8 days	Thu 12/19/24	Mon 12/30/24	286	294
288	Cross Connection Test		10 days	Mon 12/9/24	Fri 12/20/24	251,275,280	294
289	Startup & Test Electrical		10 days	Mon 12/9/24	Fri 12/20/24	253,284	294
290	Startup & Test Fire Sprinkler		7 days	Mon 12/9/24	Tue 12/17/24	252,281	294
291	Startup & Test Fire Alarm		10 days	Mon 12/2/24	Fri 12/13/24	254,284	294
292	Elevator Inspection & Sign Off		20 days	Mon 12/9/24	Fri 1/3/25	246,253,254	294
293	Public Safety Comms Commissioning		40 days	Mon 12/9/24	Fri 1/31/25	253	294
294	Weather Delays		10 days	Mon 2/3/25	Fri 2/14/25	259,260,261,286,	296
295	**CLOSEOUT**		**42 days**	**Mon 2/17/25**	**Tue 4/15/25**		
296	Substantial Completion		1 day	Mon 2/17/25	Mon 2/17/25	294	297,298,299,300,
297	Temporary Certificate of Occupancy		10 days	Tue 2/18/25	Mon 3/3/25	296	301
298	As-Builts		40 days	Tue 2/18/25	Mon 4/14/25	296	301
299	Turn in Warranties		40 days	Tue 2/18/25	Mon 4/14/25	296	301
300	Punch List		40 days	Tue 2/18/25	Mon 4/14/25	296	301
301	Final Completion		1 day	Tue 4/15/25	Tue 4/15/25	297,298,299,300	21FF,8FF



Project: 80722 SPPS - RFP Sche
Date: Mon 12/12/22

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split	
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress	

E DESIGN APPROACH

E. Design Approach. Part E must describe the Proposer's planned approach to design of the Project, consistent with the Bridging Documents and with reference to the requirements for Design Services set forth in Section 2.3 of the General Conditions included with the Design-Build Contract Documents, including the following items:

As a leading integrated design firm, we believe that our work must achieve a high bar as expressed by our brand promise - **to elevate the human experience through design.** This is the driving force behind our work, especially in the public realm, where our buildings can have far reaching effects, not only on their direct users but also on the community at large. We believe that facilities can impact operations and behavior, and must respond to the needs of the community, staff and users while providing an environment that enhances operations and promotes positive behavior and change. We are guided by our Design ethos, which focuses on **healing, equity & transformation.**

DLR Group provides unequaled professional design services for the built environment. We strive to ensure client satisfaction through consistent quality services, creative designs, and functional solutions. The hallmark of our approach is beliefs, values and our brand promise to our clients that we can **"elevate the human experience through design."**

Applying this philosophic commitment to the planning, design, and construction of modern, state-of-the-art law enforcement facilities is the foundation of our success. We believe design can impact operations and behavior and that our facilities must respond to the needs of City of San Pablo and Police while providing an environment that enhances operations and human wellness.

1. Describe the design approach for confirming the schematic design level submission to the City's Planning Department for CEQA compliant review and approval.

Schematic Design Verification

"Establishing the Vision" Based upon the level of completion of Bridging Documents it is evident a great deal of thought and consideration went into the design of the project including preliminary design approval from San Pablo City Planning Department and based upon our review from public records and as listed on the City's website full CEQA approval. While respecting all these efforts and accomplishments to date, we as the Design Build Team will look to quickly understand the documents as provided and look forward to face-to-face communication upon award. While extensive information is provided, as designers we are anxious to understand more as to why certain decisions were made and how we can help by offering our input to the solution. The value we bring to the project is a new set of eyes on both design and construction. Upon award, we would appreciate any other information concerning project you can share and quickly set up a series of workshops to help us partner as a new team working and building upon previous efforts to realize a successful project. A series of schematic design workshops attended by City of San Pablo and the Project Team, will be held to clarify all aspects of the program and design (e.g., sizes and relationship of spaces, operating protocol and facilities not now included but eventually that may be)- flow and operations, etc.

The success of the project will be the thorough review of your Bridging Documents and any desired modifications to finalize space needs and design with operational policies and security procedures and established the basis for long-term growth and if applicable expansion. The program and schematic design are the basis for a successful project. The ability to construct the project within a specific budget is a direct equation multiplying proposed area requirements by the desired quality of construction; by carefully balancing the "needs" with "wants" the budget can be met.

This early phase of work is the beginning of the synthesis of the combined San Pablo City and Design/Build Team with a solution to the program. Additional concepts will be offered in sufficient detail to provide alternate diagrammatic solutions to the program. If upon meeting, other ideas are wished to be explored, the Team is prepared to do so, and we are prepared to bring back to the City Planning for both Preliminary and Final approval. We also feel if the size and site coverage of the project is still consistent with the Preliminary Bridging Documents CEQA review and approval that we can also continue without delay to project but all necessary steps will be taken to confirm.

Schematic Design Submission

Time is of the essence, and we quickly mobilize to meet with The City and thoroughly vet out the existing documents and any alternative concepts which a timely consensus for further development. The following is a suggested scope of work for a project of this scale. We welcome the opportunity to tailor this scope to assure it fits the City's needs for this project.

1. Review and become familiar with available historical data as it relates to the specific City facility and/or user department(s) involved in and/or impacted by the Project.
2. Incorporate any mitigating measures of the Environmental Impact Report (EIR).
3. Participate in meetings with the Building Committee, which will generally consist of members from various departments of the city, including the Police Department and other user groups as determined by the City/Construction Manager. Ex-Officio members will include members from various other user department(s) and/or consultants. Facilitate user meetings with engineering disciplines and commissioning agent to identify preferred systems and installations to incorporate in the Project.
4. Develop Final schematic design site and floor plans, sections, exterior elevations consisting of conceptual illustrations with continuing input, and review from the Project Team.
5. Prepare a schematic design consisting of floor plans with square footage and rough dimensions and illustrate the function of the rooms. More than one proposed floor plan may be required.
6. Monitor and keep City informed regarding the impact of design issues on the project budget. Upon the request of the

City, Design Build Team shall incorporate into the design such reasonable changes as the City deems appropriate as a result of the City's review process and impact on the budget and/or schedule and/or opinion of probable construction cost.

7. Modify any portions of the proposed construction work at the request of the City if the schematic opinion of probable construction cost indicates increases in costs above the project budget established by the City. Adhere to any such modifications in the preparation and completion of the schematic plans, opinion of probable construction cost, and specifications in work performed under this phase.
8. Participate in a schematic level meeting with the Planning Department.
9. If requested, make a formal presentation of the proposed Project's design, space requirements, cost estimates, and timeline.
10. Proceed to the next phase upon written authorization from the City.

2. Provide narratives and sketches as appropriate to present design and scope alternatives to demonstrate proposed design enhancements, cost reductions, or technical improvements to the Project.

Proposed Enhancements

Included with our RFP Response is a proposed enhancement for consideration. While this seems to deviate considerably from Bridging Documents, we view this more as a reorganization of the individual pieces of the project that may generate some efficiencies in construction while maintaining the ideal adjacencies and operational flow so carefully developed in the Bridging Documents.

