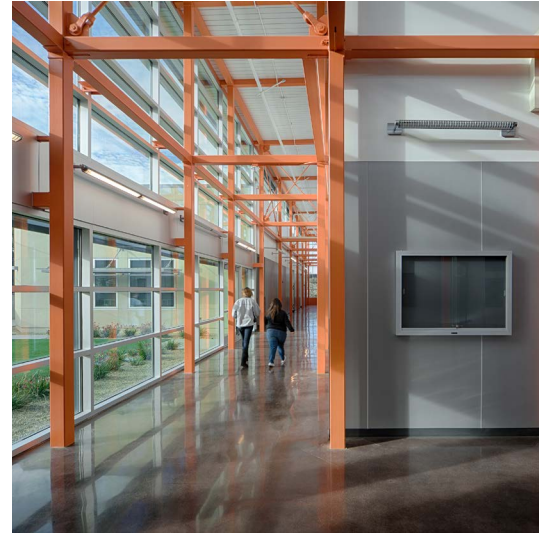


30 January 2023

Santa Rosa City Schools

Statement of Proposal

Re: Professional Services for a District Facilities Master Plan



Quattrocchi Kwok Architects (QKA)
Main: 636 5th Street, Santa Rosa, CA 95404
East Bay: 55 Harrison Street, Suite 525, Oakland, CA 94607

Proposal Contact
Aaron Jobson, AIA, LEED AP | Principal
T (707) 576-0829 | F (707) 576-0295 | E AaronJ@qka.com | W www.QKA.com



QUATTROCCHI KWOK
ARCHITECTS

QKA Client Reach

K-12 and Higher Education Clients
Across Northern California

- QKA Office
- QKA Education Clients

BY THE NUMBERS

36

years in business

\$2.5B+

in school construction

2,200+

education projects

92

K-12 and College clients

57

awards for school projects

65+

staff members:

18 licensed architects / 10 LEED AP / 5 ALEP

SANTA ROSA

OAKLAND

30 January 2023

Mr. Erik Oden, Director of Maintenance and Operation
Santa Rosa City Schools
211 Ridgway Avenue, Santa Rosa, CA 95401

Re: Request for Proposals (RFP) for Professional Services for a District Facilities Master Plan

Dear Mr. Oden and Members of the Architect Selection Committee,

It is with great pleasure that Quattrocchi Kwok Architects (QKA) present our Statement of Proposal for the District Facilities Master Plan for Santa Rosa City Schools. Since its inception in 1986, QKA has logged over three decades of dedicated and extensive experience designing educational facilities. We have completed more than 2,200 education projects and have provided design services for over \$2.5 billion in public school projects across Northern California. QKA is uniquely qualified:

- **Experience with Facilities Master Plan Projects:** QKA has extensive experience working with School Districts to develop Facilities Master Plans to guide effective decision making. We are adept at effectively engaging the stakeholders in your community to understand facilities needs and identify which projects can have the greatest impact on the learning and well being of students and staff.
- **Santa Rosa City School District Experience:** QKA has completed more than 38 successful projects with Santa Rosa City Schools ranging from the current Facilities Master Plan to new buildings like the Piner HS Geospatial Center and Modernizations such as current projects at Santa Rosa HS and Brook Hill ES. We have a deep understanding of your District and your school facilities.
- **Local Team:** Santa Rosa is our home and we have a deep connection to SRCS schools with many of our staff having a connection to your schools as former students, parents of current students or relatives of current staff. We are proud of the work we have done with SRCS and we are invested in continuing to improve Santa Rosa schools.

Quattrocchi Kwok Architects (QKA) and our consultants have the experience and resources to complete the project for Santa Rosa City Schools. **We are committed to providing you with high-quality and professional services that will exceed your expectations.** QKA is very enthusiastic about the possibility of working with you and welcome the creative opportunity to make a long-term and sustainable impact on your community.

Sincerely,



Aaron Jobson, AIA, ALEP

Quattrocchi Kwok Architects

Main: 636 5th Street, Santa Rosa, CA 95404

East Bay: 55 Harrison Street, Suite 525, Oakland, CA 94607

T: (707) 576-0829 | F: (707) 576-0295 | AaronJ@qka.com

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Executive Summary

INTRODUCTION & PHILOSOPHY

Quattrocchi Kwok Architects (QKA) has been designing educational spaces for 36 years and has been at the forefront of conceptualizing the “21st Century School.” It has completed more than \$2 billion in K-12, higher education, historic renovation and community projects throughout Northern California and beyond. QKA is passionate about the direct connection between learning and the learning space, and provides comprehensive master planning, design and construction administration services to create distinctive, purposeful and inspiring educational environments.

The firm was founded on the belief that education design should draw not just from an understanding of today’s needs, but also from a vision of what the learning environment of tomorrow will require – crafting sustainable spaces that unlock student potential for generations. As one of the fastest-evolving design disciplines, schools need to be adaptable and use space efficiently and flexibly. Environments should reflect districts’ core missions and philosophies, as well as encourage and facilitate educational innovation. QKA’s architects pay considerable attention to the outside influences that benefit a learning space, such as workplace, cultural and natural environments.

QKA principals are respected design thinkers and thought leaders on many topical – and often critical – factors affecting schools and those who occupy them, such as natural disaster preparation, safety and security, bond measures and other legislation, energy efficiency and technology infusion. Collaboration with school districts and the communities they serve is a foundational element of QKA’s approach to a project. Each project pursued aims to enhance the environment and reflects QKA’s deep dedication to social and environmental stewardship, consistently raising the bar in design and improving the educational outcomes for today’s students and future generations.

HISTORY

Headquartered in Santa Rosa and with a second office in Oakland, the firm was founded to serve educational and public agency clients by Mark Quattrocchi in 1986. Steve Kwok joined the firm as a partner in 1993. Long-time firm architects Aaron Jobson and Jim Theiss were elevated to the partnership in 2010 and John Dybczak joined the ranks in 2018. Today, QKA employs more than 20 licensed architects and over 40 additional staff, encompassing a broad range of educational, public and private project experience serving Northern California. QKA has a multitude of LEED Accredited Professionals and is active on many public and private boards shaping education construction and design, such as the School Energy Coalition, Collaborative for High Performance Schools and California’s Coalition for Adequate School Housing.

MAKE A DIFFERENCE



We are passionate about education and using our talents, expertise and vision to design purposeful and distinctive school environments that make a positive impact on children, families and faculty. We collaborate with school districts and the communities they serve, bringing better educational experiences to students through design solutions that solve complex problems. We strive to design educational environments that support today’s (and the future’s) teaching and learning methods and set an example for environmental stewardship.

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Description of Firm

INTRODUCTION AND PHILOSOPHY

Quattrocchi Kwok Architects (QKA) provides comprehensive design, master planning, and construction administration services for Northern California K-12 and higher education, historic renovation and community facilities. With more than \$2 billion in projects completed in the company's 35-year history, QKA's award-winning portfolio reflects a commitment to design that emphasizes environmental sustainability and community impact.

QKA is passionate about the direct connection between learning and the learning space, and provides master planning, design and construction administration services to create distinctive, purposeful and inspiring educational environments. The firm was founded on the belief that education design should draw not just from an understanding of today's needs, but also from a vision of what the learning environment of tomorrow will require - crafting sustainable spaces that unlock student potential for generations.

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Collaboration with school districts and the communities they serve is a foundational element of QKA's approach to a project. Each project pursued aims to enhance the environment and reflects QKA's deep dedication to social and environmental stewardship, consistently raising the bar in design and improving educational outcomes for today's students and future generations.

