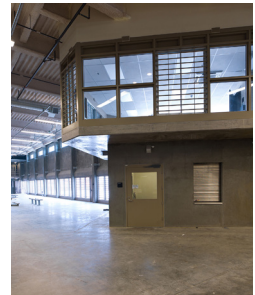


**VANIR CONSTRUCTION MANAGEMENT, INC. SUBMITTAL**  
**RFQ 16-20 Jail Expansion Construction Management Services**  
**County of Amador**  
**February 2, 2017**





**Construction Management, Inc.**

4540 Duckhorn Drive, Suite 300  
Sacramento, CA 95834  
T 916-575-8888  
F 916-575-8887  
[www.vanir.com](http://www.vanir.com)

February 2, 2017

Amador County  
General Services Administration,  
12200-B Airport Road,  
Martell, CA 95654.

**Re: Statement of Qualifications to Provide Construction Management Services for the Amador County Jail Expansion Project, RFQ No. 16-20**

Dear Sir or Madam,

Vanir Construction Management, Inc. (Vanir) is pleased to provide our Statement of Qualifications for Construction Management Services on the Amador County Jail Expansion Project.

Working in 48 California counties on detention projects at the State and County level, Vanir has unmatched experience helping our clients deliver successful correctional facility projects. Vanir and our team have worked extensively with all of the state and regulatory agencies that we envision participating in the project including BSCC, State Fire Marshal, CDCR, Department of Finance, California Department of Public Health, DSA and State Public Works Board.

Vanir is currently supporting Amador County on the Jail Expansion Project as part of Nacht and Lewis' team. We performed a facility assessment which helped to justify the award of state funds. We are now supporting the County with estimating and constructability review prior to bid. We work directly with Nacht and Lewis and the County to ensure the project stays in budget. Vanir performed a site analysis and advised on material laydown and staging for the contractor. This will reduce the cost of construction. As part of our estimating services, Vanir is analyzing systems for value engineering that will reduce cost without loss of function or quality.

Vanir is committed to helping the County and Nacht and Lewis complete a design that meets the Sheriff's goals and complies with BSCC without adding County cash match. As your construction manager, Vanir will apply all of our experience, tools and skills to ensure the project completes on budget.

**The Perfect Project Manager:** Our proposed project manager, Meridith Holloway has just completed the management of the state SB81 funded juvenile detention facility in Tuolumne County. Meridith is a senior, experienced project manager with demonstrated success managing BSCC funded detention projects in the gold country. Meridith is also a licensed inspector of record (IOR). By providing a project manager with all of the right tools and experience to effectively manage the project, we can keep our costs down and provide you with a focused dedicated project advocate and team member.

**Full Compliance with BSCC:** Vanir maintains a close relationship with BSCC. We know the paperwork and process to ensure full compliance, hassle free coordination, and most importantly, quick reimbursement of state match. BSCC trusts Vanir and we maintain that trust by following the rules.


**No State Fire Marshal Delay:** Nacht and Lewis has a strong working relationship with the State Fire Marshal. So does Vanir. We work with the State Fire Marshal every day through our county and CDCR contracts. We are experts at helping clients get design approved, get deferred submittals and bulletins approved, and resolve field related issues. On the Yolo County Juvenile project, the State Fire Marshal wanted the County to add sprinklers to a covered area after it had been constructed. Vanir worked with the State Fire Marshal and provided details that convinced them that the added sprinklers were not needed saving Yolo County time and money.

**Best in the Business Subcontractors:** Vanir has included BSK Associates for testing and inspection, 4 Leaf, Inc. for plan check and 3QC, Inc. for commissioning. We have worked with these firms for many years on multiple projects similar to the Amador Jail Expansion. They do a great job, work in the foothills area, and are cost effective. Vanir and our subconsultants make a really strong team ready to support Amador County on your jail expansion project.

**No Additional Cash Match:** We bring every tool, skill and solution we have to work with Nacht and Lewis to keep the project in budget. Our constructability team is the best in the state. California DGS selected Vanir to provide all of their constructability review in the north and the south regions of California. Excellent constructability drives quality design documents which results in minimal change orders in construction. Our track record is under 3% and frequently close to 1%. We will propose a cost efficient team that provides all of the support you need at a very economical price. We understand that the lower the soft cost, the more money is available for the building.

Vanir and our team have the capability, qualifications, and right approach to support you on this important project. We would be honored to stay on your team and continue our support. Please do not hesitate to contact me at any time at (916) 500-2777 or [andrew.freeman@vanir.com](mailto:andrew.freeman@vanir.com) to discuss our proposal further.

Sincerely,



Andrew Freeman, PE  
Vice President/ Area Manager  
4540 Duckhorn Drive, Suite 300  
Sacramento, CA 95834



Kings County Jail Expansion Phase II

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Humboldt County Jail Facility

## Scope of Work/ Services

## Scope of Work/Services



“Please consider me a believer in, and support of, the **highly personal and proactive approach** Vanir delivers to its clients and projects...I highly recommend all public sector entities consider involving the Vanir staff on their projects to ensure successful progress and project delivery.”

Robert Botta, Building Facilities Manager, Department of General Services, County of San Luis Obispo

### IDENTIFY AND ANALYZE DESIGN AND CONSTRUCTION ALTERNATIVES

The Vanir team has the experience and is well positioned to identify and analyze design and construction alternatives for each particular project.

- Design: We will be proactive in 1) establishing cost effective design parameters and prototypes at the Program-level, and 2) evaluating alternative construction materials, sustainable design choices, and site opportunities of individual projects at every stage of development at the project-level.
- Construction Phase: We will: 1) examine various construction approaches in developing the prototypes at the Program-level, and 2) develop alternative project phasing and design workarounds to alleviate schedule impacts due to material shortages, delayed equipment, site conditions and adjacency issues that might impact the project.

### CONSTRUCTION REPRESENTATION/ADMINISTRATION

Vanir will provide the County with a single point of responsibility for the representation of quality, cost control, and schedule objectives from pre-construction through project bidding, construction and post construction/closeout. Vanir will assist with responsibilities for handling contract representation/administration tasks. Other responsibilities will include:

#### Pre-construction:

- Review of documents for compliance with contract scope, Title 15, 19, and 24, compliance, space program requirements and project budget.
- Schedule and document project management meetings involving Consultants, Contractors, and other agency representatives.
- Develop project delivery strategy based on analysis of project requirements for function, quality, and cost, and schedule, operational and legal constraints.
- Manage program development process by working with the County to finalize contract documents.
- Assist in modifying the County’s General Conditions/Bid Documents for approval. If the County does not have adequate General Conditions/Bid Documents for this highly visible project, Vanir will assist in preparing these contract documents.
- Establish an information management system, which will keep the public and the County, informed of the project status, provide documentation of decision sequence, and support against litigation.
- Organize and implement a quality control program, which begins with documenting the County’s quality objectives and continues through the final inspection.

### Construction Document Phase:

- Maintain a project record of contracts, drawings, and specifications and (a) inventory handbooks, technical standards and operating manuals, (b) log shop drawings and samples, and (c) file correspondence, directives, and meeting minutes.
- Require performance by Design/Builders to support quality, cost, and schedule objectives.
- Assist in the preparation of bidding documents, advise on General Conditions, and develop forms for bid packages; review bidding packages, and analyze bids.
- Establish submittal procedure including documentation for all procedures required for the submittal of materials, samples and shop drawings.
- Develop and maintain schedules and logs.
- Compare current design to cost models, working with project architect.

### Bid Phase

- Vanir will provide the County with a single point of responsibility for the representation of quality, cost control, and schedule objectives during the project bidding phase. Vanir will assist with responsibilities for handling contract representation/administration tasks. Managing responses to requests for information during this phase by potential bidders and issuing of addenda in a timely manner.
- Establish information management system, which will keep public and county, informed about project status, provide documentation of decision sequence and support against litigation.
- Conduct pre bid conferences;
- Work with project architect in the preparation of addenda to the construction documents and handle the issuance of addenda to the bidders;
- Assist the County in receipt and evaluation of bids and make recommendations on award of contracts;

### Construction Phase:

The Vanir team will be responsible for the proper administration of the construction process. This function is designed to ensure that all of the contractual requirements of all parties are being fulfilled. We will:

- Negotiate contracts on behalf of the County;
- Prepare documentation for Award of Contract;
- Issue Notice to Proceed;
- Assist the County and participate in Pre Construction Conference and Notice to Proceed;

- Conduct regular, comprehensive project progress meetings;
- Expedite Requests for Information and Proposals;
- Ensure safety programs are effective;
- Develop and implement a procedure for the review and processing of Contractor applications for payment and review Contractor's Schedule of Values for use in processing payments;
- Develop and implement a system for the preparation, review and processing of change orders; and negotiate change orders with the Contractors on behalf of the client;
- Coordinate for any special testing required or that becomes necessary to determine confirmation with construction documents;
- Assist security consultant and/or A/E in review of change orders;
- Respond to clarifications regarding General Conditions;
- Coordinate major construction activities and milestones with Design/Build Team;
- Prepare agenda and lead monthly progress and progress payment meetings;
- Review and respond to Contractor's progress payments;
- Review record drawings (as-builts) prior to progress payment;
- Review and maintain submittals, logs, samples, shop drawings, cut-sheets, product information;
- Assist the County in developing keying schedule for secure and non-secure keys;
- Maintain daily diary;
- Maintain photographic record of progress; and
- Assist Commissioning Agent with the performance of the duties required by the County.



Lubbock County Jail



### Post-Construction:

- Develop schedule of close out activities including punch list, equipment testing, start up procedures, and occupancy;
- Coordinate acceptance inspections, close out construction contracts, schedule County occupancy, and develop a process for the County to ensure Contractors honor warranty responsibilities in a timely manner;
- Coordinate County and User Agency inspection;
- Oversee user agency orientation and training on systems;
- Conduct final inspection;
- Prepare “Notice of Completion”; and
- Recommend on Contractor’s final payment and retention.

### FINANCIAL COST CONTROL AND REPORTING

We use a financial cost tracking and reporting system. It is a basic component of our web-based project management software, and provides 24/7 communication of cost updates. The system will track all projects within the Program, and provide executive-level summaries in addition to detailed cost analysis. One of the biggest factors in cost control is self-discipline. The cost of projects will be a standard agenda item at all design progress meetings. With the BIM update, we will instantaneously know of design-change impacts, and can make informed decisions quickly. In addition to the web-based system, we will provide monthly Program reports that include cost summaries. With pro-active cost control, reporting becomes more a matter of record than a correction tool.

### ASSIST THE COUNTY WITH INVOICE APPROVAL PROCESS

We will develop the Invoice Approval Process prior to the beginning of construction. The process will be based upon the requirements of the County’s accounting systems and can be adapted to the requirements of the State funding agency.

### CLAIMS AVOIDANCE IS THE RESPONSIBILITY OF THE ENTIRE TEAM

Vanir will assist the County on design-related claims. Our claims management/avoidance program has two objectives:

1. Avoid the occurrence of claims by eliminating situations that tend to produce them.
2. Mitigate those claims which do occur by establishing procedures for resolving them.

There are three elements to claims avoidance:

1. Ensure good documents: Include detailed review of construction documents prior to bidding.
2. Manage the project rigorously: Potential dispute items must be addressed at each occurrence and resolved without delay if possible.
3. Be firm but fair: We take a “firm but fair” attitude coupled with our experience in contract language, construction techniques, cost estimating and scheduling, to immediately address and resolve issues.

### WHERE CLAIMS OCCUR

We hope that no claims occur and our approach is to avoid claims. However, if they do occur, it is important for us to be prepared, since the County will rely on our expertise and documentation to settle or defer to the claim. Claims generally arise in five major areas:

- Errors or Omissions in the contract documents;
- Differing site condition;
- Changes or additions to the contracted scope of work;
- Deviation for the project schedule; and
- Interference with the Contractor’s means and methods of performance.

### IMPLEMENT QUALITY CONTROL PROCEDURES

Testing and Inspection requirements will be identified and listed in the Quality Control (QC) section of the Construction Administration Plan. Vanir will schedule and coordinate all such activities with the general contractor. The performance of the QC activities will be recorded and entered into the project MIS system, as will all test results. Vanir will notify the County of unusual or out-of-spec test results.

### PROGRAM SYSTEMS AND CONTROLS

This is identified as a separate component because of its significant importance to the success of the Program. This component crosses all aspects of the Program and will provide specialized expertise; for example, reporting, cost management, time management, code liaison, value analysis, constructability reviews, etc.



Pima County Jail



“Vanir’s team was instrumental in assisting the County realize **significant savings** through programming, alternate jail design exercises and estimate verification, **without reducing building function and quality.**”

Rebecca Cambell,  
Deputy Administrative  
Officer Kings County Jail  
Expansion

## PUNCH LIST DEVELOPMENT AND MANAGEMENT

With active, on-site observation of the work, coupled with a thorough understanding of the contract requirements, the CM will be able to identify when the work has been completed in accordance with the plans and specs, and that is when the punch list should be created. The punch list will be prepared, signed off by all parties, and distributed for action. Inspection of remedial work will be done and all records of activities will be maintained in the Project MIS system.