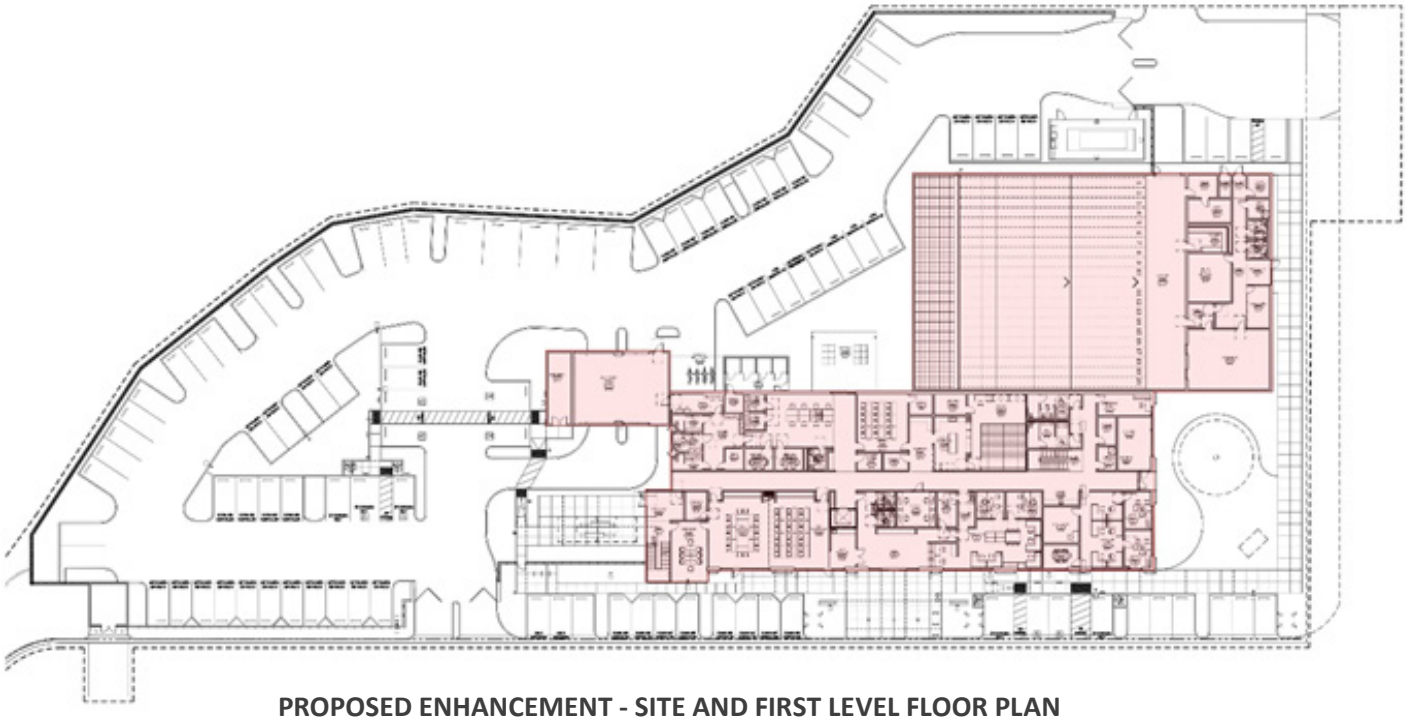
Early in our review of the design we wondered why the shooting range occupies such a prominent location on the site with its corner location adjacent to the traffic rotary and along Addison Avenue and wondered if a more public and front facing organization of the pieces on the site could provide for better views to the building to and from adjacent streets for increased architectural articulation through windows and a more sense of community facing and transparency of image and operations to the public realm. We developed an enhancement that places the Police building at corner with shooting range to the North. This arrangement still allows for the same site parking and adjacencies but does it slightly unique way by elongating the Police floor plan while simplifying the organization resulting in a more efficient plan with the ability for increased daylight and views.

The proposed site plan, in addition to maintain all parking and site planning considerations as required per the bridging documents, creates an open space directly at the corner of the site adjacent to the traffic rotary for a landscaped greenspace that reinforces the City's commitment to sustainable and attractive development that is a benefit to both the public and users of the building alike. With the creation of this prominent area, possibilities abound of how this can be developed. Working with the City, together we can establish this area as a sustainability demonstration garden, a memorial or tribute garden to influential community members, or simply a beautiful, lush pocket park for the community to engage with and enjoy.

The Shooting Range occupies a less prominent location on the site and is set back from the traffic rotary and adjacent streets allowing for a less articulated and more reserved façade that along with the movement of the support areas to the front also allows for increased fenestration and sense of openness to both the community and the adjacent greenspace area.

The Police Building maintains all departments, room sizes and adjacencies as per the bridging documents while doing so in a more straightforward and efficient manner with a single loaded corridor from which all departments are accessed on each floor. This plan resulted in economies of adjacencies, construction and size that could translate into budget savings without any reduction of program.

While no means is this meant to be a solution; it represents an in-depth analysis and review of your program and Bridging Documents and represents the commitment to design and critical thinking that we bring to the team. This is an exploration of your project and our ability to sink our teeth on both project opportunities and limitations while recognizing the schedule and budget implications of such proposals and the potential for project savings and enhancements.



PROPOSED ENHANCEMENT - SITE AND FIRST LEVEL FLOOR PLAN

PROPOSED ENHANCEMENT – SKETCH VIEW FROM TRAFFIC ROTARY

3. Describe the design work that will be needed to complete design development and coordination with City and DBE's Design Professional(s) as well as drawings required for City review.

Design Development

"Detailing the Vision" During the Design Development Phase, 95% of all required design decisions relative to materials, systems, and equipment will be finalized. These decisions are made within the overall framework established in the schematic design package. The primary objective of this phase is to develop a set of documents which define the character and construction of the project. These documents will be the basis for the development of bidding and construction documents.

1. Refine Project parameters in concert with the City's Building Committee members' recommendations and concerns.
2. No later than the Design Development Phase, the Architect of Record shall implement the use of Building Information Modeling (BIM) software for the purpose of project team collaboration for building analysis and design purposes, as well as construction and facilities information management.
3. Prepare, in this phase of the work, the site or plot plan suitable for the Building Department final review process.
4. Prepare design development drawings and preliminary specifications. Documents shall consist of architectural and engineering floor plans, exterior elevations, interior elevations, cross sections, horizontal and vertical control, site and plot plans and other drawings drawn to scale and showing the locations of walls, doors, windows, equipment, fixtures, and other necessary items together with the requirements for the electrical, heating, plumbing, air conditioning, on-site work, off-site work, outline specifications and other work necessary to complete the Project. This design development submittal shall also include fixture cut sheets for all pieces of equipment included in the design.
5. Participate in on-site owner meetings during this phase and additional video/ conference meetings as needed.
6. Proceed to the next phase upon written authorization from the County.

4. Describe the design work that will be needed to complete construction documents required for City review and approval, planning approvals, and for obtaining permits for the Project, including building, grading, and encroachment permits.