BUSINESS INFORMATION

- **Company Name:** Quattrocchi Kwok Architects
- **Address:** 636 5th Street, Santa Rosa, CA 95404 / 55 Harrison Street, Ste. 525, Oakland, CA 94607
- **Telephone:** (707) 576-0829
- **Fax:** (707) 576-0295
- **Website:** www.qka.com
- **Main Contact:** Aaron Jobson, AaronJ@qka.com
- **Federal Tax I.D. Number:** 68-0378509
- **License:** Aaron Jobson, C30620, exp. Oct. 2023
- **Type of Organization:** Corporation
- **Certificates of Insurance:** *Please see insurance certificates in Section 16 Appendix*
- **Firm History:** Headquartered in Santa Rosa and with a second office in Oakland, the firm was founded to serve educational clients by Mark Quattrocchi in 1986. Steve Kwok joined the firm as a partner in 1993. Long-time firm architects Aaron Jobson and Jim Theiss were elevated to the partnership in 2010 and John Dybczak joined the ranks in 2018. Today, QKA employs 16 licensed architects and over 40 additional staff, encompassing a broad range of educational, public and private project experience serving Northern California.
- **Firm in Good Standing and able to Complete Business in State of California:** *Please see certificate in section 16 Appendix*
- **Number of Employees:** 70 (18 Licensed Architects, 43 technical support staff, 9 support staff)
- **Firm Officers:** Mark Quattrocchi, Steve Kwok, Jim Theiss, Aaron Jobson, John Dybczak
- **Location of Nearest Office:** Santa Rosa (55 staff)
- **Services:** Design, Master Planning/Facilities Assessments, Construction Administration
- **Certifications:** LEED and CHPS Members
- **Financial Solvency:** QKA's solid financial background dates back to the firm's inception in 1986. Our financial viability may be confirmed through our financial institution, Exchange Bank, and includes a \$3 million line of credit: Steve.Herron@exchangebank.com
- **Sub-Consultants:** QKA will utilize a team of consulting structural, mechanical, and electrical engineers. These consultants have a history of successful project experience with QKA— the majority of who have worked on the bulk of QKA's projects over the past 35 years. QKA recognizes that a critical part of our work is the coordination of the work of the consulting engineers in our project team. We have a successful methodology that we employ to ensure that our documents are coordinated.

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Background of Firm's Personnel



Aaron Jobson AIA, ALEP

Principal, President/CEO

Licensed Architect, California (2006): C30620

Project Role: Principal-in-Charge

Responsible for leading the project, facilitating community engagement meetings and coordinating the work across the design team.

ABOUT

Aaron Jobson, one of QKA's five principals, comes from a family of educators and has a passion for creating dynamic, sustainable learning environments. He is known for his innovative projects, including American Canyon High School (American Canyon, Calif.), one of the highest scoring Collaborative for High Performance Schools (CHPS) Verified projects in California. He is also one of the creators of Folia, a pre-fabricated two-story steel classroom building that dramatically reduces design, permitting and construction time on projects to market. Jobson's work, passion and advocacy has garnered his reputation as a thought leader on how school facility design directly impacts academic success - a subject on which he has spoken about at national education conferences.

A founding member of the School Energy Coalition, Jobson is a legislative advocate for energy efficiency measures affecting schools and a leading voice on sustainability. He is the Co-Chair of the CHPS California Advisory Committee and serves on CHPS' board of directors. He also volunteers for Homes for Sonoma, an organization providing solutions to address the loss of housing in Sonoma County from the 2017 Northern California wildfires.

In 2015, Jobson was certified as an Accredited Learning Environments Planner (ALEP) by the Association for Learning Environments (A4LE), currently held by less than 300 of the nation's most qualified designers and planners of school facilities.

RELEVANT EXPERIENCE

Facilities Master Planning Mountain View Los Altos High School District Mountain View, CA *Principal*

Districtwide Facilities Assessments, Education Specifications, and Facilities Master Planning, producing long-term vision for District's five sites.

Facilities Master Planning Vallejo City Unified School District Vallejo, CA *Principal*

Districtwide Educational Specifications, Facilities Assessments, and Master Planning for 25 campuses.

Facilities Master Planning Sonoma Valley Unified School District Sonoma, CA *Principal*

Districtwide Facilities Master Planning for 11 campuses including photovoltaic installations at school sites and District Office.

Facilities Master Planning Ravenswood City School District East Palo Alto, CA *Principal*

Facilities Assessments and Site Level Master Planning for eight K-8 schools.

Facilities Master Planning Sequoia Union High School District Redwood City, CA *Principal*

Facilities Master Planning and Implementation Plan for four high schools.

QKA OFFICE

Santa Rosa, CA

BACKGROUND

22 Years of Architecture Experience
Joined QKA in 2002

EDUCATION

Bachelor of Arts, Architecture
University of California, Berkeley
Berkeley, CA

PROFESSIONAL REGISTRATION

Accredited Learning Environments
Planner (ALEP), Associations for Learning
Environments (A4LE), 2015

AFFILIATIONS

- Member, American Institute of Architects (AIA)
- Board of Directors, Collaborative for High Performance Schools (CHPS)
- Founding Board Member, School Energy Coalition (SEC)
- Founding Board Member, Homes for Sonoma

AWARDS

- Recipient, 2018 "Community Philanthropy Award" Winner, *North Bay Business Journal*
- Recipient, 2018 "Top Young Professionals" Winner, *ENR California*
- Recipient, "Forty Under 40" Winner: 2009 *North Bay Business Journal* 2010 *Building Design + Construction*



Kevin Chapin LEED AP

Studio Lead

Licensed Architect, California (2008): C31640

Project Role: Project Manager

Responsible for daily oversight of the project and overseeing the development of the program.

ABOUT

Growing up building forts and playing with Legos, Kevin Chapin dreamed of being an architect since a small child and got his wish when he started working at QKA at just 18 years old as a drafter. Kevin continued to work for QKA during college breaks and got hired full-time in 2005 after receiving his Master of Architecture degree.

Since joining QKA more than 20 years ago, Kevin is now an expert in educational design, a LEED Accredited Professional, and one of four of QKA's Studio Leads, where he manages a team of architects, job captains, junior designers, BIM technicians, and construction administration staff on the successful execution of complex educational projects. Currently, he is managing several projects for Liberty Union High School District (Brentwood, Calif.) and San Mateo Union High School District (San Mateo, Calif.). Kevin most enjoys transforming run-down facilities into modern, next-generation learning spaces. But no matter the project, the most rewarding aspect is watching students explore the space for the first time.

Born and raised in Sonoma County, Kevin is committed to staying involved in the community, and is a recipient of the *North Bay Business Journal's* 2016 "Forty Under 40" award. Additionally, he has completed over 50 half marathons and several Ironman 70.3s to date.

QKA OFFICE

Santa Rosa, CA

BACKGROUND

24 Years of Architecture Experience
Joined QKA in 1998

EDUCATION

Master of Architecture
Bachelor of Environmental Design
Montana State University
Bozeman, MT

PROFESSIONAL REGISTRATION

LEED Accredited Professional (LEED AP),
U.S. Green Building Council, 2008

AWARDS

Recipient, 2016 "Forty Under 40" Winner,
North Bay Business Journal

RELEVANT EXPERIENCE

Facilities Master Planning Piedmont Unified School District Piedmont, CA

Project Architect

Facilities Assessments, Education Specifications, Facilities Master Planning, and Implementation Plan for six elementary, middle, and high school campuses.

Facilities Master Planning Sonoma Valley Unified School District Sonoma, CA

Project Architect

Districtwide Facilities Master Planning for 11 campuses including photovoltaic installations at school sites and District Office.

Master Planning, Modernization, and Addition to Existing Campus Santa Rosa Charter School for the Arts Santa Rosa, CA

Project Architect

Master Planning, modernization, and new 2-story building addition with 14 classrooms.

Facilities Master Planning Hillsborough City School District Sunnyvale, CA

Project Architect

Facilities Assessments and Facilities Master Planning for four schools and the District Office.



Juliano Sorondo ASSOC. AIA

Project Designer

Project Role:

Responsible for the day-to-day management of the project, making design decisions and managing communication with the QKA and consultant team.

ABOUT

Juliano Sorondo grew up in Sanger, CA in the California Central Valley as the youngest of three boys. After graduating within the Top-25 of his 2007 high school graduating class, he attended California Polytechnic University, San Luis Obispo where he was conferred a Bachelor of Architecture degree, supplemented with Sustainable Environments and Construction Management minors.

Upon graduation, Sorondo returned to the Central Valley and worked for a premier local housing developer before he moved in 2015 to Sonoma County and joined Quattrocchi Kwok Architects. Sorondo brings collaborative and enthusiastic teamwork qualities to every project he works on, ensuring great communication internally and externally. He is motivated and dedicated to delivering quality work and building long-lasting relationships with everyone.

Sorondo currently lives with his wife, son, and dog in Windsor. He enjoys quality time out with friends and family at the beach or wineries, just as much as staying in with a board game and video games.

BACKGROUND

9 Years of Architecture Experience
Joined QKA in 2015

EDUCATION

Bachelor of Architect
California Polytechnic University
San Luis Obispo, CA

AFFILIATIONS

- Associate Member, American Institute of Architects (AIA)
- Treasurer of American Institute of Architects, Redwood Empire Chapter

RELEVANT EXPERIENCE

Facilities Master Planning Santa Rosa City Schools Santa Rosa, CA *Project Designer*

Districtwide Facilities Master Planning and Implementation Plan for 24 campuses, funded from \$230 million General Obligation Bond.

Facilities Master Planning Fremont Union High School District Sunnyvale, CA *Project Designer*

Facilities Assessments and Facilities Master Planning for three high schools.