## CONSTRUCTION BASELINE SCHEDULE

As the project moves into the Construction Phase, we will perform a detailed review of the Contractor’s proposed Contract Schedule. This “baseline” schedule should be cost and resource loaded with detailed information on submittal reviews, equipment delivery, and construction sequencing from site mobilization through occupancy. We will work with the project team and Contractor to reach agreement on the baseline schedule prior to incorporating the Contract Schedule into the Program Master Schedule.

- **Identify “Blocks” that Cause Delays:** Normal processes will not get it done; critical steps must be addressed and the responsible agencies brought on board to help. This may include legislation to modify legal hurdles and ensure acceleration of processes and procedures.
- **Consider Market Capacity Issues:** The ability of the design and construction industry to respond to this magnitude of work needs to be considered and addressed as one of the first steps. The Program needs to be marketed to the industry immediately and the industry needs to be invited to identify ways to accomplish your goals. By starting immediately, we can develop solutions to make this Program attractive to the market.
- **Facilitate Timely Decisions:** Timely decisions are absolutely critical. We need to get everyone on board and make sure they have authority to act. Clear establishment of goals, objectives, and authority to make decisions at various levels will be critical.

## PROJECT CONSTRUCTION SCHEDULE

The Vanir team will analyze the construction sequence and durations based on our review of the contract documents. Vanir use this schedule to establish construction durations and milestone dates for the construction contract.

- **Construction Schedule:** Upon award of the contract, a detailed construction schedule will be developed by the Contractor, evaluated by our project team, and prepared for acceptance by the County.
- **Short-interval Schedules:** As part of our weekly project meetings, Vanir will review short interval schedules by the Contractor in order to anticipate potential delays. When potential delays are identified, we will work with the contractor to adjust activities so as to maintain the original schedule. The key to maintaining the schedule is to anticipate and resolve potential delays before they occur.

## OUR PROJECT SCHEDULE IS AN AUTOMATED CRITICAL PATH METHOD SYSTEM

The Vanir Team will use Primavera and MS Project, which are automated CPM systems. We can also integrate the scheduling with the BIM to bring a 4th dimension to the design process. This approach integrates the schedule with the model (similar to the estimating) and can be effectively utilized during the later stages of design and all stages of construction.

## BUILDING COMMISSIONING

There are three primary phases, which comprise commissioning:

1. Documentation: The overall success of a project in on how well decisions, criteria, and concepts are documented.
2. Functional Performance Testing: By subjecting “systems” to functional performance tests, the commissioning agent is able to view system operation in both normal and exceptional conditions. As a result the commissioning agent observes, evaluates, identifies deficiencies, and recommends modifications, tunes, and documents systems and system equipment performance over a range of parameters.
3. Training: The successful transition from construction to owner occupancy/process utilization is largely dependent on complete and competent training.

Typically, HVAC, lighting, emergency generator and electrical distribution systems are commissioned, although systems such as plumbing, fire alarm, security electronics and data/communications may also be commissioned.

Vanir will make provisions for the commissioning as a line item in the “work breakdown structure”, as well as the budget and schedule. We will schedule and coordinate the commissioning function, document all activities and results, and provide reports to the County.

Vanir understands that project closeout begins at the start of the project, not just the start of construction. Assembling the right team to coordinate pre-construction, construction and post construction documents ensures a smooth and efficient turnover to the owner at project completion. Vanir’s experience with this process makes us the ultimate team for your project.



San Luis Obispo County Jail



El Dorado County Public Safety Building Rendering

## Statement of Experience and Qualifications

# Statement of Experience and Qualifications

Vanir and our staff are detention facility experts. Our experience includes all aspects of county detention facilities. We are the leading provider of construction management services on justice facilities in California and understand the philosophies, codes, and standards that affect this building type.

Vanir supports more California counties on their State funded detention facilities than any other firm. Counties select Vanir because of our experience working with BSCC and other state agencies that can significantly impact the project. They select us because of our ability to help counties define and build the facility that meets their needs. We have a demonstrated track record of delivering quality projects, on-time and in budget.

Over 70% of our work is with repeat clients. Vanir is very proud of this statistic and believes it reflects our client’s appreciation of our support. Recent County awards of multiple projects include Yuba, Tuolumne, Kings, Tulare, Alameda, El Dorado, Placer, Orange, San Diego, San Francisco, Imperial, and Los Angeles.

Vanir has managed  
**\$10+ billion**  
in correctional facility  
construction  
throughout California

### VANIR CORRECTIONAL PROJECTS

- 500+ justice projects nationwide involving police, corrections, and courts managed
- 234,000+ secure beds delivered
- BSCC, CDCR, DOF, DGS, and SFM partnerships
- \$3+ billion CDCR Facility Planning Program Manager
- 45+ CA counties served
- 33 State institutions served

State of Quantifications: Current and Past Work on Similar Projects						
Project	Location	Completed	Services Provided	Construction Value	Client Contact	Key Personnel
Amador County - Jail Expansion	Jackson, CA	2016	Project Management, Needs Assessment	\$20 million	Martin Ryan, Sheriff 700 Court Street Jackson, CA 95642 (209) 223-6500 martinryan@amadorgov.org	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Meridith Holloway, Project Manager; Ben Sabati, Estimator
Colusa County - Jail Facility Project	Colusa, CA	2018	Project Management	\$20 million	James Saso, Assistant Sheriff 929 Bridge Street, Colusa, CA 95932 (530) 458-0211 jsaso@colusasheriff.com	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator
JCC-Capital Program-PM Services	Statewide, CA	2026	Program Management	\$3 billion	Mike Courtney, Director, Capital Program 455 Golden Gate Ave, 7th Floor San Francisco, CA 94102 (415) 865-4200	Andy Freeman, Area Manager; Rafael Martin, Scheduler
Yuba County - Tri-County Juvenile Rehab Facility	Marysville, CA	2017	Project Management, Construction Management, SB81 Coordination Services, Criteria Document Development	\$20 million	Doug McCoy, Director, Administrative Services 915 8th Street, Ste 119, Marysville, CA 95901 (530) 749-7880 dmccoy@co.yuba.ca.us	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator

State of Quantifications: Current and Past Work on Similar Projects						
Project	Location	Completed	Services Provided	Construction Value	Client Contact	Key Personnel
Imperial County - Oren R. Fox Medium Security Detention Facility	El Centro, CA	2018	Project Management, Construction Management	\$33 million	Jamie Clayton, Chief Deputy Imperial County Sheriff's Department 760-339-6369 jclayton@icso.org	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator
Tuolumne County - New Mother Lode Regional Juvenile Facility	Sonora, CA	2016	Construction Management	\$16 million	Craig Pedro, Tuolumne County Chief Administrative Officer 2 S Green Street, Sonora, CA 95370 (209) 533-5511	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Meridith Holloway, Project Manager; Ben Sabati, Estimator
CDCR - California Health Care Facility	Stockton, CA	2014	Project Management, Program Management	\$123 million	Mike Meredith, Project Director III (Former) 707 3rd Street, West Sacramento, CA 95605 (916) 376-1642 Mike.Meredith@DGS.ca.gov	Andy Freeman, Area Manager; Meridith Holloway, Project Manager;
CDCR - DeWitt Nelson Correctional Annex Conversion	Stockton, CA	2013	Program Management	\$906 million	Mike Meredith, Project Director III (Former) 707 3rd Street, West Sacramento, CA 95605 (916) 376-1642 Mike.Meredith@DGS.ca.gov	Andy Freeman, Area Manager; Ben Sabati, Estimator



State of Quantifications: Current and Past Work on Similar Projects						
Project	Location	Completed	Services Provided	Construction Value	Client Contact	Key Personnel
County of Placer - South Placer Adult Correctional Facility	Roseville, CA	2012	Program Management, Project Management, Construction Management, Pre-design Support	\$92 million	Rob Unholz, Capital Improvement Manager, 11476 C Avenue, Auburn, CA 95603, (530) 886-4946, runholz@placer.ca.gov	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator
Tulare County - South County Detention Center	Porterville, CA	2018	Construction Management	\$50 million	John Hess, Assistant General Services Director 309 W Main Street, Ste 120 Visalia, CA 93291 (559) 636-5005 jhess@co.tulare.ca.us	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator; Rafael Martin, Scheduler
Kings County - Jail Expansion Projects	Hanford, CA	2016	Construction Management, Project Management, BIM Services	\$50 million	Rebecca Campbell, Deputy County Administrative Officer 1400 West Lacey Boulevard Hanford, CA 93230 (559) 852-2379 rebecca.campbell@co.kings.ca.us	Andy Freeman, Area Manager; Jim Aboytes, BSCC Expert; Ben Sabati, Estimator; Rafael Martin, Scheduler
County of Alameda - Juvenile Justice Center	San Leandro, CA	2007	Project Management, Construction Management	\$142 million	Aki Nakao, Director of General Services 1401 Lakeside Drive, Ste 1115 Oakland, CA 94612 (510) 208-9700 aki.nakao@acgov.org	Andy Freeman, Area Manager; Ben Sabati, Estimator

State of Quantifications: Current and Past Work on Similar Projects						
Project	Location	Completed	Services Provided	Construction Value	Client Contact	Key Personnel
Orange County - James A. Musick Jail Facility - Phase I & II	Irvine, CA	2020		\$156 million	Grace Felix, Sr. Project Manager 431 The City Drive South Orange, CA 92868 (714) 935-6291 gfelix@ocsd.org	Andy Freeman, Area Manager; Ben Sabati, Estimator
County of Riverside - East County Detention Center	Indio, CA	2019	Program Management, Construction Management	\$275 million	Rizaldy Baluyot, Supervising Facilities Project Manager 3403 10th St, 4th Floor Riverside, CA 92501 (951) 955-4889 rbaluyot@rivcoeda.org	Andy Freeman, Area Manager; Rafael Martin, Scheduler; Ben Sabati, Estimator
County of San Diego Women's Detention and Reentry Facility	Santee, CA	2016	Project Management, Construction Management	\$221 million	Andrew Bohnert, Chief Capital Development 5560 Overland Avenue, Suite 410 MS O-368 San Diego, CA 92123 (858) 437-1176 andrew.bohnert@sdcounty.ca.gov	Andy Freeman, Area Manager; Ben Sabati, Estimator
County of Riverside - Larry D. Smith Correctional Facility - Expansion #3	Banning, CA	2010	Construction Management	\$62 million	Frank Gonzales, Facilities Project Manager 3403 Tenth Street, Ste 400 Riverside, CA 92501 (951) 955-8467 fgonzales@rc-facilities.org	Ben Sabati, Estimator

Imperial County Jail Facility Under Construction



# Minimum Qualifications

# Minimum Qualifications



“This was a great team effort between all of the parties involved. It was an **extremely successful effort** that the team was able to come up with **\$16M worth of Value Engineering items.**”

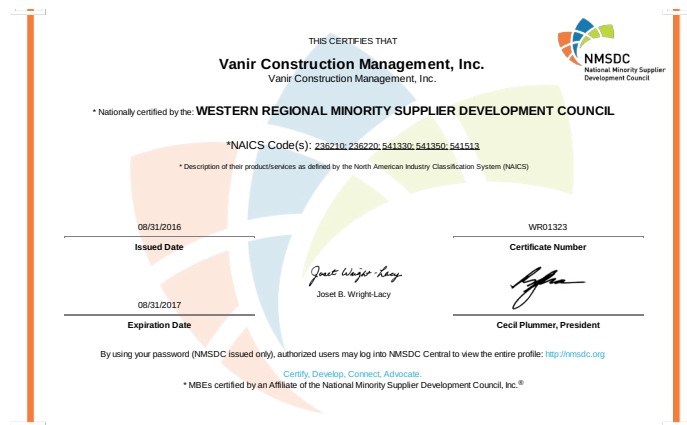
Michael Tuinstra,  
 Director, Pima County  
 Facilities Management,  
 New Prima County Jail

## EVIDENCE OF LICENSING

Vanir is an experienced leader, providing input and management to cities, states, counties, and other public agency projects. Vanir is licensed by the State of California Contractors State License Board (#459092) in the classification of B - General Building Contractor



We are also a certified woman-owned and minority business.



**GOVERNMENT CODE - GOV**

TITLE 1. GENERAL [100 - 7914] ( Title 1 enacted by Stats. 1943, Ch. 134. )

DIVISION 5. PUBLIC WORK AND PUBLIC PURCHASES [4000 - 4563] ( Division 5 enacted by Stats. 1943, Ch. 134. )

CHAPTER 10. Contracts with Private Architects, Engineering, Land Surveying, and Construction Project Management Firms [4525 - 4529.5] ( Heading of Chapter 10 amended by Stats. 1987, Ch. 698, Sec. 1. )

4529.5.