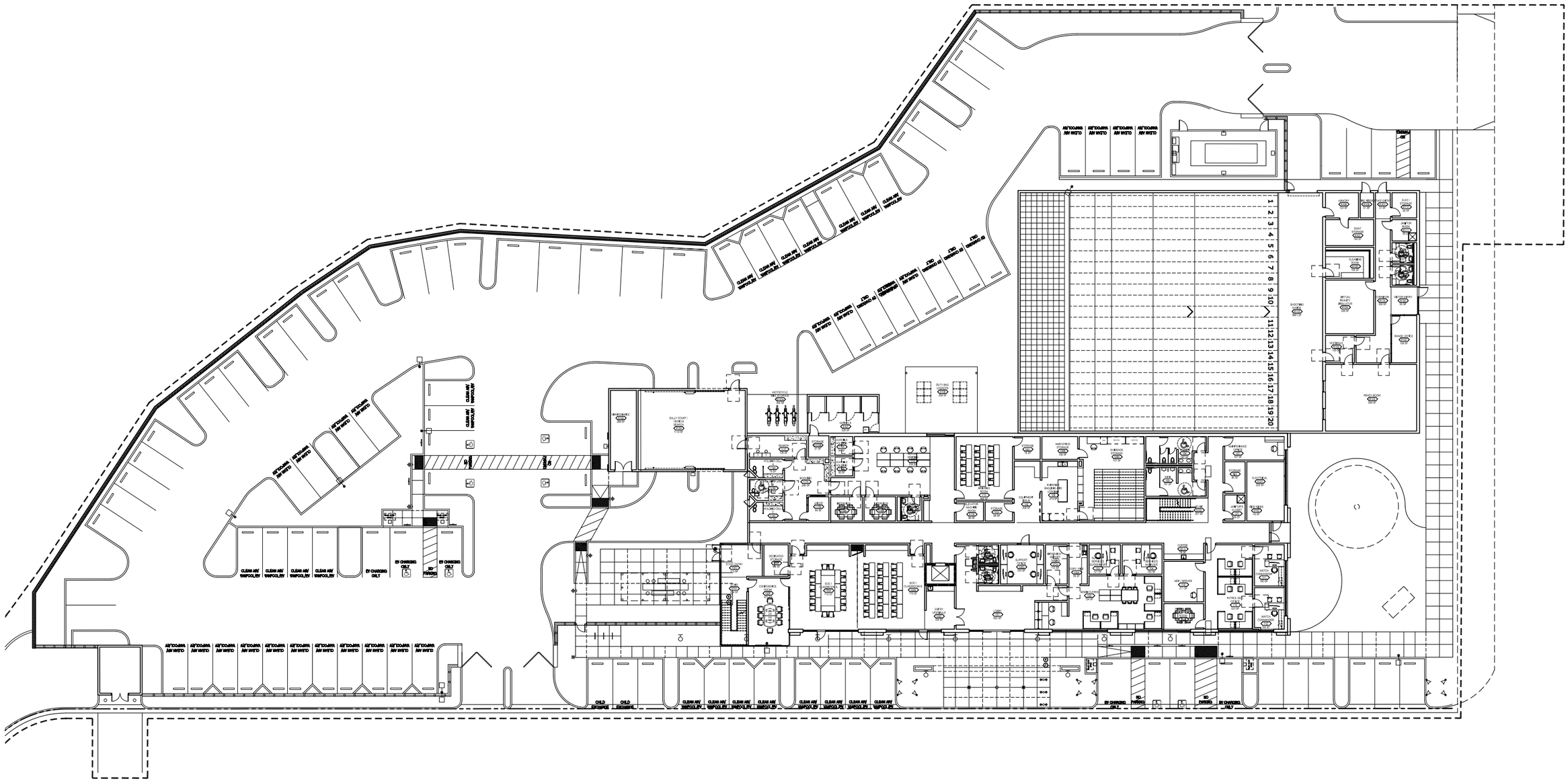
Construction Documents

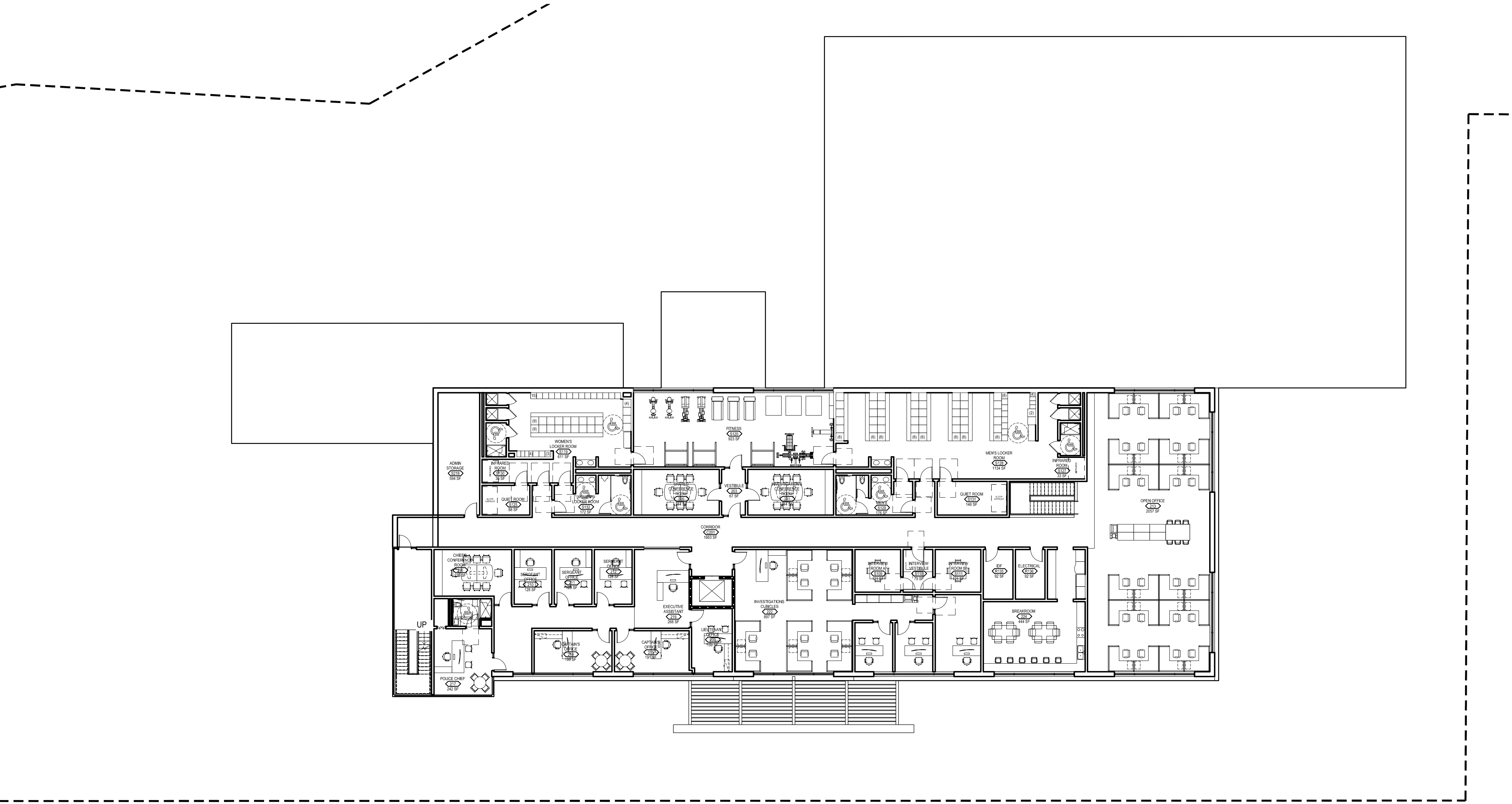
"Communicating the Vision" During the Construction Document Phase, the design decisions made during the previous phases will be incorporated into a final set of documents in sufficient detail to bid and construct the project.
The quality of the documents will be constantly monitored throughout the development of the CD package.
Additionally, a formal in-house quality review will be held at 90% completion. This review will be completed by senior design and technical staff of our Team.