New Education Options Campus Homestead High School | Cupertino, CA Fremont Union High School District *Project Designer*

Two customized FOLIA project buildings serving FUHSD's alternative education program with outdoor courtyard and basketball courts, dining hall, administration & business offices, and varying sizes of learning spaces within 32,000 sq.ft.

New Multi-Purpose Building Redwood Adventist Academy Santa Rosa, CA *Project Designer*

New multi-purpose building and outdoor play-yard for a local private elementary school that was lost to 2017 Tubbs Fire in Sonoma, County that supports the school's basketball, volleyball, and performing arts programs along with a full-service kitchen.



Experience in Development of Facilities Master Plans

PROVEN TRACK RECORD OF FACILITIES MASTER PLANS

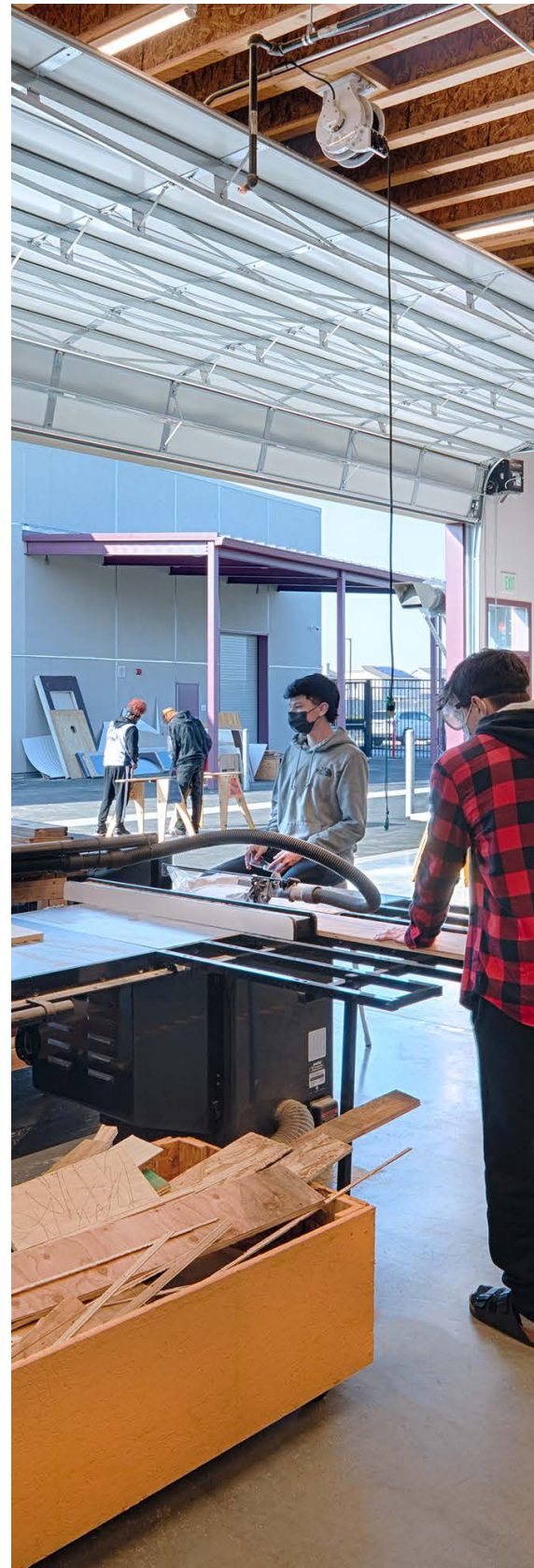
QKA has extensive experience developing a wide range of Facilities Master Plans for School Districts across the Bay Area. These Master Plans have documented facilities needs ranging from a few million dollars at a single school to over \$1 billion across districts of 25 sites or more. In all of these projects we work with school districts to evaluate their educational programs and match those programs to existing facilities to determine building needs for modernizations and new facilities. We develop costs and funding targets and use this information to create schedules for cash flow and construction. We facilitate and organize effective community engagement to make sure the voices of all stakeholders are heard and incorporated into the Master Plan. QKA has completed master plans for local school districts, such as Sonoma Valley USD, Healdsburg USD and West County Union High School District. We have also completed Master Plans across the Bay Area including Fremont Union High School District, Vallejo City Schools, Mountain View Los Altos School District, Alameda Unified School District, and many more.

However, our most important experience has been with you. In 2015 QKA was selected to complete a Facilities Master Plan for SRCS in support of Measures I and L. Over the next 9 months the QKA team conducted on-site assessments of all 23 school sites in the District and conducted more than 60 meetings with stakeholders at every school site. QKA also worked with stakeholders across the District to create an Educational Specification as a benchmark to evaluate each facility and maintain equity between them. QKA also created a unique Indicators of Quality system to evaluate each proposed project based on its contribution to student success. Using all of this information QKA completed the FMP by creating an Implementation Plan to identify which projects to fund with Measures I and L, focusing on making school facilities warm, safe and dry as well as improving technology infrastructure that proved vital during the past few years.

Successfully completing the current FMP makes QKA uniquely qualified to continue this work and update the Facilities Master Plan to guide Measures C and G. Below we have summarized our experience in each category, both with SRCS and other Districts:

Facilities Needs Assessment

QKA and our consultant team have completed comprehensive assessments of a wide variety of school facilities. To do this we conduct detailed on-site assessments of the area of work with our consulting engineers and review as-built record drawings and records of project certification to give us a clear understanding of the existing conditions with which we will be working. We also interview District maintenance staff who have experience with the campus to make sure we capture their valuable knowledge. In this assessment we pay particularly close attention to two areas which can lead



to additional work required by Division of the State Architect (DSA): structural design, and accessible path of travel. Through our extensive experience with DSA we understand how they interpret code requirements for existing buildings and the trouble spots to look for early in the project to avoid added scope later. After collecting all of the data, QKA will compile all of this information into a report on each school that provides both a high level analysis of the site's condition and a detailed accounting of what improvements are needed. This data becomes the Facilities Needs Assessment and becomes the basis for the development of the District Facilities Master Plan. It is critical to identify all of the necessary data, compile it and present it in ways that are easy to understand and relate to the community.

Future Facilities Needs

To equitably identify future facilities needs the QKA team recommends using an Educational Specifications as a District-wide benchmark for the facilities needed to support educational programs, student achievement and wellness at every school. Using this benchmark we have engaged with school communities to identify the facilities projects that are needed in the future to provide an environment that supports their educational goals for years to come.

QKA has successfully used this methodology on hundreds of school campuses including an extensive assessment of existing SRCS facilities in 2015 and development of the proposed projects in the current FMP. In the current SRCS FMP, Facilities Assessment information is summarized in the Existing Conditions Summary for each building and campus. The Future Facilities Needs that we identified through our assessment and engagement with the community are reflected in the proposed projects identified in the FMP. We can quickly and effectively update that information for the new FMP.

School District Demographics and Analysis and Projection of Student Enrollment Numbers

QKA's consulting partner, King Consulting, performs demographic studies which identify local, regional, and

State trends and culminate in a range of enrollment projections to guide districts' facility planning efforts for the long and short term. Our projections create clear insight of enrollment trends, analyzing populations by school and grade while accounting for numerous influencing factors such as student cohort growth, local births, residential and commercial development, community demographics, economic trends, changes in neighboring school districts, and many more. We create projections of how many students live in different areas of your District, illustrating potential facility needs that may be overlooked when considering enrollment projections singularly. Our detailed capacity calculations help districts operate to their full potential; we base these on current room uses and loading factors and take CDE optimal capacity and total maximum capacity into consideration. It is crucial to know the number and type of units, and build-out timeline for all residential construction happening in and around your district so you know how many students will be generated, where, and when.

Prioritizing Projects Based on District Needs and Providing Cost Benefit Analysis Concerning Potential Future Construction or Modernization of District Facilities

In developing the FMP we know that one of the hardest challenges is determining which projects are the best use of the limited funds available. There are always more facilities needs than funding available. The QKA team has extensive experience working with School Districts and communities to identify which facilities improvements have the most impact on student achievement and well-being. We combine our professional expertise and experience with the input from staff, students, parents and other stakeholders to evaluate projects. We also carefully look at equity between school sites to make sure that every school's projects receive the same consideration. Through this approach we provide unbiased recommendations on which projects should be developed with the available funding.

In the current FMP for SRCS, QKA developed a rubric for evaluating projects called Indicators of Quality (IoQ). We used weighted scores in six categories to evaluate the impact of each proposed project on different impacts on student success. The scores were developed using the professional expertise of the QKA team as well as input we received throughout the community engagement process. They showed that improvements to technology, safety and basic infrastructure were the highest priority across the District and should be the focus of Measures I and L. The rigor of the IoQ system helped to make difficult decisions and to communicate them clearly to the Board and to the Community.