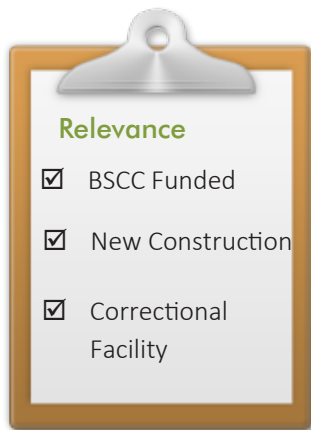
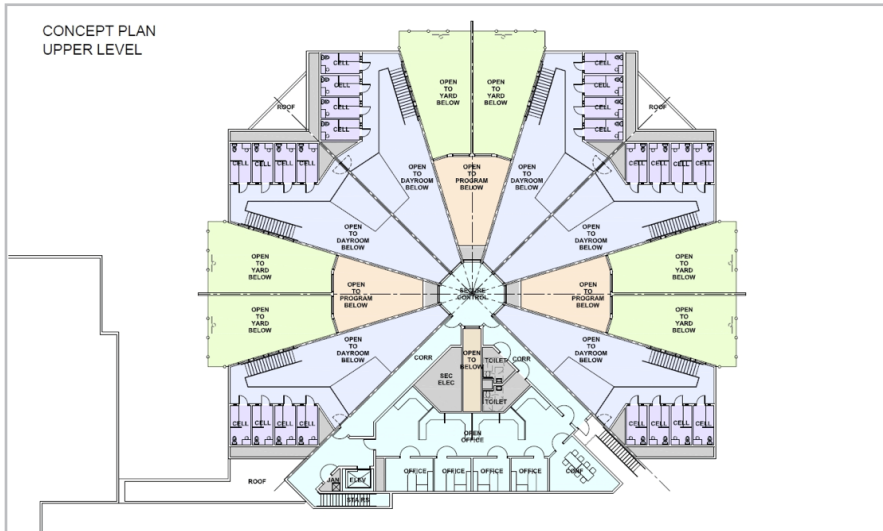
Any individual or firm proposing to provide construction project management services pursuant to this chapter shall provide evidence that the individual or firm and its personnel carrying out onsite responsibilities have expertise and experience in construction project design review and evaluation, construction mobilization and supervision, bid evaluation, project scheduling, cost-benefit analysis, claims review and negotiation, and general management and administration of a construction project.

**EXPERIENCE WITH PUBLIC AGENCY PROJECTS**

Vanir is well-suited to perform construction management services for the Amador County Jail Expansion and has done so successfully on many other public agency projects.

Project	Government Code Section 4529.5 Compliant						
	Design Review and evaluation	Construction Mobilization and supervision	Bid Evaluation	Project Scheduling	Cost-Benefit Analysis	Claims Review and Negotiation	General Management and Administration
Colusa County Detention and Treatment Facility	✓	✓	✓	✓	✓	✓	✓
Yuba Tri-County Juvenile Rehabilitation Facility	✓	✓	✓	✓	✓	✓	✓
Imperial County Oren R. Fox Medium Security Detention Facility	✓	✓	✓	✓	✓	✓	✓
County of San Diego, Women's Detention and Reentry Facility	✓	✓	✓	✓	✓	✓	✓
Kings County Jail Expansion	✓	✓	✓	✓	✓	✓	✓
County of Placer, South Placer Adult Correctional Facility	✓	✓	✓	✓	✓	✓	✓
Yolo County, Juvenile Multipurpose Facility	✓	✓	✓	✓	✓	✓	✓
San Mateo County, Maple Street Correctional Center	✓	✓	✓	✓	✓	✓	✓
County of Riverside, Est County Detention Center	✓	✓	✓	✓	✓	✓	✓
Tulare County, South County Detention Center	✓	✓	✓	✓	✓	✓	✓
Tuolumne County, New Mother Lode Regional Juvenile Facility	✓	✓	✓	✓	✓	✓	✓
CDCR, Infill Project, Level II Dorm Facilities, CSP Mule Creek	✓	✓	✓	✓	✓	✓	✓

# Colusa County Detention and Treatment Facility Colusa, California, SB 863 Funded



### Project overview

The project will construct a new facility that will provide adequate programming, mental health treatment and recreation space. The project will replace substandard housing with podular housing units and provide a medical and dental clinic/ exam space. This will allow safety and respiratory isolation cells and expand work areas with support space for medical, mental health treatment, and jail staff.

The new facility will consist of 84-bed with 4 program rooms.

The new jail will be funded by SB 863 and meet all Title 24 requirements and will include dayrooms (with tables for dining), exercise area, four program/multipurpose spaces, medical examination rooms, pharmaceutical storage, visiting areas, housing control, safety equipment storage, janitors' closets, audio monitoring systems, laundry storage areas, emergency power, confidential interview rooms, attorney interview spaces and inmate property and institutional storage areas. Also provided will be space for food service, laundry service and intake/release spaces also will be provided

### Location

Colusa, California

### Client

Colusa County

### Architect

TBD

### Contractor

TBD

### Delivery Method

Design-Build

### Square Footage

26,800 SF

### Construction Cost

\$20 million

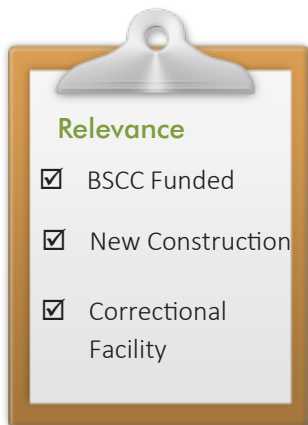
### Completed

2018

### Reference

James Saso, Assistant Sheriff  
929 Bridge Street  
Colusa, CA 95932  
(530) 458-0211  
jsaso@colusasheriff.com

# Yuba Tri-County Juvenile Rehabilitation Facility, Marysville, California, SB81 Funded



## Project overview

Yuba County will soon be home to the first regional juvenile detention facility project in California, a collaborative effort between three counties. The project is funded by SB 81 state funds and due to start construction in the Fall of 2016. Utilizing the design-build delivery method, this complex will provide housing, dining, education, recreation, program, and support facilities.

Vanir worked with Yuba, Sutter, and Colusa counties to develop the program, submit the funding request to change from single-county to tri-county, and create the design-build criteria (including development of the RFQ and RFP). Our team is managing the design-build phase and working closely with each entity to ensure milestones are achieved and all needs are met.

## Leading construction efforts throughout Yuba County

*“Your team has been terrific on every project [Tri-County Juvenile, new Yuba County Jail, and new Sheriff’s Headquarters], and I’m continually impressed.”*

**Doug McCoy**, Director of Administrative Services  
Yuba County

## Location

Marysville, California

## Client

County of Yuba

## Architect

TBD

## Contractor

TBD

## Delivery Method

Design-Build

## Square Footage

29,000 SF

## Construction Cost

\$15 million

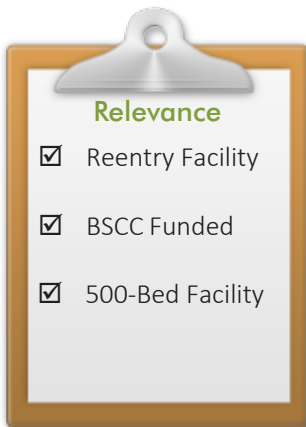
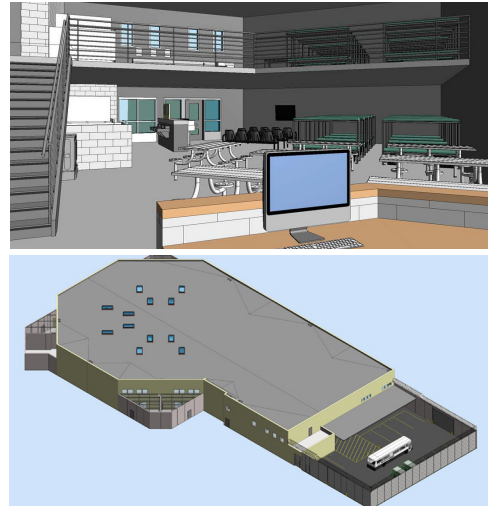
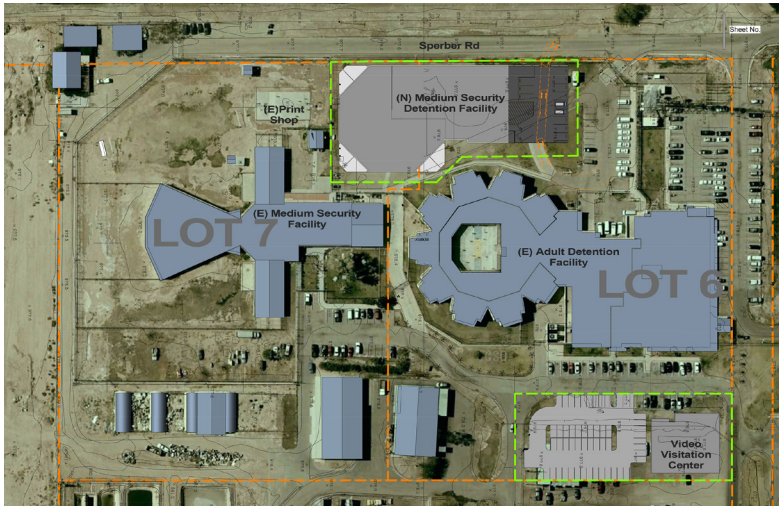
## Completed

2018

## Reference

Doug McCoy, Director,  
Administrative Services  
915 8th Street, Ste 119,  
Marysville, CA 95901,  
(530) 749-7880,  
dmccoy@co.yuba.ca.us

# Imperial County, Oren R. Fox Medium Security Detention Facility, El Centro, California, AB900



## Project overview

Vanir is serving as the bridging documents architect and construction manager for a new two-story medium security adult detention center. It is being constructed on 2.3 acres of county-owned land adjacent to Imperial County's existing jail. In addition, the project includes an 8,000 SF building that will hold a video visitation center and a vocational print shop.

The new facility will provide 274 beds and include housing, healthcare, program, intake and release, administrative, and support services space.

## Teamwork, commitment, and dedication

*"Vanir is not only a partner in your project, they are truly concerned with the building's success and the customer's level of happiness. Our team was fortunate to have Vanir complete our needs assessment and then become our project manager through construction. Our team was stronger because of their presence, teamwork, commitment, and dedication to the project."*

**Jamie L. Clayton**, Chief Deputy Corrections Imperial County Sheriff's Corrections Bureau

## Location

El Centro, California

## Architect

Bridging Documents (Master Architect):  
Vanir Construction Management

## Delivery Method

Design-Build

## Square Footage

66,250 SF

## Construction Cost

\$33 million

## Completed

2018

## Reference

Jamie Clayton,  
Chief Deputy  
Imperial County Sheriff's Department  
760-339-6369  
jclayton@icso.org



# County of San Diego, Women’s Detention and Reentry Facility Santee, California, AB 900 Funded



**Relevance**

- Reentry Facility
- BSCC Funded
- 1,270-Bed Facilities

### Project overview

Vanir played a key role in delivering the multi-award-winning Las Colinas Detention and Reentry Facility (LCDRF) as the full service project and construction manager. Financed in part by a State of California jail grant (AB 900), this unique campus formed a new way to rehabilitate inmates, while providing a safe, secure, durable, and low maintenance structure.

The LCDRF sits on a 45-acre site, housing all classification levels, including: 1,216 minimum, medium, and maximum security beds; 32 mental health beds; and 22 medical patient beds. The facility accommodates space for visitation, inmate programs, staff services, inmate receiving and transfer, administration, property storage, and a warehouse.

As the County’s first major design-build project and jail in over a decade, Vanir provided the right skillset to deliver expert knowledge in jail design, construction, and design-build management.

### Sustainability & Environmental Criteria:

LEED Certified Gold, 2016 DBIA Design-Build Project/Team Award for Design Excellence.

### Location

Santee, California

### Client

County of San Diego

### Architect

HMC Architects

### Contractor

Balfour Beatty Construction

### Delivery Method

Design-Build

### Square Footage

464,000 SF

### Construction Cost

\$221.5 million

### Completed

2015

### Reference

Andrew Bohnert,  
Chief Capital Development  
5560 Overland Avenue, Suite 410 MS  
O-368, San Diego, CA 92123  
(858) 437-1176,  
andrew.bohnert@sdcounty.ca.gov

# Kings County Jail Expansion, Hanford, California, AB 900 and SB 1022 Funded



*"Vanir's team...was instrumental in assisting the County with significant savings through programming, alternate jail design exercises, and estimate verification during the pre-design phase, without reducing building function and quality."*

**Rebecca Campbell**, Deputy County Administrative Officer, Kings County

**Relevance**

- BSCC Funded (AB 900, SB 1022)
- New Construction
- Correctional Facility

### Project overview

Vanir is providing Kings County with project and construction management services for the planning, design, and construction of Phase 2 and Phase 3 Expansion Projects as well as project and construction management services for its Juvenile Center Remodel Project.

PHASE 2 EXPANSION (AB 900) Vanir assisted the County with its AB 900 funding requirements and is managing

the \$41 million expansion project that adds 252 new beds to the existing 613, alleviating the current need for inmates to sleep on temporary beds in the day rooms of the existing jail.