1. Prepare the final BIM model and working drawings from the Design Development phase as modified by the City, setting forth in detail the work to be done, materials, workmanship, finishes, and equipment required for the architectural, structural, mechanical, electrical, security electronics, low voltage, communications, and other components of construction necessary to provide the City a complete and functional Project for its intended purpose within the requirements of this Agreement.
2. Monitor/keep City informed regarding the impact of design issues on the Project budget. Upon the request of the City, the Architect of Record shall incorporate into the design such changes as the City deems appropriate as a result of an impact on the Project budget or opinion of probable construction cost.

3. Participate in a constructability review of the plans and specifications at the 90% Construction Document stage, led by the Project Manager. Architect of Record shall review comments and respond to a single constructability review package at each of the identified phases. Make changes as directed by the City at no additional cost to the City.
4. Participate in the review of the design documents and make revisions limited to interdisciplinary coordination, constructability, conformity with the general scope of work, conformity with the City's construction standards and design guidelines, scheduling, and time of construction. The recommendations resulting from such review shall be provided to the Architect of Record by the City in writing.
5. Participate in design meetings on site with owner and video/conference meetings as needed.
6. Provide the design of a fire alarm system for entire Project that is compatible and fully functional with the existing system(s) in City facilities within the same campus/government center.
7. Provide the design of a Closed-Circuit Television (CCTV) monitoring system allowing for remote observation for all Project areas.
8. Provide the design of a fire protection system that will communicate and interact with the existing system(s) installed in City facilities within the same campus/government center.
9. Proceed to the next phase upon written authorization from the County.

DLR Group is committed to delivering a successful, environmentally sensitive, innovative, and well- executed project to the city. **We commit to hands- on involvement of our core project leadership team throughout the life of the project, with the support of experienced, in-house staff in active collaboration with highly qualified consultants.** This integrated design-build approach is not only essential in optimizing cost-effective, high-performance strategies, it brings all of the members of the project team together with the belief that good ideas come from anyone, and that we are all working for the good of the project.




ADMIN STORAGE
WOMEN'S LOCKER ROOM
FITNESS
MEN'S LOCKER ROOM
VESTIBULE
QUIET ROOM
CORRIDOR
OPEN OFFICE
INVESTIGATIONS CUBICLES
EXECUTIVE ASSISTANT
INTERVIEW ROOM A
INTERVIEW VESTIBULE
INTERVIEW ROOM B
IDF
ELECTRICAL
BREAKROOM
SERGEANT OFFICE
POLICE CHIEF
UP


CITY OF SAN PABLO
POLICE DEPARTMENT

F LIFE-CYCLE COSTS

Informed Decision Making at the Project Level

We understand the importance of analyzing the total cost of ownership when selecting systems and building materials for the project. As we understand, the RFP documents has outlined required systems that meet the project's durability for 15 years.

For the City, the design team looks forward to analyzing systems if the City requires, HVAC system and building envelope options in a LCCA (Life Cycle Cost Analysis) context with the goal of helping the City establish baseline performance data for the proposed new building. We can then assist the City in establishing operating cost and performance targets. During the initial phase of the project, we can produce an energy and envelope model and use it to test and select from design options that meet or exceed the target values. Using available baseline data for current public safety facilities, including energy performance and use data from current and comparable buildings; annual electricity and natural gas cost data; and non-fuel operating, maintenance and repair costs for similar facilities, we will analyze several project alternates and demonstrate how they meet or exceed our objectives.

LCCA review includes the following building systems:

- Lighting and mechanical system controls
- Natural gas-fired vs electric
- HVAC systems
- Domestic hot water delivery options
- Lighting alternatives
- High volume fly-ash concrete
- Roofing membrane and associated insulation
- Building envelope insulation optimization vis-à-vis selected mechanical system, control system, and day-lighting models
- Exterior glazing options including optimization of insulated glass units and sun shading design
- Exterior lighting options
- Irrigation water economies

G CONSTRUCTION APPROACH

Tilt-up Construction Expertise & Approach

Construction Plan

Our proven plan for execution in construction phase services lean principles ensuring safe, on-time, production and performance efficiencies, quality of construction to client satisfaction. It begins in our proposal's basis of design, schedule, team's subject expertise, trade specialists, scope confirmation and price. Our local community knowledge provides construction insight on City's requirements, construction access and traffic management that prevents congestion and disruption. Our lessons learned from building San Pablo City Hall and the West Contra Costa Health Medical Office Building guides us to project efficiencies.

We are envisioning several gate entrances for material delivery, one on Gateway Avenue across from the County Hospital's parking structure and the other on the back side of the project. We plan on using the foundation site for tilt-up panel formation and lifting and along the building for ease of lifting and immediate placement for minimal crane transport.

Our self-performing capabilities brings significant value to the City as concrete specialists when it comes to prefab and fast track performance on scheduling improvements. With the ability to make the call in ramping up crew resources for any subcontractor or material delay we are reliable in pulling this resource from time to time. We have nearly 250 craftspeople and have solid resources to load performance when needed.

In addition, or construction performance is based on the following best practices:

Project Management Approach

From design/ preconstruction to final warranty completion, our team will actively manage the work. **Craig Jamison** project executive, **Emily Setoudeh** project manager, **Nate Hall** project engineer will lead submittals and quality of work and will be checked throughout the project. It is our responsibility to get the best performance from the subcontractors and we commit to doing so on your project. You will have further continuity from the preconstruction effort through the construction effort by having one contact point heading up both preconstruction and construction phases. We will focus to serve the Client throughout the entire process.