Exploring Alternative Funding and Financing Options for Improvement of District Facilities, including Analysis of Potentially Seeking Passage of a Bond

Whether it's Local, State, or Federal funding, we understand what's out there, and we show districts how to get it and how to keep it. No matter how big or small your District is, we will work with you to discover opportunities and transform your facilities to match your vision. We explore every eligibility option that the Office of Public School Construction (OPSC) accepts to ensure your District maximizes its eligibility. We are experts in all programs, including New Construction, Modernization, Career Technical Education Facilities Program (CTEFP), Facility Hardship, Financial Hardship, Seismic, Charter School Facility Program, Minimum Essential Facilities, and Full Day Kindergarten. We know all the rules and regulations to ensure every angle to maximize your eligibility. We'll help you with planning, funding, and timing to effectively deliver the facilities you need. Understanding the direct cost of the district's facilities helps the district make the decision on how much to charge outside users for community use. Recouping the costs helps to fund the maintenance of district facilities.

Integration of Technology into Existing Facilities to Improve Student Educational Opportunities

QKA has extensive experience in integrating technology into schools for the past 35 years. We understand that now, more than ever, technology is a core part of education and critical to student success. This

influences facilities planning in a number of ways. First and foremost, we evaluate classroom technology and technology infrastructure as part of our assessment and identify any needed improvements in the FMP. The QKA team will also identify areas where facilities can be improved beyond basic classroom WIFI and AV systems by creating Makerspaces, Career Technology Education Labs and Digital Media Centers. These spaces create new opportunities for students not just to use technology but to explore and design it as a core part of their educational experience. Through all of these steps we work closely with your IT Department, teachers and educational leadership to make sure the FMP is clearly aligned with their goals and efforts.

One of the key projects QKA identified at each school site in the current SRCS FMP was technology infrastructure. When we conducted our assessments most SRCS classrooms had outdated AV systems, where they had them at all, there was little working WIFI and the technology wiring and infrastructure was outdated. Together with your IT team we identified budgets for each school to provide new data cabling and infrastructure, new AV systems in every classroom and campus wide WIFI. The technology improvement projects were consistently high priority in the IoQ scoring process and were some of the first projects to be completed under Measures I and L. This investment proved to be critical during the COVID-19 pandemic, allowing SRCS schools to continue to serve students in remote and hybrid learning environments and they continue to serve schools well as you maintain high levels of technology integration post-pandemic.

Integration of Sustainable Building Systems into Facility Improvement, Particularly towards Reducing Energy and Water Use

Reducing the environmental impact of the District's operations is an important goal and consideration that influences decisions and practices throughout the Master Planning process. At QKA we believe sustainability and energy efficiency are not isolated issues, but should be considered holistically, as factors in every decision. This is how the greatest positive impact on the environment and the District's General Fund is achieved.

QKA is a recognized leader in the design of high-performance schools. QKA staff was involved in the initial creation of the Collaborative for High Performance Schools (CHPS) Best Practices Manuals and implements these practices on every project. QKA designed three CHPS schools including the first California school to follow the independently reviewed CHPS Verified program; American Canyon High School which earned nearly \$1 million in additional funding for its high-performance features. Guiding QKA's sustainable design solutions are LEED Accredited Professionals on staff whose experience in designing high performance school buildings enables us to find sustainable solutions to a variety of challenges in the Master Planning Process. As part of this process QKA looks for ways to improve all facets of sustainability in your facilities. This includes traditional improvements to mechanical and

lighting systems to improve energy efficiency as well as strategies such as daylighting, natural ventilation, acoustic materials, and low emitting materials to improve the classroom indoor environment. By identifying and prioritizing these improvements we can make a significant impact on the quality of your learning environments and generate significant savings on utility bills.

Outreach to District Constituents

It is very important that the community's voice is heard and their interests considered, as their support is critical to the success of the FMP. QKA has extensive experience working with communities—we have successfully involved diverse community groups, faculty, trustees, parents, students, project committees and district staff in resolving complicated issues and ultimately creating a plan that everyone can support. QKA will work with your staff to develop a clear Community Engagement and Communications plan that best works for your community. We typically recommend using a varied approach to community engagement to meet people where they are. This can include meetings with a site committee at each school, surveys of parents, students and community members, meetings with stakeholder organizations and open community forum meetings. Wherever possible we strive to engage a broad group of stakeholders directly to create consensus and understanding. QKA then works to gather, summarize and

incorporate this input into the FMP process to help guide identifying and prioritizing facility's needs.

Community engagement was a critical part of QKA's development of the current FMP. QKA and the District held over 60 meetings at every school site in the District to meet with stakeholders and hear what was important to them. This input was fundamental to shaping the site master plans, the proposed projects and perhaps most importantly to the Indicators of Quality (IoQ) scoring system that helped to prioritize the projects. The community input was summarized and presented both in the FMP documents and in our presentations to the Board and Community groups.

7

Litigation History

South San Francisco Unified School District, 2022

At the end of December 2022 QKA along with several other companies were named in a cross-complaint by a construction manager, Swinerton. The cross-complaint is related to a general contractor's suit against our client, South San Francisco Unified School District, in which Swinerton was also named by the contractor.

No allegations have been made that any services provided by QKA did not meet the standard of care.

The cross-complaint by Swinerton listed QKA along with several other design entities for equitable indemnity contribution. This case was initiated on December 14, 2016. QKA was not summoned until December 23rd, 2022. The cross-complaint case number is CJC-17-004928. We have been told that a hearing by Special Master is anticipated within the next couple months.

Sequoia Union High School District, 2020

The General Contractor was pursuing a claim against the Owner for retention, general conditions and unpaid change orders in excess of \$2,000,000. The issues stem largely from the significant delay in completion of the project by the General Contractor due to their mismanagement. The Contractor has claimed that the delay was in some part caused by QKA. The Owner and QKA agree that the Contractor is at fault and worked together in defense against this claim. The Owner tendered QKA as part of the mediation process to resolve the Contractor's claim. Mediation has been completed and a settlement between the District and Contractor was approved by the Board of Education. QKA was not required to make a financial contribution to this settlement.



8 & 9

Complaints Lodged with Local, State, or Professional Agencies & Insurance

COMPLAINTS LODGED WITH LOCAL, STATE, OR PROFESSIONAL AGENCIES

QKA does not currently and has not had any complaints lodged with Local, State, or Professional Agencies.

INSURANCE

QKA has not filed any claims during the past five (5) years. QKA's insurance carriers are as follow:

Commercial General Liability Insurance

Agent: Jeff Young

Company Name: Arthur J. Gallagher & Co. Insurance Brokers of CA, Inc.

Address: 800 Edgewood Place, Windsor CA 95492-9207

Phone: 707-687-2200

Fax: 707-687-2021

Insurance Company: Travelers Property Casualty Co of America

Policy Number(s): 6800J8414122247

Automobile Liability Insurance

Agent: Jeff Young

Company Name: Arthur J. Gallagher & Co. Insurance Brokers of CA, Inc.

Address: 800 Edgewood Place, Windsor CA 95492-9207

Phone: 707-687-2200

Fax: 707-687-2021

Insurance Company: Travelers Property Casualty Co of America

Policy Number(s): BA7R8031482247G

Professional Liability Insurance

Agent: Angela Borg

Company Name: Assured Partners Professional Insurance Services, LLC

Address: 3697 Mt. Diablo Blvd., Suite 230, Lafayette CA 94549

Phone: 510-272-1429

Fax:

Insurance Company: Travelers Casualty and Surety Co of America

Policy Number(s): 106534233



10

References

Amongst the many School Districts QKA has provided Facilities Master Planning Services in California for, we are proud to present the following five (5) references for your information. We have also listed a few past Facilities Master Planning project profiles in the Appendix section (following the '16. Other' section) with a project summary, project details, and additional references you are welcome to contact to gain a better idea of QKA's work.