PHASE 3 EXPANSION (SB 1022) Our performance on the Phase 2 AB 900 expansion project, led the County to award Vanir project management services on their SB 1022 project. This State funded project is a \$20 million new Type II 24-bed mental health addition with a culinary service kitchen, vocational space, three program rooms, and a day reporting center.

### Special Features and Challenges:

Our performance on the County's AB 900 and SB 1022 projects led the Kings County to request Vanir to assist them with their \$13 million (SB 81) renovation and remodel of the existing adult detention facility into the new Kings County Juvenile Center.

### Location

Hanford, California

### Client

Kings County

### Architect

DLR Group

### Contractor

Roebbelen Contracting, Inc.

### Delivery Method

Design-Bid-Build

### Square Footage

67,000 SF

### Construction Cost

\$33.2 million

### Completed

2016

### Reference

Rebecca Campbell, Deputy County Administrative Officer  
 1400 West Lacey Boulevard Hanford, CA 93230  
 (559) 852-2379  
 rebecca.campbell@co.kings.ca.us

# County of Placer, South Placer Adult Correctional Facility, Roseville, California



**Relevance**

- New Construction
- Correctional Facility
- 192,000 SF

## Project overview

Vanir served as the project manager for the South Placer Adult Correctional Facility, a medium/maximum security detention facility with a capacity for 980 inmates. In conjunction with the Placer County Department of Facility Services, we were responsible for managing the pre-design, design, and construction phase activities from initial project conception through occupancy and

commissioning.

Vanir assisted the County in preparing all criteria documents for the design-build procurement with a design competition factor; assisting in preparation of the RFP; and reviewing, evaluating, and selecting a roster of qualified entities.

## A strong team, a solid project

*" During every phase of the project...Vanir's personnel have been vital and integral members of the County's team...we do not expect that we could find a better roster of teammates than we had with Vanir CM."*

**Dennis Salter and Gerald Minta**, Senior Architects  
Placer County, Facility Services Department

## Location

Roseville, CA

## Client

Placer County

## Architect

HDR Architecture, Inc.

## Contractor

McCarthy/HDR

## Delivery Method

Design-Build

## Square Footage

192,000 SF

## Construction Cost

\$80 million

## Completed

2012

## Reference

Rob Unholz,  
Capital Improvement Manager,  
11476 C Avenue, Auburn, CA 95603,  
(530) 886-4946,  
runholz@placer.ca.gov

# Yolo County, Juvenile Multipurpose Facility, Woodland, California, SB 81 Funded



**Relevance**

- BSCC Funded
- New Construction
- Correctional Facility

### Project overview

Vanir is serving as construction manager for this new SB 81 funded, multipurpose facility that is being constructed adjacent to the existing juvenile hall in Woodland, California. The 11,900 SF building is a free-standing building, erected on a concrete foundation. The main structure will utilize concrete masonry unit construction. Where masonry walls are not needed, interior

steel stud walls will be used consistent with the security needs of the facility. The facility will include a gymnasium with a basketball court, visitor’s rooms, sally ports, staff areas, electrical room, mechanical room, restrooms, storage, lobby, and dedicated program spaces.

A covered walkway connecting the existing adjacent detention facility and additional security fencing is part of the site scope. Two accessible parking stalls will be added in front of the facility as well as concrete sidewalks.

The existing detention facility will require minor work as the utilities for the new facility tie into the existing detention center.

### Location

Woodland, CA

### Client

Yolo County

### Architect

Lionakis

### Contractor

Broward Builders

### Delivery Method

Design-Bid-Build

### Square Footage

11,900 SF

### Construction Cost

\$6.3 million

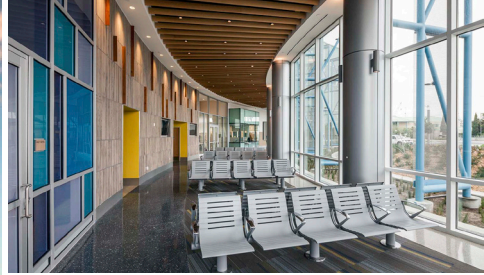
### Completed

2017

### Reference

Terry Vernon  
 County Administrator  
 (530) 666-8116  
 terry.vernon@yolocounty.org

# San Mateo County, Maple Street Correctional Center, Redwood City, California, AB 900



**Relevance**

- New Construction
- Correctional Facility
- 257,000 SF

## Project overview

Vanir served as program manager for this 257,000 square foot, \$165 million correctional center. Aiming for LEED Gold, this 576-bed facility was designed using a new innovative approach to corrections by providing an environment, through training programs and counseling, that will help inmates from reoffending. The facility consists of a natural light-filled visitor lobby, video visitation area, full-service kitchen,

locker rooms, staff dining with outside eating area, laundry facility and loading docks.

A unique feature of the facility is a separate area of 88 beds for work furlough prisoners. Those inmates are allowed to leave the facility during the day for work, school, or training. These inmates are housed separately from the general population.

## Location

Redwood City, CA

## Client

San Mateo County

## Architect

HOK

## Contractor

Sundt/Layton-A Joint Venture

## Delivery Method

Design-Bid-Build

## Square Footage

257,000 SF

## Construction Cost

\$165 million

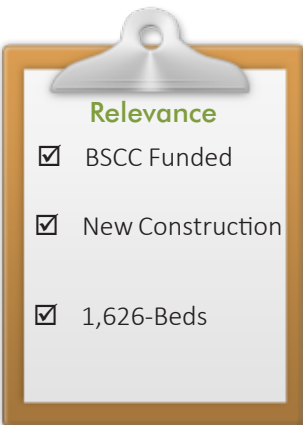
## Completed

2016

## Reference

Sam Lin,  
Project Manager Jail Planning Unit,  
(650) 716-5975,  
slin@co.sanmateo.ca.us

# County of Riverside, East County Detention Center Indio, California, AB 900 Funded



**Relevance**

- BSCC Funded
- New Construction
- 1,626-Beds

**Project overview**

Located on a 6.5-acre site, the East County Detention Center (ECDC) project consists of a new 600,000 SF, Type II detention center to replace and expand the existing Indio Jail for the County of Riverside Sheriff's Department.

Vanir is providing program and construction management services for this AB 900 funded, two-phase project.

Phase I consists of building a three-story support facility and a four-story, 1,626-bed housing structure. Phase II includes the demolition of the existing jail, construction of a sally port, and landscaping of the grounds. Sheriff's staff and inmates will relocate to the new facility over a three-month time period between phases I and II.

**A significant undertaking**

The ECDC is the largest project that the County of Riverside has ever constructed. Construction will span 1,170 calendar days over four summers.

*The County is seeking LEED Silver certification for the new center.*

**Location**

Indio, California

**Client**

County of Riverside

**Architect**

HOK Architects

**Contractor**

Clark Construction Group-California

**Delivery Method**

Design-Bid-Build

**Square Footage**

600,000 SF

**Construction Cost**

\$275 million

**Completed**


2018

**Reference**

Rizaldy Baluyot,  
Supervising Facilities Project Manager,  
(951) 955-4889,  
rbaluyot@rivcoeda.org

# Tulare County, South County Detention Center, Porterville, California AB 900 Funded





**Relevance**

- BSCC Funded
- New Construction
- Correctional Facility

### Project overview

This AB 900 funded project is the largest project the county has undertaken in recent times. The project consists of the design and construction approximately 15 acres of a greater 76+/- acres of County owned land located in the City of Porterville. The facility will provide approximately 510 beds and will be constructed of steel and concrete for long-term durability. The housing space will include dayrooms; exercise yards;

multipurpose space for programs, including self-help, parenting, life skills, education classes, and religious services; housing unit control and storage space; and interview and video and in person visitation space. The facility will also include a centralized control room; a kitchen; intake, release, and transportation space; laundry; and administrative, staff support, medical and mental health space. Additionally, the facility will include warehouse and maintenance/central plant space. This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as parking spaces for both staff and visitors and all necessary appurtenances. In addition, there will be a secure perimeter including vehicular and pedestrian sally ports.

Our subconsultant, 3QC, provided low voltage system integration and commissioning of radio, detention and non-detention systems to ensure functional capacity and quality of communications, data, audio-visual, fire-alarm and security systems.

### Location

Porterville, CA

### Client

Tulare County

### Architect

DLR Group, Inc.

### Contractor

Bernard Bros. Inc.

### Delivery Method

Design-Bid-Build

### Square Footage

99,710 SF

### Construction Cost

\$50 million

### Completed

2018

### Reference

John Hess,  
Assistant General Services Director  
(559) 636-5005

# Tuolumne County, New Mother Lode Regional Juvenile Facility, Sonora, California, SB 81 Funded



## Relevance

- BSCC Funded
- New Construction
- Correctional Facility

## Project overview

Vanir provided full service project and construction management for this project that consisted of a new 26,815 square foot, 30-bed detention facility to house juvenile offenders.

The project superstructure will be concrete and steel, located on approximately 2.48 acres of county-owned land. The single facility will include one housing unit (18

sleeping rooms), classrooms, dayroom, medical examination room, an enclosed secure outdoor exercise area, central control room, juvenile processing area, holding cells, vehicular sallyport, administration/staff area, laundry room, kitchen and maintenance area plus other ancillary spaces. Construction will also include site work, irrigation, landscaping, utilities, security electronics, fencing and parking.

## Location

Sonora, California

## Client

Tuolumne County

## Architect

HMC Architects

## Contractor

F&H Construction

## Delivery Method

Design-Bid-Build

## Square Footage

26,815 SF

## Construction Cost

\$15 million

## Completed

2016

## Reference

Craig Pedro,  
Chief Administrative Officer  
2 S Green Street  
Sonora, CA 95370  
(209) 533-5511



# CDCR, Infill Project, Level II Dorm Facilities, CSP Mule Creek, Lone, California, SB 1022 Funded



**Relevance**

- New Construction
- Correctional Facility
- 1,587 beds

### Project overview

3QC is in the warranty phase of commissioning services for the addition of two Level II dormitories at the California State Prison, Mule Creek. The dormitories are part of the CDCR’s Infill Project Program and the agency’s realignment program to improve overcrowding, reduce costs, improve inmate population health care, and provide safe and secure housing for inmate populations. The new facilities,

constructed within the boundaries of the existing CSP Mule Creek, include two Level II semi-autonomous dorms of 792-beds each. The addition of 1,584 beds not only assists CDCR in meeting legislative mandates set forth by SB 1022, but also provides significant costs savings by utilizing existing facility property and infrastructure, and replacing outdated and operationally costly facilities. Each facility is built to address healthcare, mental healthcare, ADA and dental care requirements.

### Systems Integration - Security, Low Voltage

The Infill Project complex was constructed under a design-build methodology and pursued LEED Silver certification. In addition to major building systems (MEP and HVAC), 3QC is commissioning and providing systems integration of security, low voltage and building envelope systems.

### Location

California State Prison, Mule Creek, Lone, CA

### Architect

HOK Architects

### Contractor

Hensel Phelps

### Program Manager

Vanir

### Delivery Method

Design-Build

### Square Footage

500,000 SF

### Construction Cost

\$389 million

### Completed

2016

(Warranty Phase Complete 2017)

### Reference:

Mike Meredith, Project Director III (Former)

707 3rd Street,

West Sacramento, CA 95605

(916) 376-1642

Mike.Meredith@DGS.ca.gov



Humboldt Jail Facility

## Desirable Qualifications

## Desirable Qualifications

### FAMILIARITY WITH STATE AND REGULATORY AGENCIES

Vanir has interfaced with California regulatory agencies for more than 35 years. All of the documents prepared by Vanir or other consultants will meet the requirements of the regulatory agencies including state Public Contract Code, Government Code, Business and Professional Code, Labor Code, and Health and Safety Code.

We maintain good working relationships with all Local and State departments, as well as offices that are responsible for or regulate construction programs and projects. Sometimes the agency is our client, and sometimes it is a stakeholder or regulator. Regardless of the relationship, our approach is to include the agencies as part of the solution, facilitate quick resolution of the issue at hand, and complete the project in the most expeditious manner.



**Board of State and Community Corrections (BSCC):** Since 1989 we have worked closely with the California Board of State and Community Corrections (BSCC), formerly the Corrections Standards Authority (CSA) and Board of Corrections (BOC) on every California State jail and juvenile hall funding program. Jim Aboytes, Project Director / Project Manager is a former BOC staff consultant for seven years. Vanir has successfully worked with the BSCC on 33 Lease Revenue Bond Funded projects, as shown in an earlier chart. We have an in-depth understanding of the regulations, Titles 15 and 24. That knowledge and Mr. Aboytes' experience led to an invitation by the BSCC to participate in the standards revisions process for Title 24, last year. We understand how BSCC conducts business and we know their staff.



**Office State Fire Marshal (OSFM):** We have worked closely with the Fire Marshal at the State and regional levels since our firm's inception in 1980. We understand their focus and lead times and we work to satisfy their concerns in order to keep the projects moving.