Inclusion of Quality Checks and Mitigation of Risks - Quality Control Philosophy

Overaa strives to give our clients the best products and services possible, and it is no accident that we consistently accomplish this. Overaa believes that quality assurance and quality control are the keys to delivering great projects. Led by **Ken Brumbaugh**, sr. superintendent, through outstanding craftsmanship, creative solutions, collaboration with all project stakeholders, and coordination with trades who possess the necessary expertise and skill sets for the project, Overaa is proud to consistently exceed clients' expectations. Overaa uses a number of different tools and methods to ensure that the quality of work is in accordance with the requirements of the California Building Code, Division of the State Architect, and Contract Documents. These include, but are not limited to, the following: a Quality Control Manager; a Testing, Inspection and Observation (TIO) Program; constructability reviews, including BIM/ Navisworks coordination; constant subcontractor coordination; daily reports of work performed; testing and inspection, including any notifications that need to made prior to inspection and a log tracking all inspections.

Tilt-Ups - Self-Perform Concrete Specialists

Overaa is known as a concrete specialist. Years of perfecting the craft of concrete installation has led to the development of concrete forming and placement techniques with unmatched efficiency, labor productivity and material reuse. In addition, we are unique among our competitors because we self-perform a significant amount of work including all phases of concrete, making us extremely competitive. We are unmatched with our concrete tilt-up experience and most recently completed tilt-up projects for:

- *San Pablo City Hall*
- *Prologis 731 Cutting Blvd., Richmond*
- *Overaa Construction Headquarters, Richmond*
- *Oakland Unified School District, Central Commissary*
- *Richmond Scannell Richmond FedEx Warehouse & Spec Bldg.*
- *Richmond Portside Commerce Center*
- *Goodrick DHL Industrial Building, Richmond*
- *U.S.P.S. Distribution Warehouse, San Jose*
- *Prologis IPT Alvarado Warehouse, San Leandro*
- *Prologis 1345 Doolittle, San Leandro*
- *U.S. Army Reserve, Concord*
- *LPS Hayward New Campus, Oakland*
- *Underground Construction Office Expansion, Benicia*
- *The Father's House, Vacaville*

With Overaa, you will be getting a workforce with an organization behind it that is passionate about performing work efficiently and that is committed to providing excellent client service.

TILT UP QUALITY CONTROL

Panel Surface

The critical element in the finish product is the exterior face of the panels. The flatness of the panel depends solely on the casting bed or slab on grade. When possible a laser screed should be used to rod the surface in addition to special care in the finishing as to maintain the flat surface. If this is not practical, cross screed the surface during concrete placement. The exterior edges of the panel make the panel joints clean and evenly spaced.

Quality Control in Tilt-Up construction must cover lift and brace insert locations, embedments, and reveal detailing in addition to the quality control procedures typical to concrete construction.

The braces must remain in place until the entire supporting diaphragm is connected and inspected by the engineer of record.

Panel Edges

The approved bond breaking agent is to be applied at the proper rate and on the clean dry surface. During rebar and embed installation and/or in inclement weather, the edges may shift. Prior to the panel pour, these edges and openings must be double checked for straightness.

Embedments

The embeds for panel connections and lifting must be double checked by at least a second person familiar with the lift drawings. The casting surface must be final cleaned and ready for concrete. It is preferable to have the project architect or designated representative inspect the panel molds prior to the concrete pour. As the panels are being cast in concrete a QC individual needs to be visually inspecting the embedded items to insure proper positioning throughout the pour cycle.

Tilt Up quality control measures should include:

Panel shop drawing submittals should include at least the following:

- openings and reveal locations,
- reinforcing steel,
- lift and brace insert locations and product information,
- embedments,
- panel thickness,
- all dimensions.

Material submittals should include at least the following:

- concrete mixture proportion (typically around 4000 psi [28 MPa] per design requirements),
- bond breakers and curing compounds (check compatibility),
- form liners and reveal details,
- grouting and repairing materials,
- aggregate samples (if exposed aggregate is used),
- any other materials integrated into the panel,reinforcing chairs, finishes and coatings

Speed, price, design flexibility and durability are key advantages of Tilt-Up construction

What makes a concrete floor such an integral part of the construction process for Tilt-Up, is that panels are braced off of it, panels are formed and poured on it, and the slab has to accommodate crane access during the process.

Logistics and Site Use

Our approach to logistical site planning is: plan, evaluate, access the movement of people, material and equipment within designated areas. Throughout the life cycle of the project, we will use our logistics plan as a living document to display high traffic areas, delivery methods, parking, laydown areas, subcontractor trailers, toilets, and more. It will be a means of communication that requires team input. Our team is committed to maintaining a safe, clean, orderly, and organized jobsite at all times. With the site located within a high security facility, we will work with the City and **mack**[5] and confirm our logistics and site plan as defined in the following page outlining the appropriate construction entrance and traffic flow during construction activities to best minimize traffic impacts and noise. For times that we have concrete pours or similar traffic activity, we will coordinate to both accomplish the project schedule goals and meet the needs of the City. Again, we will maintain constant communication so that everyone is informed throughout the project. Ultimately the intent is to efficiently progress with construction while concurrently minimizing impacts to patients, visitors, employees, neighbors and the City. A phased plan representing the anticipated project needs is included for review. A delivery route plan will be added upon direction from the City and the mack[5] team. Flagmen with reflective vests and all Professional Protection Equipment, PPE, will manage traffic as required for all deliveries and work sequences, large or small.

Schedule - Accelerating the Start of Construction and Site Improvements Pad-Ready Site

The Design-Build team understands the City's intent to accelerate the design, long lead procurement, and construction of on-site and off-site civil and utility improvements, with the goal of providing a pad-ready site for the slab. We have a work plan designed to expedite this phase from field investigation, design development, construction documents, and final permitting. Project manager, Emily Setoudeh is prepared of the project's expectations and will set aggressive yet attainable targets for deliverables and will closely monitor progress against these targets.

Right Chemistry between Design Build Team Members

The members of the Design-Build team have worked together previously, many were carried over from the San Pablo City Hall and a tilt-up office for a private client. Accordingly, we have a relationship working with the City- currently on the San Pablo micro housing units, that will help us get started and move forward as a functioning team efficiently. The Design team brings extensive construction-side knowledge and experience that enables us to anticipate potential construction challenges and to develop creative, effective design solutions. ***DLR Group's subject expertise in public safety faciltities and Buehler's team, Bill Andrews***, we have the ability to make on-the-fly design modifications to address construction challenges, as well as design modifications to speed up the construction schedule if such opportunities arise. We are nimble and adaptable to consider accommodating with a discussion on any schedule ramifications or equipment pre-ordering.

Communication and Early Outreach with Agencies Involved

One of the best ways to expedite the permit process is to develop understanding with the local permitting departments and utility agencies involved with this project. Many cities, counties and utility agencies have implemented new online permitting review processes to reduce the turnaround time for issuing permits, which is critical in an attempt to accelerate the construction milestone start date. We will meet with relevant agencies to obtain current requirements and processes under COVID-19 guidelines. Early in the design process, we will hold regular coordination meetings with local agencies to outline and discuss the scope of work, project-specific requirements, construction milestones, mandatory checklists, and permit deadlines.