VALLEJO CITY UNIFIED SCHOOL DISTRICT

Years of Service: since 2015, (7) years

Becky Oraboni Director of Operations | (707) 556-8921 x 51473
roraboni@vcusd.org

ALAMEDA UNIFIED SCHOOL DISTRICT

Years of Service: since 2011, (12) years

Robbie Lyng Director of Maintenance, Operations & Facilities
(510) 337-7000 x 77047 | rLyng@alamediaunified.org

MOUNTAIN VIEW-LOS ALTOS SCHOOL DISTRICT

Years of Service: since 2018, (5) years

Mike Mathiesen Associate Superintendent of Business Services
(650) 940-4667 | mike.mathiesen@mvla.net

CABRILLO UNIFIED SCHOOL DISTRICT

Years of Service: since 2016, (7) years

Sean McPhettridge Superintendent
(650) 712-7100 | mcphetridges@cabrillo.k12.ca.us

HILLSBOROUGH CITY SCHOOL DISTRICT

Years of Service: since 2019, (4) years

Louann Carlomagno Superintendent
(650) 342-5193 | lcarlomagno@hcsdk8.org



11

Experience with State Regulatory Agencies

STATE AGENCY EXPERIENCE

The school construction and design process requires multiple steps and can involve several state agencies. Through its rich history of designing educational spaces, Quattrocchi Kwok Architects (QKA) is well versed in navigating matters relating to governmental oversight units, which include, but are not limited to, the Division of the State Architect, California Department of Education, Office of Public School Construction, the State Allocations Board and a myriad of local agencies.

Division of the State Architect

The Division of the State Architect (DSA) provides design and construction oversight for K-12 schools, community colleges, and other various state-owned and leased facilities. As educational specialists, nearly all QKA projects are reviewed and approved by DSA. Having successfully completed more than a thousand projects with DSA, the firm has established a deep understanding of the agency's requirements and procedures and a reputation for successfully seeing projects through approval, construction and closeout. .

Through a shared overarching commitment to safety and an understanding of each party's roles and responsibilities, the relationship between DSA and QKA has prospered and led the way to the collaborative partnership that benefits our clients today. The firm regularly consults with DSA to ensure timely reviews on initial plan submittals and change directives, and the accessibility to agency personnel allows QKA to resolve issues quickly and efficiently for its clients.

California Department of Education

The California Department of Education (CDE) requires preliminary and final plan review submittals, and QKA is intimately familiar with the agency's submittal requirements for a successful plan review. We are familiar with CDE's Title 5 standards and guidelines for school facilities and how they should be applied to projects. The firm has facilitated the creation of numerous educational specification documents, and has developed an excellent working relationship with CDE staff.

Office of Public School Construction

QKA also has a long history of working with OPSC to obtain state funding for a wide variety of school projects. This includes a variety of programs such as Charter School funding, Career Technology Education grants, new construction and modernization programs. QKA has successfully assisted SRCS with OPSC funding including Charter School funding for the SR Charter School for the Arts, CTE grants for the Piner HS Geospatial Center and modernization funding for our current projects as well as projects completed with other design firms under Measures I and I, which our partner King Consulting is currently completing. QKA believes these efforts are a core part of our services to help provide additional funding that can further support our shared goals of improving your educational facilities.



12

Project Plan and Methodology

QKA crafts a unique planning approach to meet the needs of each School District and community we work with. Our job as your consultants is to use our expertise, knowledge, and experience to guide you through this process and produce a comprehensive plan that identifies, prioritizes and quantifies the improvements for each facility. Since QKA completed the District's current Facilities Master Plan we start with a strong understanding of your facilities needs and communities. We propose a customized project approach that builds on our existing work to efficiently and effectively update the FMP based on the scope of work provided in the RFP. This is a starting point and we look forward to collaborating with you to fine tune the methodology.

Community Outreach

A comprehensive approach to community outreach and engagement was the center point of the development of the previous FMP and we look forward to building on that success. The QKA team proposes a combination of methods to engage the community to make sure we hear from the full spectrum of stakeholders:

- **School Site Committees:** We recommend the formation of a Site Committee to represent all stakeholders at each school site. These are typically convened by a site administrator to include faculty, staff, parents and students. We would propose one to two meetings at each school site to review the previous FMP, discuss site priorities and review and finalize the updated FMP. These meetings can be conducted in person at the school sites or online.
- **Community Forums:** QKA also recommends holding a series of open community meetings across the District to allow interested stakeholders to see the draft FMP and provide input on district wide plans and priorities. These can be in-person meetings across the District and/or online meetings open to anyone.
- **Surveys:** To collect data and input from the broader community we can also use online surveys. We would recommend starting with the data collected in the facilities survey conducted by the District last year to inform prioritization of proposed improvements. QKA can also assist with additional surveys if further input from the community is desired.

Development of Educational Specifications/Facilities Needs Assessment

QKA worked closely with over 50 SRCS stakeholders to develop an Educational Specification as the starting point for the current FMP. The Ed Spec identified the type, size and quality of facilities needed for each type of school to be successful as well as the key characteristics they should have. For this FMP process we would propose to convene a similar group of stakeholders from across the District to re-evaluate that standard and make sure it aligns with the District's current education programs and priorities.

QKA also evaluated the facilities needs of each school site in the District in the development of the current FMP. This included on-site assessments of facilities conditions by QKA and our engineering consultants. It also included an assessment of the educational adequacy of the facilities using the Ed Spec as a baseline. For this FMP we would propose to update that information based on our original data and incorporating the work that has been done under Measures I and L and other programs over the past 6 years. We will also re-evaluate the educational adequacy of the facilities based on the updated Ed Spec. Together this will provide an up to date and complete picture of facilities needs across the District.

Demographics and Enrollment Projections

QKA sub-consulting partner, King Consulting's demographic studies identify local, regional, and State trends and culminate in a range of enrollment projections to guide districts' facility planning efforts for the long and short term. Our projections create clear insight of enrollment trends, analyzing populations by school and grade while accounting for numerous influencing factors such as student cohort growth, local births, residential and commercial development, community demographics, economic trends, changes in neighboring school districts, and many more. We create projections of how many students live in different areas of your District, illustrating potential facility needs that may be overlooked when considering enrollment projections singularly. Our detailed capacity calculations help districts operate to their full potential; we base these on current room uses and loading factors and take CDE optimal capacity and total maximum capacity into consideration. It is crucial to know the number and type of units, and build-out timeline for all residential construction happening in and around your district so you know how many students will be generated, where, and when.

Capacity and Utilization Study/Determination of Eligibility for State Funding

Similar to the Facilities Needs Assessment we can begin the Capacity and Utilization study using the data from the current FMP. We will work with the District team to confirm assumptions such as class size and classroom utilization and update our evaluation of the capacity of each school site to confirm capacities. This will also reflect any changes to the number of classrooms available at each site. The study will also incorporate updated demographic data to identify available capacity at each school site and how that is expected to change in the coming years. This analysis will help make sure we are concentrating any proposed improvements on facilities that are critical for the long term future of the District.

QKA's partner, King Consulting, is currently under contract with the District to analyze the District's eligibility for funding under all available OPSC programs,

both for projects completed under Measures I and L and for future projects. This work will be incorporated into the updated FMP at no additional cost.

Facilities Equity Study

Although a formal analysis of equity between SRCS campuses was not part of the development of the current FMP, equity was an important consideration of the planning process and the principal reason for using the Ed Spec as benchmark for evaluating all schools. For the updated FMP the QKA team will utilize the data compiled in the Capacity and Utilization Study and the information gathered in the updated Facilities Needs Assessment to evaluate equity across the District. We will continue to use the Ed Spec as a benchmark and clearly identify areas where each school needs improvement to meet or exceed that benchmark. This can be summarized in narrative and graphic form to paint a clear picture of equity across District Facilities and inform the identification and prioritization of facilities needs.

Development of Future Facilities Needs and Alternatives

The current FMP establishes a vision for the future facilities needs of each campus based on the input of stakeholders and needs of the educational programs at the time it was developed. For the updated FMP we propose to collaborate with stakeholders to explore alternatives and update these visions to reflect current educational programs, community priorities and goals. This process will include cost-benefit analysis of multiple alternatives including renovation and replacement of existing facilities. We will also include proposed improvements to improve the environmental quality of the learning spaces and reduce energy and water use. The updated overall vision for each campus can then be broken down into specific projects and prioritized based on an updated version of the Indicators of Quality process we developed for the original FMP. This will provide a clear plan for each school of proposed projects prioritized by the positive impact they will make on student learning and well-being and allow us to create an Implementation Plan for Measures C and G to maximize the use of that funding.

Cost Estimates

Understanding the costs of proposed improvement is a critical part of the development of the FMP. Like in the current FMP we will work with our partner tbd Consulting to provide up to date cost estimates for each proposed project. These will include construction costs as well as associated costs for design, permitting, construction management, contingency, etc. to provide a comprehensive picture of probable costs. We can also provide comparative analysis of the benefits of renovation verses replacement of existing facilities to help inform decision making. This comprehensive cost estimating provides the best possible data to inform the development of the FMP and decisions on which projects to include in the Measure C and G Implementation Plan.

Preparation of Final Digital Facilities Master Plan

The QKA team will prepare a complete digital package for the FMP including an executive summary summarizing the process and findings across the District and individual sections for each campus. As with the current FMP, these will all be published in PDF format and provided to the District for publication on their website.