The OSFM is responsible for the fire and life safety approval of State funded projects. As a result of the large number of CDCR, Judicial Council of California (JCC), and the County Jail projects, the OSFM is experiencing resource issues that are limiting their ability to perform timely plan reviews and the bid time being experienced by projects is increasing. With the volume of projects that the OSFM is responsible for, it is critical that input is received at appropriate stages of the project with periodic project reviews at each phase to create a dialogue and project familiarity that will expedite the review and document approval. We understand that the current bin time with the OSFM is close to eight weeks and plans are being rejected if they do not meet minimum plan requirements at time of submission; this time period needs to be accounted for in the planning and built into the schedule at the onset. In order to ensure acceptance of documents, we have developed an OSFM Submittal Checklist that we administer with the design team during design development and prior to submission.



**State Public Works Board (SPWB):** We have a history with the State Public Works Board (SPWB). As part of our ongoing responsibilities, we have worked closely with our clients to develop necessary documentation and then have made presentations before the SPWB to obtain project funding approval.



**Department of Finance (DOF):** We have frequent interface with the SPWB’s staff and the DOF, on all of our State-funded projects. We understand their expectations and know how to prepare budgetary and project information to support the DOF’s objectives. We have prepared required reports, presented them on behalf of our clients, and negotiated successful outcomes.



**California Department of Corrections and Rehabilitation (CDCR):** Vanir Team members have worked with the department for over 25 years, building a background of experience that provides us with a solid understanding of the CDCR’s expectations, working style, and requirements. We know that CDCR will not be involved with the SB1022 process and will relinquish its duties to the BSCC.



**Department of General Services (DGS):** We worked with DGS as it reorganized its offices for better management of capital outlay programs in 1986, and have worked with them on a continuing basis. We have guided the State-owned building Seismic Retrofit Program since its inception in 1994.

### EXPERIENCE IN CONSTRUCTION MANAGEMENT OF COUNTY JAILS

Our Experience includes all aspects of County Jails. We have more County criminal justice experience than any other construction management firms in California and understand the philosophies, codes and standards that affect this building type. The following is a partial list of the Vanir projects similar to the Amador County Jail Expansion. A few of these projects were highlighted in Section 5.

Project Similar to Amador County Jail Expansion		
Tuolumne County - New Mother Lode Regional Juvenile Facility	Colusa County - Jail Facility Project	Yuba County - Tri-county Juvenile Rehab Facility
Amador County - Jail Expansion	County of Placer - South Placer Adult Correctional Facility	Tulare County - South County Detention Center
Kings County - Jail Expansion Projects	County of Alameda - Juvenile Justice Center	Orange County - James A. Musick Jail Facility - Phase I & II
County of Riverside - East County Detention Center	Imperial County - New Medium-security Adult Detention Facility	County of San Diego Women’s Detention and Reentry Facility
County of Riverside - Larry D. Smith Correctional Facility - Expansion #3	City of Los Angeles - New Police Administration Building Project	Kings County SB1022 Phase III
County of Riverside - Southwest Juvenile Courthouse	Imperial County - Jail SB863	San Mateo County-Sheriff’s Office-Maple Street Correction Center
Tulare County - Jail - Sequoia Field Program Facility	Yuba County - New Sheriff Facility	Yuba County - Sheriff - SB863
County of Alameda - Santa Rita Adult Detention Facility - ADA Assessment	County of Santa Cruz - Probation Department - Multi-use Recreational Facility	Alameda County - Santa Rita Jail Facility SB863
Butte County - Criminal Justice Facility - SB863 PM Services	CJRF - Humboldt County - SB863	El Dorado County - Sheriff’s Facility - Site Suitability Analysis

## EDUCATION, CERTIFICATION, OR LICENSE IN A RELATED FIELD

In order to best serve the needs of our clients, Vanir provides staff with extensive and diverse qualifications, expertise and experience. One component of these qualifications is professional licensing and certifications. The majority of our management and technical staff are licensed professional engineers and architects or certified by established and highly regarded agencies such as the Project Management Institute (PMI), Construction Management Association of America (CMAA), Design-Build Institute of America (DBIA), U.S. Green Building Council (USBGC), American Society of Professional Estimators (ASPE), etc.

Since our primary business is construction management, Vanir has focused particular attention and energy towards getting Certified Construction Manager (CCM) certifications company-wide. Like PMI, CMAA also has a rigorous program for certifying qualified individuals for core competency. CMAA’s CCM program is the only CM certification accredited by the American National Standards Institute (ANSI) under the International Organization for Standardization’s ISO-17024 standard. From the company’s inception, Vanir’s approach to PM/CM services has closely aligned with the fundamental concepts outlined by both PMI and CMAA. At this time, Vanir has more CCMs than any other CM firm in the country.

The following spreadsheet illustrates current certifications for Vanir staff:

Certifications of Vanir Staff	
DSA License Inspector	1
Professional Engineer (PE)	24
Project Management Professional (PMP)	19
Certified Construction Manager (CCM)	74
Design-Build Institute of America (DBIA)	13
American Institute of Architects (AIA)	22
U.S. Green Building Council (LEED AP)	46
Construction Manager-In-Training (CMIT)	14
Certified Professional Estimator (CPE)	5
Estimator-In-Training (EIT)	11

## COST AND SCHEDULE MANAGEMENT

We closely track project budget and schedule. You will always know exactly where the project is from a cost and schedule perspective and what the strategy is to mitigate variances. One tool we effectively use to reduce cost and schedule variance is a risk matrix that identifies possible risks that could impact cost or schedule. Everyone contributes to the list of risks including stakeholders, A/E and Contractor. A mitigation plan is identified for each risk and a champion assigned to lead the mitigation plan. It's a living document that is reviewed and updated weekly at progress meetings.

## KNOWLEDGE OF STATE AND FEDERAL RULES AND REGULATIONS

Vanir has successfully managed \$10 billion in Jail, Juvenile Hall, and Prison design and construction projects in California. Every project has met all standards and codes, both State and Federal. We strive to deliver excellent projects for Owners.



“Please consider me a believer in, and support of, the **highly personal and proactive approach** Vanir delivers to its clients and projects...I highly recommend all public sector entities consider involving the Vanir staff on their projects to **ensure successful progress and project delivery.**”

Robert Botta, Building Facilities Manager, Department of General Services, County of San Luis Obispo

Place County South Pace Adult Correctional Facility



## Staffing and Subcontractors

## Staffing and Subcontractors



“Vanir provided the **necessary leadership** throughout the process and established a culture of collaboration in **bringing all stakeholders together** to achieve success... They ensured everyone’s needs were clearly understood and met within the parameters of the project.”

Richard Kirkland,  
Chief Deputy Receiver,  
California Correctional  
Health Care Services

We have structured our team to be lean and efficient with the necessary skills and onsite expertise providing day to day support augmented by the full resources of Vanir and our subconsultants as needed to fully execute our scope of services. The Vanir team is assembled specifically to be cost effective. Our project manager, Meridith Holloway, has hands on experience delivering each of the scope of work items included in the request for proposal.

**Project Management:** Meridith Holloway, will serve as the County’s point of contact and provide overall leadership to the Vanir Team. Ms. Holloway will work directly with the County ensuring that County procedures and expectations are fully understood by our project team and executed in full compliance with County process. In addition to serving as a project manager, Meridith will perform inspector of record services.

**Project Director:** Andrew Freeman provides Vanir corporate support to Amador County and our project team. Andrew is a Vice President with Vanir and Northern California Area Manager. Andrew is authorized to commit our staff and resources to the county. He will work with you to confirm our approach, level of effort and provided resources. Andrew is an expert in the management of county, state funded correctional projects.

**Assistant Project Manager:** Our team includes Shannon Anderson to help with project controls, contract administration, and BSCC liaison. Shannon just completed her assignment in a similar role at the Tuolumne County Juvenile Detention Facility where she was responsible for project administration and liaison with BSCC. Shannon is anticipated to be part time with a flexible schedule based on project needs.

**BSCC Specialist:** Jim Aboytes is an expert on the BSCC state funding process. He is an as-needed resource to the county and Meridith to help with BSCC, DOF, CDCR, SPWB coordination.

**Estimating:** Our Sacramento based estimating department led by Ben Sabati will support the project with discipline specific estimating and large or complex estimates. We typically include a small amount of corporate estimating hours in our proposal for our estimating department support.

**Scheduling:** Vanir will develop and maintain a master schedule as well as review the contractor’s baseline schedule and progress schedules. These services are provided by Rafael Martin. Rafael will also assist our team with the review of contractor requests for time, if any.

**Sustainability:** Our team includes sustainability expert, Randy Britt. Randy has helped clients achieve LEED Platinum and net zero energy (NZE). We recognize the importance of sustainability and energy efficiency to Amador County. Vanir included Randy as a resource to the project to help the team achieve the project sustainability goals.



**State Fire Marshal Liaison:** One of the biggest challenges on state funded projects is the review and approval process with the State Fire Marshal (SFM). As we join your team, the design has been completed and approved but we still must interface with the SFM on deferred submittals, periodic inspection of the work and project acceptance. To help this be a smooth coordination, we have included Vickie Sakamoto on our team. Vickie was Deputy State Fire Marshal and is well respected in the SFM office. We plan to have her review deferred submittals and help with fire marshal related issues as needed to maintain smooth interface with the SFM.

**CEQA and Land Use Specialist:** John Anderson supports our team in response to the CEQA process. John will oversee our compliance with CEQA mitigation and reporting requirements. He has directly managed over 200 CEQA/NEPA processes and managed and mentored staff for over 700 CEQA/NEPA-related projects. Mr. Anderson has managed programs as an owner and as a consultant in both the private and public sectors, and has managed projects for: private industry; federal, state and local agencies; as well as public-private partnerships and non-profits.

### ADDITIONAL SUPPORT SERVICES

The Vanir team includes expertise in all of the areas that we anticipate necessary to support the Amador County Jail Expansion Project. These resources are committed to the project and will be applied effectively as necessary or requested through the duration of the project. Beyond the committed resources identified in the organization chart, Vanir can support the County at any level or identify resources requested locally from our corporate headquarters in Sacramento.

### SUBCONTRACTORS



3QC will provide professional commissioning services to meet both LEED and Title 24 commissioning requirements. Services include design review, submittal review and commissioning of MEP systems including HVAC, BMS, lighting, water, renewable systems, emergency systems, power monitoring systems, and landscape irrigation systems. Vanir and 3QC have worked together closely on numerous projects, most recently multiple detention facilities, including the Kings County AB900 Phase II Expansion project.

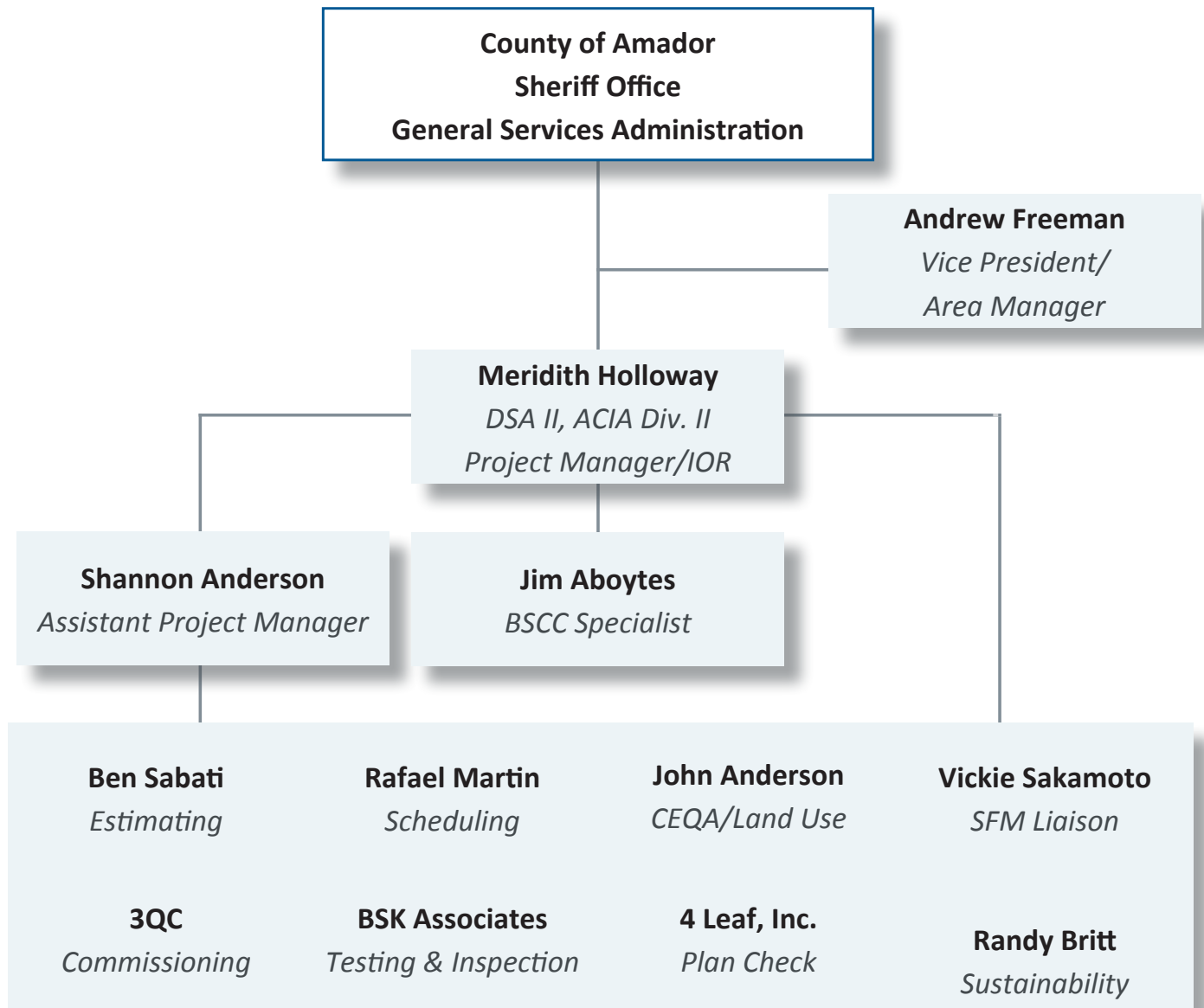


BSK Associates is a 100 percent employee-owned California corporation that provides consulting engineering, construction observation/materials testing/special inspection and analytical laboratory services. Founded in 1966 in Fresno, BSK is a California grown company with a 26 year presence in the Sacramento area. BSK currently employs a staff of approximately 200 with offices and laboratories throughout California and Washington. In Northern California BSK staffs registered engineers, geotechnical engineers, geologists, engineering geologists and certified special inspectors and materials testers. BSK will be performing geotechnical engineering, hazardous materials (environmental) and construction testing/inspection for the Amador County Jail Expansion project.