Ownership of Completed Construction Documents

The Design Build team is committed to taking full ownership of the completed Construction Documents. Communication with the permitting agencies will continue after the permit package is submitted. The Design team will proactively communicate with the permit reviewers to discuss and clarify any unclear items and facilitate faster permit turnaround time. The key is to keep track of all review comments in the agency portal and to be proactive in addressing every item prior to final execution of the permit report. Our team will have regular weekly progress meetings and share our documents

by means of portal or drop box of all the comments and plans. Appropriate QA/QC on responding to plan check comments will be put in place which will minimize repeated plan check comments.

Advance Planning for Utility Companies

The Design team will determine and confirm the existing utilities during the research, document review, field investigation, and survey phases. Utility owners will be contacted early in the project lifecycle asked to mark their structures. A Utility Conflict Map and Report of Investigation will be completed. Throughout the design process, our engineers will look at alternatives that minimize utility adjustments, where possible. Early and ongoing coordination with utility companies will help keep the project on schedule because utility companies require advance planning and a permit to perform work within the public right of way. We will invite utility representatives to attend selected meetings so that they can provide feedback, and we will provide the utility companies milestones and schedules for the upcoming work. We will involve our subcontractor early in the design phase to leverage their construction and constructability knowledge.

Concurrent Design and/or Dividing the Project into Smaller Packages

The Design Build team can accelerate the start of construction by looking for opportunities where design and construction can be performed concurrently. We suggest creating separate design packages for the civil on-site and offsite work, and separating out the demolition, grading, paving, utility including wet and dry utilities, traffic signals, and site lighting. Breaking it into smaller sections will make permitting easier as the work will be concentrated in certain disciplines. A construction contract can be awarded for early stages of work such as demolition and grading of the building pad while the permit for utilities or other disciplines are being reviewed by agencies involved. Submittal to the agencies on these smaller packages will be staggered so the reviewers can move onto the next package while response and updates are being worked on. This in turn avoids rush reviews from permitting agencies as the projects can be broken into smaller, defined scopes of work based on critical path activities. By breaking the project up into smaller packages that are released sequentially and in alignment with the construction schedule we can achieve the benefits of an accelerated schedule, while maintaining owner-required competitive procurement protocols.

Design and Preconstruction Interface

The design-build framework outlines direction in commencing tasks and deliverables in the design phase. That is, every decision making in this process is working together in disseminating the City's objectives, design development, and schedule. When a price has been established, we will work backwards from that for reporting preparations as we begin to build trust and confidence towards a reliable price/cost. The project begins with reviewing and verifying existing conditions, verification of utilities, and document review. As we begin to build teaming consensus and establishing a roadmap of design schedule, we will thread through processes that include: progressive sign offs; clear, phase-specific decision areas; group prioritization techniques.

We will hold predetermined team meetings and document stakeholders design criteria objectives, review preliminary design and provide drawings and technical specifications outlines, clear outline lines of communications from an organization work plan and through a graphic schedule outline design schedule developments, City review time, and permits.

DD and CD level will be held bi-weekly as design progresses with serious decisions made from budget confirmations at these phases. Despite submitting our price at SD level, Overaa Construction's cost-effective preconstruction team, will continue to offer many cost efficient and durable solutions.

In our cost management process, we work hard at enlisting constructability and value engineering enhancements when engaging subcontractors into the process as we discuss how to best optimize the project without compromising the quality of the project. These evaluations are presented to the team in a collaborative way so that the key stakeholders agree on the value to the project both during construction and most importantly through the life cycle of the building. Long lead items with anticipation of delay or cost performance are also methods we enfold in our Finish on-time (**reference schedule**) activities.

During the design / preconstruction phase, Overaa + DLR will lead from developing schematic design through construction documentation for constructability review. Using construction software, all comments and markups are catalogued and assigned to individual team members. Starting from as early as design development, bi-weekly meetings will be held with Overaa team to review constructability comments. These meetings provide a collaborative team environment and also ensure that each issue has been reviewed and addressed.

As we have already established during the preconstruction phase, the collaborative team's mindset will carry on into construction phase. For any issues that may arise in the field, the team will hold weekly meetings to resolve issues prior to issuing RFIs. This collaborative team environment not only helps resolve prevents cost increases but helps expedite issues as required in the field.

San Pablo Police Headquarters Schedule

Our enclosed schedule proposes 6 1/2 months of design and 16 months of construction for a total of 22 months, with a substantial move-in date on **January 2025**. Key critical phases that leads to a path of completion are based on the development of milestones set-forth in our schedule. In doing so, we plan to complete schematic design by February 2023 following 100% DD in April 2023, and CD's by June 2023. We have two permit packages- **Permit #1** in June 2023 for Grading Excavation and Foundations, **Permit #2** - July 2023 is for the building. Procurement is critical to prioritize into the calendar so we have most material preordered by September 2023- concurrent with PH 1 construciton (earthwork, foundations and utilities). Concurrent regular design and budget weekly check-ins are developed for continued efforts on constructability, value design options, and thorough investigations on cost savings. Several key design/ build subcontractors and additional key trades listed in this proposal locks in their price and contract for the duration of the project.

The tilt-up duration of two month prefabricated phase will be performed on-site with as much of the walls cast on the building SOG as possible to minimize the need for one time use casting slabs.

These critical phases have been carefully reviewed by Craig Jamison, Emily Setoudeh, **(Overaa)** Darrell Stuart, Yiling Deng **(DLR Group)** Bill Andrews **(Buehler)** validating the durations meets accountability in the direction of a turn-key project for the City of San Pablo.

Overaa's construction technology mentioned further in this Section are means and methods applied for timely assurances on project delivery.

Most items listed on the schedule are critical and need early decision making in order to procure early and receive materials on-time. Most items, are early orders planned for the City and stakeholders to commit with DB team on completing the project on-time. We have experienced that for a smoother and rapid construction completion comes with an effective and complete design and preconstruction process.

We have learned that all decisions, design review times, thorough complete design, and approvals are successful when construction is complete without any setbacks or delays. Pull Planning is the most collaborative and engagement tool where all confirm the look ahead work and material delivery confirmations. Our regiment schedules described in this section are proven processes standardized in our methods that completes projects on-time.

On-Time - Early Planning and Supply Chain Procurement

Generally, scheduling at Overaa is based on a combination of LEAN principals, and methodologies developed in house and refined continuously. We plan our projects using the Master (milestone), Phase and Look Ahead schedules. Project schedules are based on the Phases leading to Milestones. Specific phases are broken down and developed using the **Pull Planning** (or Pull Scheduling) process. We hold Pull Planning Meetings prior to the beginning of each significant phase. The designers and foreman for each trade are brought in with the rest of the core group to review the phase ahead, developing constraints and a network of 'reliable promises' regarding performance. Milestones are then developed to ensure the schedule is being met or exceeded. These milestones are fed into the master schedule for overall management of the project and coordination with stakeholders, tenant occupancies, and funding programs. We use the Overaa 6-week look schedule as the "Make Ready Look Ahead" in our weekly Core Group meetings and our superintendent's weekly subcontractor meetings to make sure the work is

staying on track. Pull Planning will also be used to coordinate the work and optimize the overall project schedule as a whole will be used during all phases including:

1. Prepare – Validation / Education.
2. Plan – Target Value Design / Design to Stretch Target.
3. Execute – Permit / Construct / Commission / Closeout.