Facilitation of FMP Presentations to District Governing Board

One of the most critical steps in the FMP Process is engagement with the governing Board and eventually the presentation and approval of the FMP. During the development of the current FMP, the QKA team made presentations to the Board throughout the process to update on progress and inform the Board and the public of upcoming meetings and opportunities for engagement. We also presented the draft FMP to the Board for input and the final FMP for approval as well as the Implementation Plan for Measures I and L. At each of these presentations the QKA team worked with the District to present concise and comprehensive information that explained our methodology, how we engaged the community and an example of how it was applied to specific schools. The success of that process is demonstrated by the unanimous approval of both the FMP and Implementation Plan by the Board. For the update FMP we recommend building on that success by continuing to engage and inform the Board throughout the process and provide clear, complete and concise information.

By working closely with the District team and building on the work already completed for the current FMP, the QKA team can efficiently and effectively create an updated FMP that reflects the current and future educational priorities, community needs of the District and guides facilities decision making to benefit student success.



13 & 14

**Project Current
Projects and
Workload
&
Joint Ventures
and Associations**

STAFF AVAILABILITY AND MEETING DEADLINES

QKA's experienced staff of nearly 70 people in our two offices in Santa Rosa and Oakland is dedicated solely to educational projects. Given our size and laser-like focus, we have a proven track record of successfully managing our personnel to meet the deadlines of all projects we take on. This includes a detailed process for planning our work and assigning staff to ensure every project has the necessary resources. Although we have many projects underway for School Districts across the Bay Area, this will be our primary Master Planning project and one of our highest priorities. We are confident that QKA can provide detailed, innovative and efficient Master Planning services for Santa Rosa City Schools and meet or exceed you proposed schedule for this project.

JOINT VENTURES AND ASSOCIATIONS

QKA does not propose any joint ventures or associations for this project. We will employ consultants and engineers as necessary to complete the scope of work as sub-consultants to QKA and subject the terms of our Agreement with SRCS.



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Fee Estimate Range and Terms

Facilities Master Planning is a complex process that should be customized to the needs of Santa Rosa City Schools through an open dialog with our team. For this reason, we appreciate that you have asked for an estimate of hours and not a firm price proposal at this time. **We fully support the stated approach of negotiating a fixed fee with the selected firm based on an agreed upon scope of work.**

Based on the information provided in this RFP and our experience and understanding of Master Planning work we have prepared the following estimates for the number of hours required for each portion of the project. Factors such as the number of meetings required, level of detail of assessments, information provided by the District and amount of communications will affect the final cost of the FMP, but we would expect to be within these ranges:

Task	Estimated Hours	
	Low	High
Community Outreach	400	500
Development of Educational Specifications/Facilities Needs Assessment	200	250
Demographics and Enrollment Projections	90	110
Capacity and Utilization Study/Determination of Eligibility for State Funding	40	80
Facilities Equity Study	80	140
Development of Future Facilities Needs and Alternatives	250	375
Cost Estimates	120	200
Preparation of Final Digital Facilities Master Plan	100	120
Facilitation of FMP Presentations to District Governing Board	40	80
TOTAL	1320	1855

HOURLY RATE SCHEDULE FOR CALENDAR YEAR 2023

Principal.....	\$260/hr	Interior Designer.....	\$220/hr
Project Manager / Associate / Director.....	\$240/hr	CADD / Drafting / BIM Modeler.....	\$195/hr
Project Architect / Designer.....	\$225/hr	Construction Admin. Project Coordinator.....	\$185/hr
Job Captain.....	\$210/hr	Clerical.....	\$135/hr
Construction Admin. Project Manager.....	\$220/hr		
Assistant Construction Admin. Project Manager ..	\$200/hr	Consultants.....	1.1 x consultants’ standard hourly rates

The above rates are effective January 1, 2023, and are in effect for the calendar year 2023. On January 1 of each year, these rates shall be adjusted at the rate of the Consumers Price Index as published by the Bureau of Labor Statistics.

SUB-CONSULTANT’S HOURLY RATES

Our sub-consultants for this project will be tbd consulting for cost estimating, and King Consulting for demographics and planning consulting. Their hourly rates are listed as follow:

TBD - Cost Estimating	\$250 per hour
King Consulting - Demographics and Planning	\$185 per hour

16
Other

HIGH PERFORMANCE LEARNING ENVIRONMENTS

One of the unique aspects of our QKA's approach to Master Planning is our understanding of the impact that facilities have on learning and how it is incorporated into our planning and evaluation process. Multiple academic studies have now shown that well designed learning environments can have a significant impact on student achievement and engagement; up to 16%. QKA uses the research-based recommendations of the Collaborative for High Performance Schools as a benchmark for our evaluation of your facilities and identify areas where improving ventilation, lighting, views to the outdoors, connection and ownership can significantly improve student success and wellness.

ACCREDITED LEARNING ENVIRONMENT PLANNERS

For more than a decade the international organization the Association for Learning Environments (A4LE) has developed and implemented a rigorous training and accreditation program to teach professionals best practices for understanding, evaluating, and planning school facilities. Professionals who complete the training and evaluation process, as well as ongoing continuing education, receive the Accredited Learning Environment Planner (ALEP) certification, currently held by approximately 350 professionals across the globe. QKA has long recognized the value of this program and has 5 ALEPs on staff as well as a faculty member in the current Advanced Academy training program. We bring the expertise and best practices we learn to this and every project.

FACULTY AND STAFF HOUSING

An emerging facility planning issue for Districts across the Bay Area is faculty and staff housing. With an ever-increasing housing affordability crisis and ongoing challenges hiring and retaining teachers and staff, many Districts are exploring options for building affordable housing on current or former school sites. QKA has worked with multiple Districts and partners to evaluate housing options and coordinate them with educational facilities' needs.

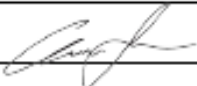
We have also developed strong connections to the housing advocacy and development community in Sonoma County through our volunteer work and support of a local non-profit called Homes for Sonoma since the devastating fires of 2017. We are happy to assist the District with exploring and evaluating housing development options as part of the FMP process.



EXHIBIT A

Non-Collusion Certification

The party making the foregoing proposal, affirms that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

Name of Firm: Quattrocchi Kwok Architects
Signature: 
Printed Name: Aaron Jobson
Title of Signatory: Principal, President

CERTIFICATION

I certify that I have read the attached **REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES FOR DEVELOPMENT OF DISTRICT FACILITIES MASTER PLAN** and the instructions for providing a response. I further certify that I must submit five (5) hard copies and one (1) flash drive with an electronic copy of Firm's proposal in PDF format to this request and that I am authorized to commit Firm to the qualifications submitted.



Signature

Aaron Jobson

Type or Print Name

Principal, President

Title

Quattrocchi Kwok Architects

Company

636 Fifth Street, Santa Rosa CA 95404

Address

(707) 576 -0829

Telephone

aaronJ@qka.com


Email

January 30, 2023

Date

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

Attest:


James Theiss, Secretary

All materials submitted in response to this RFP shall become the property of the Santa Rosa City Schools and may be subject to disclosure under the California Public Records Act.



Secretary of State Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name: QUATTROCCHI KWOK ARCHITECTS, INC.
Entity No.: 1964607
Registration Date: 03/25/1996
Entity Type: Stock Corporation - CA - General
Formed In: CALIFORNIA
Status: Active

The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of October 05, 2022.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 050432117

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov.

17

Appendix

Alameda Unified School District

Alameda, CA

33 Elementary, Middle, and High School Facilities Master Plan



Aging facilities, changing demographics and long overdue upgrades to meet 21st century educational standards created a need for the Alameda Unified School District (AUSD) to develop a comprehensive Facilities Master Plan (FMP) for its 33 schools with a student population of nearly 9,500. In addition to assessments of its administration and teaching spaces, a critical goal of the plan was to determine if the closed, but community beloved, 100,000-square-foot 1924 Historic Alameda High School could be seismically upgraded and returned to student use.

QKA worked closely with a diverse stakeholder group, comprised of school faculty and representatives, as well as heavily engaged members of the community, to identify and prioritize the improvement needs for all AUSD elementary, middle and high schools. Over the course of six months, nearly 60 design committee meetings were held at each school site, where detailed subject area specific feedback was solicited in order to provide grade level recommended facility needs.

The resulting FMP was comprised of thorough improvement recommendations, including: replacing of some classroom buildings and enlarging others to accommodate support and breakout spaces, relocating administration offices to improve security, and repurposing underutilized buildings for art spaces and STEM labs. To the community's pleasure, the master planning process recommended that AUSD seismically retrofit and restore the Historic Alameda High School - a registered Historical Landmark built in 1924 - to safely provide classrooms with modern amenities and a new science wing.