4 Leaf, Inc.'s focus is on providing plan review, building inspection and construction inspection services for public agencies. Their staff comprises a spectrum of qualified, experienced professionals ranging from construction inspectors, to resident engineers, to plan review engineers. They have performed inspections and plan reviews for public and private building structures for compliance with life-safety and Americans with Disabilities Act (ADA) accessibility requirements.

ORGANIZATION CHART



**STAFF AVAILABILITY AND COUNTY PERSONNEL INVOLVEMENT**

STAFF	PRECONSTRUCTION	BID	CONSTRUCTION	POST CONSTRUCTION
County Administration Officer	As needed	As needed	As needed	As needed
General Services Administration	Part Time	Part Time	Part Time	Part Time
Sheriff Office	Part Time	Part Time	Part Time	Full Time
Andrew Freeman	As needed	As needed	As needed	As needed
Meridith Holloway	Full Time	Full Time	Full Time	Full Time
Shannon Anderson	Part Time	Part Time	Part Time	Part Time
Jim Aboytes	As needed	As needed	As needed	As needed
Ben Sabati	As needed	As needed	As needed	As needed
Rafael Martin	As needed	As needed	As needed	As needed



County of Columbia Jail and Justice Facility



**ANDREW FREEMAN, PE**

Vice President/ Area Manager

**Summary of Qualifications**

Andrew Freeman’s construction management career spans over three decades and includes some of the most complicated and complex projects in the industry. Andrew has managed over \$5 billion of construction. With an impeccable reputation of quality, client advocacy and contractor management, Mr. Freeman exemplifies owner representation at its highest and best execution.

**Project Experience**

**Tuolumne County, New Mother Lode Regional Juvenile Facility - Phase 2, Sonora, CA.**

Project Director for this new 26,815 square foot, 30-bed detention facility to house juvenile offenders. The project superstructure will be concrete and steel, located on approximately 2.48 acres of county-owned land. The single facility will include one housing unit (18 sleeping rooms), classrooms, dayroom, medical examination room, an enclosed-secure outdoor exercise area, central control room, juvenile processing area, holding cells, vehicular sallyport, administration/staff area, laundry room, kitchen and maintenance area plus other ancillary spaces. Construction will also include site work, irrigation, landscaping, utilities, security electronics, fencing and parking. *Reference: Craig Pedro, Tuolumne County Chief Administrative Officer, 2 S Green Street, Sonora, CA 95370, (209) 533-5511*

**Yuba County, Tri-county Juvenile Rehab Facility - Phase 2, Marysville, CA.** Project Director for this project that will address the existing deficiencies in medical and mental health treatment space by adding 12 special use beds. It will also address inmate programming, with the emphasis on increasing public safety and reducing recidivism by constructing a two-story, (approximately 14,000 sf.) space containing a medical and mental health treatment department. There will also be space for dental treatment, classrooms, program space, support space, mental health staff offices, laundry area, and interview rooms. *Reference: Doug McCoy, Director, Administrative Services, 915 8th Street, Ste 119, Marysville, CA 95901, (530) 749-7880, dmccoy@co.yuba.ca.us*

**Colusa County, Detention and Treatment Facility, Colusa, CA.** Project Director for this new facility that will provide adequate programming, mental health treatment and recreation space. The project will replace substandard housing with podular housing units and provide a medical and dental clinic/ exam space. This will allow safety and respiratory isolation cells and expand work areas with support space for medical, mental health treatment, and jail staff. *Reference: James Saso, Assistant Sheriff, 929 Bridge Street, Colusa, CA 95932, (530) 458-0211, jsaso@colusasheriff.com*

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Master of Science, Mechanical Engineering, Boston University

Bachelor of Science, Civil Engineering (Structural), University of Colorado

**LICENSES**

CO Registered Professional Engineer, PE-24356

**AVAILABILITY**

As Needed



## MERIDITH HOLLOWAY

Project Manager/ Inspector of Record

### Summary of Qualifications

Meridith provides construction management and inspection services with a focus in justice, detention, medical facilities, K-12 schools and community colleges. She provides concise construction management services while delivering a product on time and within budget. She manages all aspects of the project to assure successful project completion for the client – timely, on-budget and without litigation.

Meridith has experience ranging from courthouses and parking structures, to California Department of Corrections Health Care facilities, portable class room buildings, and modernization projects. She started as a plan check/plan review technician with a local city building department, then began inspecting for the Division of the State Architect in 2000. She is experienced with value engineering, code compliance reviews; review and direction on RFIs, submittals, change orders, deficiencies, punchlist, closeout and pay applications; and correspondence with client and contractor to give direction for all aspects of project.

### Project Experience

#### **Tuolumne County, New Mother Lode Regional Juvenile Facility - Phase 2, Sonora, CA.**

Project Manager for this new 26,815 square foot, 30-bed detention facility to house juvenile offenders. The project superstructure will be concrete and steel, located on approximately 2.48 acres of county-owned land. The single facility includes one housing unit (18 sleeping rooms), classrooms, dayroom, medical examination room, an enclosed-secure outdoor exercise area, central control room, juvenile processing area, holding cells, vehicular sallyport, administration/staff area, laundry room, kitchen and maintenance area plus other ancillary spaces. Construction also includes site work, irrigation, landscaping, utilities, security electronics, fencing and parking.

Reference: [Craig Pedro, Tuolumne County Chief Administrative Officer, 2 S Green Street, Sonora, CA 95370, \(209\) 533-5511](#)

**Madera County, Courthouse and Adjacent Parking Structure, Administrative Office of the Courts (AOC), Madera, CA.** Assistant on-site Project Inspector for this \$70 million, four-story, steel-framed courthouse. This project included ten court rooms, judge chambers, holding cells, and basement secure parking, an adjacent four-story, post-tension concrete construction parking garage with secure access to the courthouse for prisoner transportation.

Reference: [Dan Carrillo, Gilbane construction, \(602\) 768 3018](#)

#### **California Department of Corrections and Rehabilitation, Health Care Facility, Design Build Phase 2.**

Lead Inspector for this \$1.2 billion, 18 tilt-up panel with steel frame construction project. The project also included welded steel truss-built individual cells, multi-use, high-custody inmate housing units, OSHPD requirements, trauma, intermediate and long-term care facility, a full-service kitchen center, and administration building, family visitation apartments, and 12 guard towers. Site utilities included: chillers, boilers, underground fire suppression systems, security controls, mechanical and electrical.

Reference: [Mike Meredith, Project Director III \(Former\), 707 3rd Street, West Sacramento, CA 95605, \(916\) 376-1642, Mike.Meredith@DGS.ca.gov](#)

#### COMPANY

Vanir Construction Management, Inc.

#### EDUCATION

Modesto Junior College: Early Childhood Education

California State University, Stanislaus, College of Liberal Arts

#### PROFESSIONAL LICENSE

Division of State Architect, Class II Inspector, #4427

American Construction Inspectors Association, Division II, Building

Asbestos Hazard Emergency Response Act, Asbestos Inspector, TSCA Title II

Asbestos Hazard Emergency Response Act, Asbestos Contractor/Supervisor, TSCA Title II

#### CERTIFICATIONS

Environmental Protection Act, Renovation Repair and Painting (RRP) Certificate Lead Paint

#### AVAILABILITY

100%



## JIM ABOYTES

BSCC Specialist

### Summary of Qualifications

Mr. Aboytes has over 30 years of experience and involvement in all aspects of capital projects: needs assessments studies, financial feasibility analysis, facility space programming, master planning, project management, cost modeling, budget control, bidding strategies, construction documents, and construction management on justice projects. Mr. Aboytes has served in a number of county positions including County Planner, Building Inspector, and Capital Projects Administrator.

Mr. Aboytes has been involved in over 100 justice projects in California which has involved the courts, probation, sheriff, and police departments. Typically, each project involved a needs assessment, space program and master plan, grant funding, architect selection process, design management, inspector selection process, construction managements, closeout, warranty administration, and furniture procurement. Mr. Aboytes has an outstanding reputation with the clients he has worked with. He has also been successful in obtaining grant and loan funding from state and federal sources.

### Project Experience

**Kings County, Jail Expansion, Hanford, CA.** State Funding Specialist for this new AB900 funded, Phase 2, \$41 million expansion that adds 252 new beds to the existing 613. Phase 3 was a \$20 million, SB1022 funded project, consisting of Type II, 24-bed mental health addition.

Reference: [Rebecca Campbell, Deputy County Administrative Officer, 1400 West Lacey Boulevard Hanford, CA 93230, \(559\) 852-2379, rebecca.campbell@co.kings.ca.us](mailto:rebecca.campbell@co.kings.ca.us)

**Imperial County Medium-Security Facility, El Centro, CA.** Project Director for this \$33 million, design-build, state funded adult detention facility. The project includes a new, 64,000 gross square foot, two-level dormitory jail facility and a print shop and video visitation facility with associated parking.

Reference: [Jamie Clayton, Chief Deputy, Imperial County Sheriff's Department, 760-339-6369, jclayton@icso.org](mailto:jclayton@icso.org)

**County of Placer, South Placer Adult Correctional Facility, Roseville, CA.** Design Criteria Reviewer for this new state-of-the-art, energy efficient medium/maximum security detention facility. The project consisted of multiple housing units accommodating 980 inmates in 14 classification units. The initial housing pods accommodate 320 inmates. The remaining housing units will be phased to allow for additional inmates in the future.

Reference: [Rob Unholz, Capital Improvement Manager, 11476 C Avenue, Auburn, CA 95603, \(530\) 886-4946, runholz@placer.ca.gov](mailto:runholz@placer.ca.gov)

#### COMPANY

Vanir Construction Management, Inc.

#### EDUCATION

Bachelor of Science, Architecture, California Polytechnic University, Pomona

#### CONTINUED EDUCATION

University of Davis, Construction Management

University of Wisconsin - Ext, Successful Construction, Management Techniques and Procedures

Golden Gate University, Construction Claims, Institute for International Research Effective Construction Contracting

Golden Gate University - Ext, Avoiding Construction Claims

North/West Center for Professional Education, Preventing Construction Claims Mean's Education, Unit & Square Foot Cost Estimating

#### AFFILIATIONS

American Jail Association

American Corrections Association

#### AVAILABILITY

As Needed



**SHANNON ANDERSON**

**Assistant Project Manager**

**Summary of Qualifications**

Shannon is an analytical and driven project engineer with extensive office support experience, including database management, client relations management, event planning, website maintenance, and bookkeeping. She has demonstrated expertise with ensuring that daily administrative and operational functions remain efficient and effective while supporting the needs of Vanir.

Shannon is proactive, taking responsibility for planning, directing, and managing multiple confidential administrative affairs for complex projects. She consistently maintains a high-performance standard record by providing exceptional service utilizing analytical, organizational, problem-solving, and decision-making skills.

**Project Experience**

**Tuolumne County, New Mother Lode Regional Juvenile Facility - Phase 2, Sonora, CA.**

Project Engineer for this new 26,815 square foot, 30-bed detention facility to house juvenile offenders. The project superstructure will be concrete and steel, located on approximately 2.48 acres of county-owned land. The single facility will include one housing unit (18 sleeping rooms), classrooms, dayroom, medical examination room, an enclosed-secure outdoor exercise area, central control room, juvenile processing area, holding cells, vehicular sallyport, administration/staff area, laundry room, kitchen and maintenance area plus other ancillary spaces. Construction will also include site work, irrigation, landscaping, utilities, security electronics, fencing and parking.