Each phase will support the next to create a continuous flow process.

Phasing and Milestone Schedules

Specific phases are broken down and developed using the Pull Scheduling process. At all of Overaa's projects, for example, we hold **Pull Planning Meetings** prior to the beginning of each significant phase. The foreman for each trade is invited in with the rest of the core group to review the phase ahead, develop constraints and a network of 'reliable promises' regarding performance. Milestones are developed to ensure the schedule is being met or exceeded. These milestones are fed into the master schedule for overall management of the project and coordination with other teams on the campus. The team collaborative approach on most of our projects allows the team to target a MS completion date as well as preceding Milestones prior to the move-in date for all end-users. This approach allows the team to address unforeseen conditions such as under ground obstructions and excessive weather and still complete the project ahead of the schedule for turn-key project delivery.

Construction Schedule Procedure

Additionally, our schedule will be the primary tool to monitor actual progress of the design and the work. It will be updated weekly and the monthly update will include a narrative describing progress, major milestones (both completed and upcoming) and a specific description of where the project stands. The schedule serves as the primary tool for planning and monitoring the progress of the project for both design and construction. In addition to the Master Schedule, we also utilize short term, look-ahead schedules during construction. These schedules will cover, in more detail, the next four to six weeks of activities on the project. These schedules are generated at the field level and updated each week. These schedules are reviewed at a minimum on a weekly basis (more frequently as needed) with the project team as well as with subcontractors. All short term schedules will be created so as to ensure conformance with the master schedule.

Safe and Secure Site

Public safety within an operational medical campus, residential and nearby businesses is paramount. We will maintain a fully functioning and safe site throughout each delivery, installation, start up, or construction activity. Sr. superintendent **Ken Brumbaugh,** with input from our Safety Officer will manage the process of project logistics. We will work around the area on material delivery coordination. This includes traffic control, underground utility, construction traffic, deliveries, staging, phasing, pedestrian flow, life safety and access. We will have fencing with vision screen to keep pedestrians from hazards on the job site. Tony Bruno superintendent, or designated substitute, will act as the on site point of contact at all times.

We plan to work with the City in order to develop an acceptable noise management plan in order minimize the impact to the neighbors and help prevent any complaints by the neighbors to the City. Our plan would include measures such as scheduling noisy activities to within certain time restrictions. We would plan to minimize idling of construction equipment in order to reduce noise and air pollution. We plan to monitor and record the decibel levels at the perimeter of the project site in order to confirm compliance with local noise ordinances. If needed we could implement sound barriers to minimize noise issues with the neighbors.

Vibration and noise generating activities – in an operating facility, special attention needs to be paid to activities which have the potential to generate excess noise and/or vibrations as these can affect those around the construction area. Activities we plan that have a risk of excess noise and vibration will be identified early, noted in the schedule, put into a spreadsheet or table with relevant activity ID numbers for reference, and then formally noticed through the client to any potentially affected user groups in a similar manner to the public interface and tie-in items. By identifying these activities early in design, and then communicating them through construction, we mitigate the risk of potential construction shut-downs.

Overaa plans to implement site stabilization measures in order to

ensure that dust and air pollution are kept to an absolute minimum. We intend to keep as much of the hauling or delivery equipment on solid surfaces in order to prevent / minimize dust control and tracking. We will minimize the use of diesel equipment by utilizing forklifts that run on propane. We understand the importance of minimizing any noise or air quality issues for the surrounding neighbors during construction so that we can help prevent any complaints to the City as a result of this construction project.

Tie ins and public interface – Another section in our risk management process will be to identify those areas where we will be near, or potentially affect, the 'public' or where we will be making tie ins, re-routing, etc. and that activity has the potential to disrupt an existing facility. These important areas will also be identified on the schedule since the work in these areas will need to be monitored at a high level. Prior to working in a given area, we will provide a notification to the potentially affected groups, through the City, so that our communication is clear and timely.

Minimize Disruption to residential community

Our team recognizes the importance of being able to build in an 24/7 operational campus across the street at the County's Hospital, City Hall while minimizing the disruption to functional operations of adjacent Hospital. These activities in occupied spaces require protocols for planning, communication, and coordination with the occupants and facility staff. We have successfully implemented measures which segregate and confine construction noise and activity from the occupied areas. Each case requires specific measures based on the unique conditions and nature of the construction activities, including temporary sound barrier walls, site screens, construction access pathways, material delivery zones and paths of travel, specific delivery times including off-hours We will develop and seek prior approval of the following procedures as part of our Site Specific Minimizing Plan:

Signage- Clear and professional signage and "wayfinding"

- Identifying all HVAC, electrical and plumbing shutoff valves
- Identify noisy activities that might impact users
- Manage dust control, including the installation of dust screens as needed
- Noise control
- MEP utility tie-ins scheduled to avoid shutdown during critical times/hours
- Disruptions notices & communication
- Construction deliveries
- On site construction storage (lay down area)
- Secured access points of entry into construction activity zones.

At Overaa, we believe that our safety program demonstrates our commitment to the safety and health of our employees. Overaa, definitely embodies this commitment. Based on our extensive proven safety track record, we will be responsible for managing and implementing a Safety Program for this proposed contract.

For an extensive overview of Overaa's Safety Program, please refer back to the SOQ for details.

Construction Technology and Systems

We apply the following project management tools to each project for best design value and quality control:

- Early development of a detailed BIM model during the Design Development Phase allows the design and construction team to identify critical conflict areas early on and resolve them while the design process is still fluid. Typically in the industry, BIM models are not completed until the construction phase. By inputting the model earlier, further assurances are in place to avoid costly and time-consuming surprises.
- Egnyte Shared Platform, our project data tracking software, is used continually as a powerful information processing and filing tool on all our projects. Egnyte enables all parties to access the project file documents from any remote location at any time. The software capability allows the project team to be highly organized internally. It allows smart searches to find key information. It allows our quality control measures to continue into the construction phase with instant processing of field reports, RFIs, schedules, budgets, meeting minutes, PlanGrid, and Bluebeam. By applying portable computing to our field observation work, site issues are logged to the project file immediately and addressed by the contractors before they

can significantly impact the construction schedule.

- In our experience, telephone and face-to-face conversations continue to be the strongest means of communication and best methods for quality control and design team management. Our open and transparent environment allows for much project interaction. These in-house communications support the completeness of the Design Documents and eliminate, to the extent possible, errors and omissions. The City will be engaged with the Design Documents throughout the process. We typically require a sign-off at each phase of a project and we are open to discuss additional critical benchmarks for the Owner's review as needed before presenting to stakeholders.

We implement technologies such as Bluebeam and PlanGrid to access real-time data on construction documents, RFI, images, and meetings notes to discuss these at the actual site. When construction of the project is completed, the aggregate documents will reflect the as-built condition of the project. The updated drawings will be copied and made available to the Team.