Taking community relations another step further, QKA collaborated with AUSD to maintain and update the facilities portions of the District's website, which outlined the entire master planning process, and provided regular updates, renderings and press releases for AUSD's public information and social media platforms.

PROJECT DATA:

Number of Schools: 33
Start Date: November 2014
Completion Date: August 2015
Updated Date: 2022

TEAM & ROLES

Quattrocchi Kwok Architects:

- » **Principal-in-Charge:** Aaron Jobson
- » **Project Manager:** Joel Williams
- » **Project Architect:** Cam Hawing

Sub-Consultants: LCA Architects, Costa Engineers, OMM Electrical, Guttman & Blavoet

CLIENT CONTACT/REFERENCE

Robbie Lyng

Director of Maintenance,
 Operations & Facilities
 (510) 337-7000 x 77047
 rLyng@alamediaunified.org

Cardinal Newman High School (Diocese of Santa Rosa) Santa Rosa, CA

Facilities Master Planning to Guide Rebuilding of Campus
Lost to Wildfires



Approximately half of the campus of the private Catholic Cardinal Newman High School was destroyed by the devastating Tubbs Fire in October 2017. While a tremendous loss, the Diocese of Santa Rosa sought to use this opportunity to rebuild a campus that would truly deliver all of their needs. The first step was the formation of an Educational Committee and Site Committee, which included teachers, school administrators, and staff. It quickly became clear that the committees did not want to simply rebuild the same structures that were lost, but instead, design a new campus that would address any current facilities shortcomings.

With feedback from the administration and community in hand, QKA developed a complete Facilities Master Plan that would guide the rebuilding of the campus over the next 20 years.

QKA has provided design services for multiple phases of the Master Plan including facility repairs which have been completed, a new classroom building which is under construction and a new Student Life Center which is nearing construction.

PROJECT DATA:

Number of Schools: 1

Start Date: May 2018

Completion Date:

November 2018

TEAM & ROLES

Quattrocchi Kwok Architects:

- » **Principal-in-Charge:** Mark Quattrocchi
- » **Project Manager:** John Dybczak
- » **Project Architect:** John Dybczak

Sub-Consultants: Costa, OMM, Brelje & Race, ZFA Structural, Gates Landscape

CLIENT CONTACT/REFERENCE

Laura Held

President

(707) 546-6470

held@cardinalnewman.org

Hillsborough City School District Hillsborough, CA

Facilities Assessments, Educational Programming,
and Facilities Master Planning



The 2019-2020 Facilities Master Plan (FMP) was the first step in a possible multi-year effort to upgrade existing spaces and construct new facilities. These facilities would support existing and new education programs and transform the District's facilities into Next Generation learning environments supporting the high level of student achievement that Hillsborough City School District students are known for. The plan had significant input from the various stakeholder groups; District administration, faculty, parents, community members and various non-profits partners. In all, there were more than 40 planning meetings with these constituent groups.

The District had come to the end of its successful 2002 Bond Program and wanted to continue to make improvements to its facilities. It retained QKA to assess its existing facilities and then create a comprehensive Facilities Master Plan to provide a road map for the improvements needed to provide the learning environments for the next generation of students. The FMP includes detailed project descriptions and cost estimates for improvements at all of the schools and the District Office. This FMP detailed a long-term master plan that will serve as a basis for the planned November 2022 Bond Campaign. Upon the conclusion of a successful bond election, QKA will be developing an implementation plan that will identify and prioritize projects at each of the school sites to be included in the approximately \$100M program.

PROJECT DATA:

Number of Schools: 4
Start Date: January 2019
Completion Date: March 2020

TEAM & ROLES

Quattrocchi Kwok Architects:

- » **Principal-in-Charge:** Steve Kwok
- » **Project Manager:** Kevin Chapin
- » **Project Architect:** Kevin Chapin

Sub-Consultants: Costa Engineers, O'Mahony & Myer, TBD Consultants

CLIENT CONTACT/REFERENCE

Louann Carlomagno
Superintendent
(650) 342-5193
lcarlomagno@hcsdk8.org

Kentfield School District

Kentfield, CA

Updated Master Plan to Better Suit District Needs



When QKA began working with Kentfield School District in 2016, they had recently completed a Master Plan with another design firm. That process, based on enrollment projections at that time, showed a need for a significant expansion in capacity of both of the District schools requiring new facilities at both campuses, including a new 15-classroom building at Kent Middle School and changing the grade level configurations of both campuses. However, shortly after hiring QKA, the District realized that enrollment was growing significantly slower than projected and that the previous plan had not adequately accounted for the costs of modernizing the existing facilities.

QKA worked closely with District Staff, stakeholder groups at each campus and the Board of Trustees to address these issues by updating the FMP and re-evaluating priorities. Our team conducted a careful capacity analysis of each campus and developed multiple scenarios to review with the Board and decide on how to best prioritize the use of the limited funds from the recently passed bond measure. Through that process QKA was able to develop an updated plan that eliminated the need for grade level re-configuration and reduced the amount of new facilities. This allowed the District to focus more of their funds on improving their existing buildings and other important priorities. QKA has worked closely with the District over the past five years to implement this plan with the final phase completed in 2019.

PROJECT DATA:

Number of Schools: 2

Start Date: February 2017

Completion Date: January 2018

TEAM & ROLES

Quattrocchi Kwok Architects:

- » **Principal-in-Charge:** Aaron Jobson
- » **Project Manager:** Lyanne Schuster
- » **Project Architect:** Lyanne Schuster

Sub-Consultants: Costa, OMM, Brelje & Race, ZFA Structural, Carducci Landscape

CLIENT CONTACT/REFERENCE

Raquel Rose

Superintendent
(415) 458-5130
rrose@kentfieldschools.org

Mountain View-Los Altos School District Mountain View, CA

Facilities Assessments, Education Specifications, and Facilities Master Planning to support Districtwide Enrollment Growth



Anticipating future enrollment growth, the Mountain View Los Altos High School District (MVLHSD) needed a plan to support an increase in students via maintenance and new facilities for existing and future educational programs on each of the District's five campuses. QKA first identified outstanding maintenance and physical improvements needed by conducting a thorough Facility Assessment of each site. Next, with extensive collaboration with stakeholders from each of the five campuses, the Board of Education, and the community, final Education Specifications were prepared, providing a clear narrative of instructional goals. Finally, preliminary cost estimates were developed.

As a result of this detailed process, QKA produced a comprehensive Facilities Master Plan (FMP) and Implementation Plan that established a long-term vision for each campus. The \$300-million FMP addressed the District's needs for additional classrooms and enhanced facilities that support current and future educational program goals.

MVLHSD has hired QKA to design the first set of projects, including new classroom buildings, gymnasiums, and Student Services Buildings at both of the District's traditional high schools, a new digital arts academy, as well as the modernization of a performing arts center and cafeteria.

PROJECT DATA:

Number of Schools: 5
Start Date: February 2017
Completion Date: January 2018

TEAM & ROLES

Quattrocchi Kwok Architects:

- » **Principal-in-Charge:** Mark Quattrocchi
- » **Project Manager:** Debra McGuire
- » **Project Architect:** Eddie VanSlambrouck

Sub-Consultants: Brelje & Race, Bartlett, Costa Engineers

CLIENT CONTACT/REFERENCE

Mike Mathiesen
Associate Superintendent
of Business Services
(650) 940-4667
mike.mathiesen@mvla.net

Vallejo City Unified School District Vallejo, CA

Long-Term Vision Secured Bond Passage



Like many school districts in California, Vallejo City Unified School District (VCUSD) required significant upgrades to their aging facilities to meet its students’ needs for 21st century learning environments.

The Facilities Master Plan (FMP) process included room-by-room facility assessments at each of VCUSD’s 25 campuses, and QKA collaborated with representative stakeholders from the various schools, Board of Education and the community to identify needed improvements. As a result of this detailed process, VCUSD was provided with a comprehensive plan that established a long-term vision for each school. The FMP identified the specific facilities improvements needed to achieve that vision. It provided preliminary cost estimates and prioritized those improvements into three categories: current facilities needs, education program needs and future facilities needs. Organized around themes like safety and security and STEAM education, the plan clearly identified how each proposed facility improvement would affect students, teachers and the community. The development of the FMP was well received by VCUSD and the community and culminated in the Board successfully passing a \$239 million general obligation bond to fund the first phase of improvements.