Reference: Craig Pedro, Tuolumne County Chief Administrative Officer, 2 S Green Street, Sonora, CA 95370, (209) 533-5511

**El Dorado County Jails, Placerville and South Lake Tahoe, CA.** Project Coordinator for the needs assessment conducted for the existing 21,354 square foot Sheriff’s Office Headquarters in Placerville and the existing South Lake Tahoe Jail. Our needs assessment identified both jails were at the end of their useful life and would require replacement.

Reference: Captain Noren, El Dorado County Sheriff’s Department, norenj@edso.org, (530)621-6588

**Sacramento County Juvenile Hall, Sacramento, CA.** Project Coordinator responsible for proposal preparation.

Reference: Fred Campbell, Criminal Justice Research Foundation, crimjust@jps.net, (916) 488-4757

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Associates Degree in Administration of Justice, Modesto Junior College

Organizational Communication & Psychology/Sociology, California State University, Sacramento and University of Houston, Texas

**CONTINUING EDUCATION**

Adobe Acrobat

Affiniscape Members360  
Members24x7  
Microsoft Word, Excel, Outlook, FrontPage, Publisher, Expression Web, PowerPoint  
Proshow Producer  
Quickbooks

**AVAILABILITY**

Part Time



**BEN SABATI**

Estimator

**Summary of Qualifications**

Mr. Sabati has over 40 years of construction experience. He has provided approximately \$6 billion of cost estimating/cost control services on criminal justice, educational, health care, transportation, and infrastructure/utility projects. His responsibilities have included a wide variety of condition assessment and cost-related activities, including take-off, pricing, budgeting, purchasing, constructability review, value engineering, and bidding. Mr. Sabati has provided estimating services on numerous large state prison projects, the California State Seismic Program, and has done extensive work with the California Department of Mental Health.

**Project Experience**

**County of Placer, South Placer Adult Correctional Facility, Roseville, CA.** Estimator for this new state-of-the-art, energy efficient medium/maximum security detention facility. The project consisted of multiple housing units accommodating 980 inmates in 14 classification units. The initial housing pods accommodate 320 inmates. The remaining housing units will be phased to allow for additional inmates in the future.

Reference: Rob Unholz, Capital Improvement Manager, 11476 C Avenue, Auburn, CA 95603, (530) 886-4946, runholz@placer.ca.gov

**Kings County, Jail Expansion, Hanford, CA.** Estimator for this new AB900 funded, Phase 2, \$41 million expansion that adds 252 new beds to the existing 613. Phase 3 was a \$20 million, SB1022 funded project, consisting of Type II, 24-bed mental health addition.

Reference: Rebecca Campbell, Deputy County Administrative Officer, 1400 West Lacey Boulevard Hanford, CA 93230, (559) 852-2379, rebecca.campbell@co.kings.ca.us

**California Department of Corrections and Rehabilitation, Program Management Services for Capital Program, Statewide, CA.** Chief Estimator for \$2.7B, facility planning, construction and management of state prison projects, re-entry facilities, and local jail beds. Responsible for directing, coordinating, and reviewing all required estimating services. Also responsible for developing program and project parameters, managing and maintaining cost models and leading value analysis sessions.

Reference: Mike Meredith, Project Director III (Former), 707 3rd Street, West Sacramento, CA 95605, (916) 376-1642, Mike.Meredith@DGS.ca.gov

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Master of Science, Civil Engineering, Pahlavi University, Iran

Undergraduate Studies, Construction Management, San Jose State University

**PROFESSIONAL REGISTRATIONS & CERTIFICATIONS**

Certified Professional Estimator

**AFFILIATIONS**

Society of American Value Sacramento Chapter

American Society of Professional Estimators

Society of American Value Engineers

**AVAILABILITY**

As Needed





**RAFAEL MARTIN, PE**

Scheduler

**Summary of Qualifications**

Mr. Martin has over 20 years of professional engineering and construction experience in civil and building projects. He has demonstrated success in proactively determining potential areas of constraint and developing feasible alternatives to ensure that project progress remains on track. Typical responsibilities have included program/project planning, baseline Critical Path Method (CPM) schedules, review of monthly progress schedules, analyzing potential schedule and cost impacts, preparing monthly status reports, evaluating and negotiating change orders, and establishing project controls systems and procedures. Mr. Martin’s project controls background includes courthouses, correctional facilities, transportation, water and wastewater treatment facilities, commercial, industrial, and claims remediation and analysis. He has dealt with varying levels of project complexity including detailed Work Breakdown Structure (WBS), coding, cost loading and control, resource loading including manpower curves and crew structure, variance reporting on projects with multiple project/contract interfaces, and varying project values.

**Project Experience**

**Kings County, Jail Expansion, Hanford, CA.** Scheduler for this new AB900 funded, Phase 2, \$41 million expansion that adds 252 new beds to the existing 613. Phase 3 was a \$20 million, SB1022 funded project, consisting of Type II, 24-bed mental health addition.

Reference: [Rebecca Campbell, Deputy County Administrative Officer, 1400 West Lacey Boulevard Hanford, CA 93230, \(559\) 852-2379, rebecca.campbell@co.kings.ca.us](mailto:rebecca.campbell@co.kings.ca.us)

**County of Placer, South Placer Adult Correctional Facility, Roseville, CA.** Scheduler for this new state-of-the-art, energy efficient medium/maximum security detention facility. The project consisted of multiple housing units accommodating 980 inmates in 14 classification units. The initial housing pods accommodate 320 inmates. The remaining housing units will be phased to allow for additional inmates in the future.

Reference: [Rob Unholz, Capital Improvement Manager, 11476 C Avenue, Auburn, CA 95603, \(530\) 886-4946, runholz@placer.ca.gov](mailto:runholz@placer.ca.gov)

**Tuolumne County, Mother Lode Regional Juvenile Detention Facility, Sonora, CA.** Scheduler for this new 26,815 square foot, 30-bed detention facility to house juvenile offenders. The project superstructure will be concrete and steel, located on approximately 2.48 acres of county-owned land. The single facility will include one housing unit (18 sleeping rooms), classrooms, dayroom, medical examination room, an enclosed-secure outdoor exercise area, central control room, juvenile processing area, holding cells, vehicular sallyport, administration/staff area, laundry room, kitchen and maintenance area plus other ancillary spaces.

Reference: [Craig Pedro, Tuolumne County Chief Administrative Officer, 2 S Green Street, Sonora, CA 95370, \(209\) 533-5511](mailto:pedro@tuolumne.ca.us)

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Master of Science, Civil and Environmental Engineering, Construction, and Engineering Management, Stanford University

Bachelor of Science, Civil Engineering, California State University, Sacramento

**PROFESSIONAL LICENSE**

Civil Engineer, CA #C63486

**AVAILABILITY**

As Needed



## VICKIE SAKAMOTO

### State Fire Marshal Liaison

#### Summary of Qualifications

Vickie has over 27 years of experience in the construction industry. Ms. Sakamoto started working with the California Department of Corrections and Rehabilitation (CDCR) as Deputy State Fire Marshal conducting fire and life safety and finalizing remodel construction projects of state prisons throughout Northern California. As a Division Chief, she worked closely with Deputy Directors within CDCR to resolve any issues on plan review as well as the construction of numerous prison projects throughout the State.

Ms. Sakamoto retired from the State of California after 27 years of service. The first five years of her career included administrative support to the Prison Industry Authority and Caltrans. She spent the remaining 22 years at CAL FIRE, Office of the State Fire Marshal conducting fire and life safety inspections of state property. She reviewed and approved architectural plans of state projects, finalized and provided certificates of occupancy on construction projects and was the Division Chief over the Fire and Life Safety Division. The state buildings and projects varied in size and type and included prisons, jails, historical buildings, schools, UC and CSU Universities, hospitals and high-rise buildings

#### Project Experience

**California Department of Corrections and Rehabilitation, Statewide, CA.** State Fire Marshal Liaison responsible for completing design review, constructability reviews, peer reviews, value analysis studies, special reports, and all other services from a fire and life safety perspective. Reference: Mike Meredith, Project Director III (Former), 707 3rd Street, West Sacramento, CA 95605, (916) 376-1642, Mike.Meredith@DGS.ca.gov

**Office of the State Fire Marshal.** Division Chief, Fire and Life Safety, responsible for managing, planning, organizing and directing fire prevention and code enforcement personnel. Implements division and department policy and procedures, develops budget change proposals, researches and prepares legislative bill analysis and maintains the division's budget, and writes and processes PO200s. Also responsible for participating on the hiring panel, writing civil services examination questions and was the subject matter expert for each of the Deputy State Fire Marshal (DSFM), DSFM III Specialist and DSFM III Supervisor classification series.

Reference: Dee Tokimitsu, Assistant Deputy Director, dee.tokimitsu@fire.ca.gov

**Office of the State Fire Marshal.** Division Chief, Fire Engineering, responsible for providing technical direction to 11 staff members and managed nine different political and sensitive programs. Provided solutions to complex, sensitive, controversial and political challenges and advised executive staff. In this role, she prepared legislative bill analysis, developed budget change proposals and prepared the division's budget. She initiated and assisted in the preparation of proposed laws, rules, regulations, codes and standards, dealing with fire protection engineering.

Reference: Dee Tokimitsu, Assistant Deputy Director, dee.tokimitsu@fire.ca.gov

#### COMPANY

Vanir Construction Management, Inc.

#### EDUCATION

Associate of Arts, Business Administration, Sacramento City College

Associates of Arts, Fire Technology, American River College

#### AVAILABILITY

As Needed



**JOHN ANDERSON, MA, M.PHIL**

**CEQA and Land Use Specialist**

**Summary of Qualifications**

Mr. Anderson brings 28 years of Environmental Planning and Management experience, across the USA and internationally, to Vanir. An acknowledged expert in the field, Mr. Anderson specializes in managing environmental issues beyond the traditional planning or pre-approval phase. More specifically, providing services such as mitigation monitoring and reporting, stakeholder engagement and management, environmental certification and close-out, and, when necessary, litigation support. This specialty aligns well with Vanir’s traditional program and project management suite of services, and provides value across delivery methods and program/project phases. Mr. Anderson has managed programs as an owner and as a consultant in both the private and public sectors, and has managed projects for: private industry; federal, state and local agencies; as well as public-private partnerships and non-profits.

**Project Experience**

**County of Colusa, Jail Facility, Colusa, CA.** Project Manager on the replacement jail project for Colusa County. The new jail will replace the existing Colusa jail with improved efficiency, added treatment and program space, housing flexibility and expandability to meet changing needs of the County over the next 20 years. The project team developed a jail plan and needs assessment which addresses needs 5 years, 10 years and 20 years out. Develop a jail program that includes space requirements for the individual functions needed. Proposed staff plan, environmental impact report, conceptual design, State funding grant application, site assessment and evaluation, estimating, scheduling and operational narrative of how the facility will be used and meet the needs of the County. Once funded, services will include project and construction management, procurement assistance, F,F&E, transition planning, startup and testing observation and closeout.

Reference: James Saso, Assistant Sheriff, 929 Bridge Street, Colusa, CA 95932, (530) 458-0211, [jsaso@colusasheriff.com](mailto:jsaso@colusasheriff.com)

**Los Angeles Unified School District, Modernization and New Construction Program, Los Angeles, CA.** Program/Project Management. Provided project, construction management, cost estimating, and constructability review services to LAUSD since 1988, primarily through construction project management and support services staff augmentation contracts. This includes 180+ projects in design, bid and award and thru construction and closeout. Cost: \$20 billion Role: Serving as the Lead Environmental Planner for the LAUSD’s comprehensive facilities upgrade programs, including the \$27 billion New School Construction Program and the \$7.8 billion School Upgrade Program. Provided expert CEQA litigation support for the LAUSD City of Maywood v. LAUSD (2013). Directly managed over 200 CEQA/NEPA processes and managed and mentored staff for over 700 CEQA/NEPA-related projects.

Reference: Raju Kaval, Director of Facilities Program Support Services, 333 S. Beaudry Ave, Los Angeles CA 90017, [raju.kaval@lausd.net](mailto:raju.kaval@lausd.net)

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Bachelors of Science, Mathematics and Economics, University of California at Santa Barbara

M.A. Business Economics, University of California at Santa Barbara

M. Phil. Policy Analysis, RAND Graduate School

**AVAILABILITY**

As Needed



**RANDY BRITT, LEED AP**

Director of Sustainability

**Summary of Qualifications**

Bringing more than 35 years of industry experience, Randy Britt is a LEED Accredited Professional who specializes in the energy field and leads Vanir’s sustainability strategies and initiatives, overseeing all energy efficiency and renewable energy components of our projects nationwide. Randy has extensive experience in all phases of feasibility, design, and construction for buildings as well as renewable energy installations. He is a pillar of the sustainability community, serving as Chair for the Construction Management Association of America’s Sustainability Committee, the Co-Chair for the United States Green Building Council-Los Angeles Chapter’s (USGBC-LA) Greenbuild Host Committee, and leading the Steering Committee for USGBC-LA’s Resilience Development Program.

**Project Experience**

**American Express Travel Related Services Company, Inc., New York, NY.** Project and Sustainability Manager. Provided sustainability design guidelines to be used by American Express for new construction in its United States facilities. Assumed responsibility as the main client interface and team leader, bringing together the electrical and mechanical disciplines to provide American Express with a comprehensive design guideline.