Overaa prides itself on its industry leadership in discovering, developing, and employing cutting edge tools and techniques for all aspects of efficient project delivery. Besides incorporating the latest technology applications like BIM and CPM to our projects, our field team utilizes PlanGrid software pulled form their iPads. The tool captures RFIs, markups, photos, field notes- all synchronized online for immediate accessibility to Team members.

Meetings & Conferences

We will coordinate, facilitate, and document weekly job site meetings and prepare and circulate meeting minutes. We will evaluate and process payment applications and verify progress. We will evaluate requests for information (RFI's) and responses as well as posting those responses into the documents in real time.

Integrative Meetings & Conferences

The City's community culture and the Overaa team partnership's attributions, will guide our way as follows:

- Kickoff Workshop: Review design project's plans and specifications with design team, identify any design inconsistences, incongruities, deficiencies that may affect constructability. Review Hazmat report and investigate site with **Miller Pacific Engineering Group, City's geotech consultant.**
- Weekly Workshops: Validate design progress and report back with cost reporting. Then establish dates continually to validate costs and realign team progress on constructability and value engineering before permit submittals/approvals.
- Executive Committee Workshops: Meet monthly to ensure the project is on course.
- Core Team Workshops: Meet weekly to evaluate project status & resolve issues.
- Stakeholder Workshops: Meet quarterly to engage stakeholders and incorporate feedback.
- Closeout Workshop: Ensure smooth project close-out.

Despite the stresses that come with every project, our approach is characterized by a positive attitude and strong desire to make this experience enjoyable for all participants. We bear in mind the seriousness of the work while trying to introduce a thoughtful level of enjoyment. Our strong track record of consistently meeting client objectives has been achieved by the following:

- Together, we define and prioritize objectives early in the project process.
- Together, we work to proactively identify and reconcile obstacles.

Use cases at Overaa

- **Sheet Compare:** Track and catch all changes as new bulletins come out
- **Submittal tracking:** Store all submittals in PlanGrid to keep team updated
- **As-built documentation:** Store photos and documents of as-builts in PlanGrid
- **Punchlist**: Collaborating with owners, designers, and subs to effectively and efficiently complete a punchlist
- **Field reports:** Including safety reports and daily reports

- Together, we continually test the design against opportunities and constraints to deliver the project on time and within budget.
- Reviewing Plans and specifications- identify deficiencies, incongruities, inconsistencies that may affect constructability analysis- spec omissions, incomplete and / or inconsistent plans, details and specs.

Design Confirmation Process

Checking and validating the design criteria documents against the project design at the start of the Construction Documents phase ensures that operational, performance, maintenance and other requirements are addressed and incorporated into the project. A thorough cross-check of designed systems confirms design intent, captured scope identifies potential gaps to be addressed. This thoroughness of review is to prevent any change orders.

Sustainable Building Practices

We understand that the construction business is waste and energy intensive, so as general contractors, our decisions and actions carry great responsibility. Since concrete related activities represent 55% of our work volume, we have developed systems at our fabrication yard and jobsites that support material reuse:

- We designed a proprietary formwork system that utilizes 85% salvaged formwork material.
- We use aluminum and steel forms wherever possible, which can be recycled up to 250 times.
- We use high strength steel, reusable wall forming ties in lieu of one time use steel “snap ties” with plastic cones.
- Recycled plastic is used to replace wood nailers in aluminum joists.
- We encourage the use of recycled class II aggregate subbase and achieve this in 92% of our subgrade preparation work.
- Our collection program recycles unused mechanical components, forming material, miscellaneous hardware, batteries and chemicals.
- We commit, to the extent possible, to use local and regional materials, none to low VOC paints, sealants, and adhesives. See page 31 Section C.
- We provide designated parking for low emitting vehicles, and engage in ridesharing and carpooling/vanpooling practices.
- Each of our subcontractors shall comply with CALGreen environmental requirements as well as all air pollution control regulations and ordinances, water efficiency and conservation and energy efficiency and conservation.

Record Documents & Close Out Documents

A successful closeout plan starts with planning at the start of the project. Similar to Overaa’s finish early strategy, we target to complete key closeout items early in the project. Operation and maintenance manuals will be collected in the submittal process at the start of the project instead of waiting until the end. Standard contractor warranties will be collected in advance of project completion with a start date of “Owner acceptance”, that way everything will be ready to hand over once complete. We will schedule trainings at a time convenient for the Owner after each system is completed and verified working properly. In our subcontractor selection process during the final pricing phase, we will make clear the closeout requirements so that they are on board and committed to the plan.

We will assign one of our team members to spearhead the process and ensure the paperwork is in place and that it is well organized and everything meets schedule. We will ensure that payment application schedule of values has a closeout line item for each relevant subcontractor to further ensure the appropriate attention will be made to timely closeout. As-builts are kept current daily utilizing plan grid software, which allows access to current as built drawings in real time; RFIs, ASIs, CCDs, etc. are all captured here; at completion we will export the as-builts to a pdf and print any needed hard copies as well. Coordination meetings for commissioning process will be held early and followed with scheduled progress checkups to make sure everything comes together as planned. We have stringent quality control standards and will develop a detailed activity specific process to ensure project components are installed appropriately and avoid unnecessary corrections or punch list issues; this plan will also identify team members responsible for ensuring the quality process is followed and complete.

Subconsultant / Subcontractor Procurement Approach

As one of the leading parking structure builder's in the Bay Area, one of the most important values we carry to the City is a thorough and exhaustive subcontractor solicitation effort to minimize the cost. Overaa excels at attracting large numbers of competitive quotes to our projects and the advertising and outreach this entails. We provide a clear and complete set of bidder instructions in ensure the price covers all project scope, prequalify subcontractors for the City, and recommend the low, responsive list of subcontractors for the project with input and approval from **mack5, David Ross** and City. Our goal on all our design-build projects is to establish the City's price that can be relied upon as the project cost (ie. no change orders to the Owner).

Awarding subcontracts promotes the best interests of the City and best value to the design and construction.

Part of our process is to engage in an aggressive call out process to ensure maximum participation from the subcontractor list. We field all subcontractors' questions to get into bid RFI's. We captured all options from the market for value engineering ideas and present all options for review. We have outlined scopes of each trades in a detailed instructions to bidders to eliminate potential double coverage of items, price out options in different scenarios between the trade disciplines, and ensure proper coverage for comparison. We have extended the effort in breaking up packages allocating deeper savings with the option of modifying construction schedule considering the value enhancements savings on the project.

H NON-COLLISION DECLARATION

Exhibit 8

Non-Collusion Declaration

TO BE EXECUTED BY PROPOSER AND SUBMITTED WITH PROPOSAL

The undersigned declares:

I am the President [title] of C. Overaa & Co. [business name], the party making the foregoing Proposal.

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

This declaration is intended to comply with California Public Contract Code § 7106.

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 12/20/2022 [date], at Richmond [city], CA [state].

s/ Carl Overaa

Carl OVeraa

Name [print]

EXCEPTIONS

No exceptions are taken to the Bridging Documents.

SUBMITTED By:

Overaa Construction
200 Parr Blvd,
Richmond, CA 94801

20 DECEMBER 2022

DLRGROUP OVERAA Construction