PROJECT DATA:

- Number of Schools:** 25
- Start Date:** November 2014
- Completion Date:** August 2015
- Updated Date:** 2019

TEAM & ROLES

- Quattrocchi Kwok Architects:**
- » **Principal-in-Charge:** Steve Kwok
 - » **Project Manager:** Aaron Jobson
 - » **Project Architect:** Aaron Jobson

Sub-Consultants: Brelje & Race, Chaudhary and Associates, Costa Engineers, OMM Electrical Engineers

CLIENT CONTACT/REFERENCE

Becky Oraboni
 Director of Operations
 (707) 556-8921 x 51473
 roraboni@vcusd.org

Business Information

Company name:

King Consulting

Number of employees:

6

Address:

2901 35th St., Sacramento, CA 95817

Number of current projects and present workload and where possible, projected workload for the period in question, for those individuals proposed to work the District's project:

King Consulting has 52 current clients for whom we provide ongoing School Facility Funding support and strategy. Our present and projected workload allows the time and commitment provide the same high level of service for your District. Due to the size of our small firm and emphasis on personal attention to our client's needs, we believe we are unique to school facility planning and funding consulting. Our firm's commitment to establishing a collaborative working relationship with school district personnel, as well as timely and cost-effective delivery of services, allows us to provide planning and funding strategies and services in a cost effective and timely manner that meets your District's specific needs.

Telephone:

916-706-3538

Fax:

N/A

Website:

www.kinginc.com

Name and email of main contact:

Jamie King-Iseman, jamie@kinginc.com

Location of office where the bulk of services solicited will be performed:

2901 35th St. Sacramento, CA 95817

Federal tax I.D. number:

46-0601254

License information including number and expiration date:

N/A

Proof of Errors and Omission insurance and coverage amounts:

Please see attached Professional Liability Insurance with the required coverage.

Business structure:

S Corporation

A brief description and history of the firm:

King Consulting was established in 1997 by President Jamie King-Iseman as a comprehensive school facilities consulting firm, and has assisted hundreds of school districts throughout California and the nation. Everyone at King loves what they do and channels their enthusiasm into producing the highest quality work for our clients. King offers a wide array of consulting services in Demographics, Financial Services, and Facilities Planning.





Jamie King-Iseman

President

2901 35th St. Sacramento, CA 95817
jamie@kinginc.com · 916-706-3538

Education

Master of Science, Geography
University of South Carolina, 2001

Bachelor of Science, Geography
Sacramento State University, 1999

Skills

- Creative and strategic funding and facility planning.
- Unique ability to disseminate complex information to Board, community members, and committees.
- Develops close and long-lasting relationships with clients, State agents, and industry partners.

Professional Summary

Jamie has over 24 years of experience assisting school districts with capital facility planning needs. Over the course of her career she has secured over \$1 billion dollars in Local, State, and Federal capital outlay funds for public schools in California. Through regular interaction with relevant public agencies, a strong presence in Sacramento, and involvement with organizations that support school districts such as CASH, CASBO, and SSDA, she continues to advance her knowledge and has developed invaluable relationships with these stakeholders and other leaders in the industry. As the President and Co-Founder of King Consulting, she's determined to discover new opportunities and funding for her clients and firmly believes all children deserve the opportunity to learn in safe and effective learning environments. These core values in conjunction with Jamie's extensive experience make her uniquely qualified to support school districts in their strategic planning efforts.

Experience

President

1998-present | King Consulting, Inc., Sacramento, CA

Work closely with District staff, project managers, architects, and other stakeholders to secure State School Facility Program funding and prepare Strategic Funding Plans for California school districts. Prepare and assist school districts with State Allocation Board Appeals. Prepare Developer Fee Studies and School Facilities Needs Analysis. Assist and support school district with Developer Mitigation, including the preparation of Development Impact Reports and Facility Master Plans. Prepare Demographic Analyses, including the preparation of enrollment projections, capacity analysis, spatial analysis, and facility options.





Rob Murray

Director of Demographics and Planning

2901 35th St. Sacramento, CA 95817
rob@kinginc.com · 916-706-3538

Education

Master of Science, Geography
Pennsylvania State University, 2005

Bachelor of Science, Geography
Arizona State University, 2003

Skills

- Accurately projects future student enrollments and resident distribution throughout a school district
- Creates maps and conducts spatial analysis for a wide range of public schools related data
- Generates school boundary scenarios for school districts adding or consolidating schools
- Drafts comprehensive reports summarizing the demographics, enrollment projections, or other work performed for a school district
- Guides school districts through the process of creating and adjusting trustee election areas in accordance with elections code and the California Voting Right Act
- Establishes or updates eligibility

Professional Summary

Rob provides services to assist public school districts with demographics, spatial analysis, enrollment projections, boundary adjustments, State School Facility Program eligibility calculations, and other analyses in order to maximize district State funding for capital facilities planning.

Experience

Director of Demographics & Planning

2014-present | King Consulting, Inc., Sacramento, CA

Works with public school districts throughout California and the nation to provide services for projecting student population and enrollments, analysis of current facilities and needs, and spatial analysis and mapping work, including school boundary analysis and adjustment. For California Districts, calculate eligibility and estimate funding from the School Facility Program to maximize local District funds.

Planning Analyst

2011-2014 | San Juan Unified School District, Carmichael, CA

Worked with District staff, cabinet, and Board of Education to conduct analysis and create deliverables and presentations of student populations, facilities, and enrollment projections and trends. Managed documentation for charter school housing, utility easements, facility use fees, and developer fees.



References

References

Castro Valley Unified School District

4400 Alma Avenue
Castro Valley, CA 94546

Contact:

Sharon Trieu-Quince,
Director of Facilities

Phone: 510.537.3000 x6903

Paradise Unified School District

6696 Clark Rd.
Paradise, CA 95969

Contact:

David McCready, Assistant Superintendent,
Business Services

Phone: 530.872.6400 x1233

Chico Unified School District

163 E. 7th St.
Chico, CA 95928

Contact:

Julie Kistle, Director,
Facilities and Construction

Phone: 530.891.3410

Pleasanton Unified School District

4750 First St.
Pleasanton, CA 94566

Contact:

John Chwastyk, Executive Director
of Facilities and Construction

Phone: 925.426.4281

Napa Valley Unified School District

2425 Jefferson St,
Napa, CA 94558

Contact:

Rob Mangewala, Assistant Superintendent,
Business Services

Phone: 707.253.3533





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OUR PROFILE

We are a certified small business enterprise dedicated to the provision of excellence in construction cost management and project management services to owners and their professional consultants.

We specialize in developing construction cost estimates based on the most conceptual information as well as the detailed and complex later stages of design. We are also expert in project delivery, schedule analysis, and project controls services.

Our clients rely on our ability to provide them with defensible and reliable information at all stages of their project. They also depend on our expertise to control time and budget and manage risks throughout the project, from inception to completion.

OUR PROJECT & COST MANAGEMENT EXPERIENCE

- Cost Management
- Project Management
- Project Controls
- Scheduling
- Constructability Reviews
- Claims Settlement
- Dispute Resolution
- Quantity Surveys/Audits

OUR PROJECT EXPERIENCE

- Health Care Facilities
- K-12 & Higher Education Facilities
- Research Laboratories
- Hi-Tech Office Facilities & Data Centers
- Multi-Family & Luxury Residential
- Hospitality & Entertainment Facilities
- Aviation Facilities
- Museums & Art Galleries
- Commercial Office Buildings
- Industrial & Manufacturing Facilities



BRIAN TOLLAND

Principal

PROFILE

Brian Tolland is President of TBD Consultants and has responsibility for corporate operations and the provision of Cost Management and Project Management services. Prior to the formation of TBD, he was a Senior Project Manager and Estimator for Faithful & Gould and Hanscomb. Brian performed Quantity Surveying and Project Management roles for several Private Quantity Surveying / Cost Management / Architectural firms in the UK.

CONTACT

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btolland@tbdconsultants.com

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2063 Grant Road
Los Altos, CA, 94024

EDUCATION

B.S. IN QUANTITY SURVEYING, GLASGOW CALEDONIAN UNIVERSITY, SCOTLAND, 1987

CERTIFICATIONS/AFFILIATIONS

**Member, Royal Institution of Chartered Surveyors, (MRICS)
25 years of industry experience**

REFERENCES

Chuck Wright, Tishman Speyer
(415) 344 6629

Marty Hochroth, Artik & Architecture
(408) 224 9890

Henry Ruhnke, WRD Architects
(831) 649 4642

SKILLS/SPECIAL EXPERIENCE

Brian has worked on projects located within many regions of the US as well as overseas in South America, Europe and Asia.

He has provided Cost Management and Project Management services on a range of project types within various industry sectors, including hi-tech and bio-tech laboratories, hospitals, universities, schools, theaters, libraries, residential and commercial buildings.



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