Reference: Alan Williams, Program Manager, Capital Projects & Development American Express, [alwilljr79@gmail.com](mailto:alwilljr79@gmail.com)

**City of Los Angeles, Bureau of Sanitation, Lopez Canyon Landfill Solar Renewable Energy Feasibility Study, Lake View Terrace, CA.** Technical Support Manager. Led a team developing a preliminary engineering report for a 4MW solar photovoltaic renewable energy project at the Lopez Canyon Landfill, including preparation of evaluations and recommendations for siting, solar technologies, incentive programs, and interconnection options. Provided City staff with technical guidance to perform cost-benefit analyses of multiple financial scenarios.

Reference: Khalil Gharios, Manager at City of Los Angeles, Sanitation, [Khalil.Gharios@lacity.org](mailto:Khalil.Gharios@lacity.org)

**COMPANY**

Vanir Construction Management, Inc.

**EDUCATION**

Bachelor of Science, Political Science, Illinois State University

**PROFESSIONAL REGISTRATION**

Project Manager Certification, Parsons

Leadership in Energy and Environmental Design (LEED), Accredited Professional (AP)

**AVAILABILITY**

As Needed



**JAMES D. BECKER, PE, CXA, CXAP, EMP**

**Commissioning Agent**

**Summary of Qualifications**

For over 12 years, James has been providing commissioning services and managing commissioning teams on projects for K-12 schools, hospitals, higher education, correctional facilities, courthouses, and county, state and federal government facilities programs. With his background in project management, he is an expert in how to apply best practices commissioning services to meet the unique needs and requirements of owner’s projects with the goal of being a collaborative part of the project team. His expertise includes Whole Building Commissioning, Title 24 Commissioning, LEED Commissioning and Retro- and Re-commissioning of existing facilities. Having this broad base of experience, James’ focus is helping project teams deliver successful projects that are secure, energy efficient, sustainable and function as designed.

**Project Experience**

**California Department of Corrections & Rehabilitation, Health Care Facility Improvement Program.** Commissioning Authority Project Manager responsible for managing the commissioning process for six separate health facilities located on five different prisons, totaling approximately 120,000 SF with a construction budget of approximately \$100 million. The goal of commissioning is not only to ensure that CALGreen measures and LEED criteria are met through a “total” building approach, but also that the facilities and associated systems perform according to CDCR’s requirements, and that accurate historical documentation is captured to ensure the proper functional performance upon occupancy and throughout the facilities’ lifespans.

Reference: Mike Meredith, Project Director III (Former), 707 3rd Street, West Sacramento, CA 95605, (916) 376-1642, Mike.Meredith@DGS.ca.gov

**California Department of Corrections & Rehabilitation, In-Fill Project, CSP Mule Creek.** Commissioning Authority Project Manager responsible for managing commissioning services for the addition of two Level II 792-bed dormitories located at California State Prison, Mule Creek. Each dorm was built to address healthcare, mental healthcare, ADA, and dental care requirements. The Infill Project complex was constructed under a Design-Build methodology and pursued LEED Silver Certification. Systems commissioned include major building systems (MEP and HVAC) as well as security, low voltage, and building envelope.

Reference: Bobby Khaghani, CDCR Project Director, (916) 255-6186, babk.khaghani@cdcr.ca.gov

**Tulare County, South County Detention Center, Porterville, CA.** Commissioning Authority managing the enhanced commissioning of MEP, HVAC, BMS, lighting, water, renewable energy systems, emergency systems power monitoring systems, kitchen equipment, landscaping systems, and security and low voltage commissioning integration. The project is a 100,000 SF, 510-bed detention facility with 14 specialty health beds.

Reference: John Hess, Assistant General Services Director, 309 W Main Street, Ste 120, Visalia, CA 93291, (559) 636-5005, jhess@co.tulare.ca.us

**COMPANY**

3QC, Inc.

**EDUCATION**

Bachelor of Science,  
Mechanical Engineering, CSU  
Sacramento, CA

**LICENSES**

CA Mechanical Engineer,  
#M028181

CA Fire Protection Engineer,  
#FP 1900

Certified Commissioning  
Authority, AABC  
Commissioning Group (ACG)  
#1012-1111

Energy Management  
Professional, Energy  
Management Association  
#414-E68

Commissioning Authority  
Process Provider, University  
of Wisconsin Madison

**AVAILABILITY**

As Needed



## ON-MAN LAU, PE, GE

### Testing and Inspection

#### Summary of Qualifications

Mr. Lau has more than 19 years of experience in geotechnical engineering, soils/earthwork observation and testing, and construction materials testing and inspection. His areas of expertise include investigations for foundations, seismic hazards, slope stability, liquefaction analyses, drainage studies, footing foundation designs, settlement evaluations, pavement designs, slab-on-grade design, drilled pier design and construction, pile driving design and construction, expansive soils, corrosive soils, excavation stability, shoring, compaction requirements and volumetric calculations.

His projects have included police/fire/prison sites, water and wastewater facilities, pipelines, canals, bridges, roadways and highways, multi-story buildings, and retaining walls.

#### Project Experience

**James G. Bowles Juvenile Detention Facility, Bakersfield, CA.** Oversaw geotechnical engineering investigations and construction testing and inspection on many expansion and improvement projects at the facility.

Reference: Jamal Powell, Senior Project Manager County of Kern, 1115 Truxtun Avenue, Third Floor, Bakersfield, CA 93301, (661) 868-3000

**Kern County Pre-Trial Detention Facility, Bakersfield, CA.** Provided technical oversight for geotechnical engineering investigations and construction testing and inspection on several projects within the facility.

Reference: Buddy Purtell, 1115 Truxtun Avenue, Third Floor, Bakersfield, CA 93301, (661) 868-3000, [purtellb@co.kern.ca.us](mailto:purtellb@co.kern.ca.us)

**Tulare County Juvenile Detention Facility, Visalia, CA.** Managed and provided technical oversight for the geotechnical engineering investigation and construction testing and inspection services for the facility.

Reference: Lloyd Finley, County Facility Manager, 5961 South Mooney Blvd., Visalia, CA 93722, (559) 733-6291

#### COMPANY

BSK Associates

#### EDUCATION

Bachelor of Science,  
Civil Engineering, California  
Polytechnic State University,  
San Luis Obispo, CA

Master of Science,  
Civil and Environmental  
Engineering, California  
Polytechnic State University,  
San Luis Obispo, CA

#### LICENSES

Geotechnical Engineer,  
California 2644

Civil Engineer, California  
57398

#### AVAILABILITY

As Needed



## ROGER GROSS, CCM

### Plan Check Project Manager

#### Summary of Qualifications

Mr. Gros has more than 21 years of experience in the construction industry working as a project manager, construction manager and lead inspector. Roger's forte is his personality and ability to work with people. He is well-respected, and has a special knack for getting diverse teams to work together. He holds a law degree from the University of Baltimore, and is a current member of the California State Bar, which helps him negotiate with contractors, owners, and numerous local, county, and State agencies to bring projects to fruition. Roger is extremely dedicated to getting positive results.

#### Project Experience

**Water Emergency Transportation Authority (WETA), Central Bay Operations and Maintenance Facility, Alameda, CA.** Mr. Gross is currently serving as the construction manager acting as the Owner's Representative on this \$50M Design Build project in Alameda. Roger assisted the owner through the critical steps of design, delivery methods, and procurement.

Reference: Mike Gougherty, Senior Planner, (415) 364-3189, [gougherty@watertransit.org](mailto:gougherty@watertransit.org)

**City and County of San Francisco Parks and Recreation, San Francisco Marina Yacht Harbor West Harbor Renovation.** Mr. Gross provided project management and construction management for the \$25 million renovation of the San Francisco Marina Yacht Harbor to be completed in time for the highly anticipated 2013 America's Cup in San Francisco. Roger's tasks included construction administration, document control, project controls and scheduling, quality control/quality assurance inspections, constructability review, materials testing, and inspector of record services. Roger interfaced with numerous regulatory agencies and other involved stakeholders in order to meet the critical deadlines.

Reference: Mary Hobson, Project Manager, Capital Improvements Div. (retired), (415) 473-6519, [MHobson@marincounty.org](mailto:MHobson@marincounty.org)

**CA Department of Parks and Recreation/Department of General Services, Governor's Mansion SHP – Infrastructure and Habitability Improvements, Sacramento, CA.** Mr. Gross provided construction management services on the historic renovation of the Governor's Mansion in Sacramento, recently completed. The project involves preservation and remodel work on the 30-room, Second Empire-Italianate Victorian mansion built in 1877. Bringing the building up to code required extensive electrical and plumbing work. The work also includes fire suppression, heating and air conditioning systems. Habitability improvements include the redesign/remodel of the 1st floor kitchen, and the design/remodel of 1st floor butler pantry into an additional restroom.

Reference: Kathy Amann, Deputy Director, Park Operations, (916) 653-2021, [Kathleen.Amman@parks.ca.gov](mailto:Kathleen.Amman@parks.ca.gov)

#### COMPANY

4 Leaf, Inc.

#### EDUCATION

Juris Doctor, University of Baltimore, School of Law

Bachelor of Art, Communications, California State University Sacramento

#### CERTIFICATIONS/LICENSES

Member California State Bar #57491

Certified Construction Manager

#### AVAILABILITY

As Needed



Kings County Jail Expansion

## Execution of Sample Agreement





**Construction Management, Inc.**

4540 Duckhorn Drive, Suite 300  
Sacramento, CA 95834  
T 916-575-8888  
F 916-575-8887  
[www.vanir.com](http://www.vanir.com)

February 2, 2017

Amador County  
General Services Administration,  
12200-B Airport Road,  
Martell, CA 95654.

### Re: Execution of Sample Agreement

Dear Sir or Madam,

The Sample Agreement had been reviewed by Andy Freeman, Vice President/ Area Manager of the firm. We do not have any Exceptions, Changes, Exclusions, and Unforeseen Work to submit.



San Mateo Correctional Facility

## Rate Schedule

## Rate Schedule



“Vanir has provided consistently high-quality services, and the projects they have assisted us with have always been successful...Their **flexibility and resourcefulness** were threads which held the project together... Their support of the project was exemplary and is worthy of recognition.”

Aki K. Nakao, Director,  
General Services  
Agency, County of  
Alameda

AMADOR COUNTY JAIL EXPANSION SCHEDULE OF RATES	
<b>Vanir (Construction Manager)</b>	
Project Director	\$190
Project Manager	\$160
Assistant Project Manager	\$135
Engineer	\$140
Architect	\$190
Assistant Architect	\$150
Scheduler	\$145
Estimator	\$155
Inspector	\$125
Clerical	\$80
<b>3QC (Commissioning)</b>	
Commissioning Agent	\$189
Project Manager	\$167
Commissioning Tech	\$134
<b>BSK (Testing and Inspection)</b>	
Project Professional	\$161
Staff Professional	\$114
Group 1 Inspector	\$106
Group 2 Inspector	\$101
Group 3 Inspector	\$98
Group 4 Inspector	\$92
<b>4 Leaf (Plan Check)</b>	
Plan Check	\$177
Inspection	\$145

San Diego Women's Detention Facility



Amendment

# Amendments

Please see the following page for signed amendments.



Place County South Placer Adult Correctional Facility

**GENERAL SERVICES ADMINISTRATION**

MAIL: 12200-B Airport Road, Jackson, CA 95642  
LOCATION: 12200-B Airport Road, Martell, CA  
PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL: [jhopkins@amadorgov.org](mailto:jhopkins@amadorgov.org)



January 24, 2017

**Amendment No. 1**

**REQUEST FOR QUALIFICATION  
RFQ No. 16-20**

Contract Services

For

Jail Expansion Construction  
Management Services

**NOTICE TO ALL PROSPECTIVE PROPOSERS**

THE FOLLOWING ITEMS AND INFORMATION WILL SUPERSEDE THOSE PREVIOUSLY  
STATED IN THIS REQUEST FOR PROPOSAL OR IN ANY E-MAIL CORRESPONDENCE:

**CHANGES and CLARIFICATIONS:**

**Item 1:**

The bid documents (page 8) state, "Submit one (1) original signed RFQ marked "Original", **five (4)** bound copies and **one (1)** electronic copy (CD or flash drive) in Microsoft Word formats no later than **1:30 p.m. Thursday, February 2, 2017** to:".

**Change:**

Submit one (1) original signed RFQ marked "Original", **five (5)** bound copies and **one (1)** electronic copy (cd or flash drive) in Microsoft Word formats no later than **1:30 p.m. Thursday, February 2, 2017** to:".

**This amendment must be signed and attached** with all other required documents when you submit your Proposal. This amendment is hereby made a part of and incorporated herein by reference into "**RFQ 16-20 Jail Expansion Construction Management Services**".

Signature  Date 2/2/2017

Any questions regarding this Amendment, please e-mail [www.publicpurchase.com](http://www.publicpurchase.com).



[www.vanir.com](http://www.vanir.com)