



HIBSER YAMAUCHI
Architects, Inc.



SANTA ROSA CITY SCHOOLS

Request for Qualifications and Proposal
Bridging Architect Services

January 4, 2024

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What's Inside

- Section 1 **Cover Letter**

- Section 2 **Firm's Information**

- Section 3 **Relevant Qualifications**

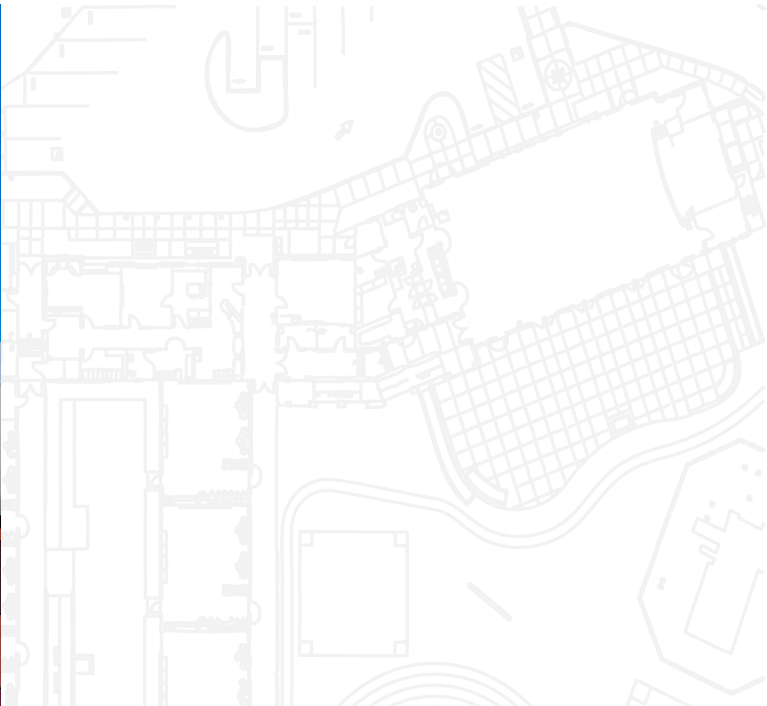
- Section 4 **Relevant Project Experience**

- Section 5 **Project Team Summary**

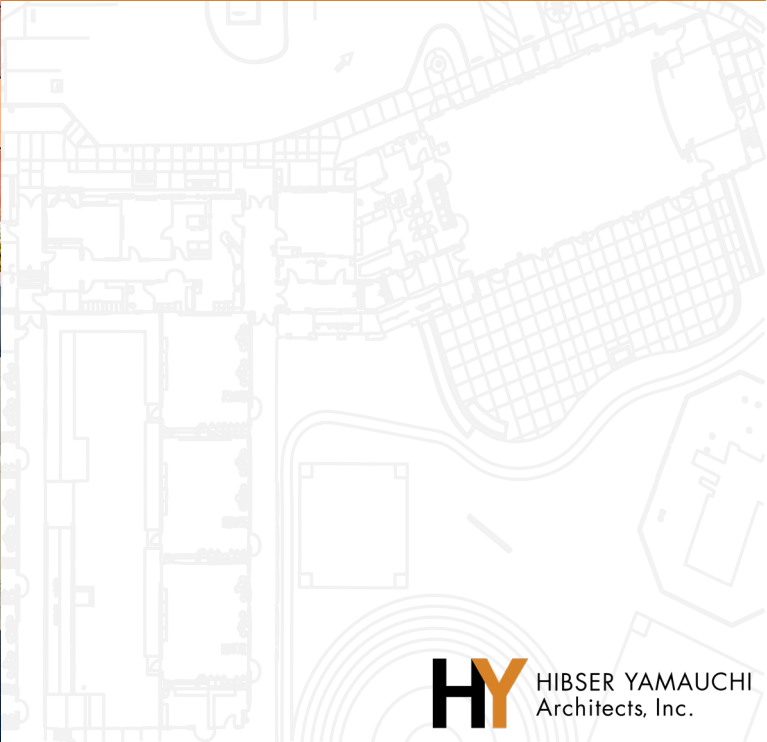
- Section 6 **Litigation History**

- Section 7 **Fee Proposal**

- Section 8 **Appendix - Key Member's Resumes**



TAB 1
Cover Letter





January 4, 2024

Santa Rosa City Schools
211 Ridgway Avenue
Santa Rosa, CA 95401

Selection Committee:

Thank you for the opportunity to submit our proposal in response to the Santa Rosa City Schools RFQ/P for Bridging Architect Services.

K-12 Experience – HY Architects has been designing California K-12 schools for over 33 years. Our work has included bridging documents and project criteria development, campus modernizations, additions, and replacement projects. We have been responsible for district-wide projects including district offices, central kitchens, maintenance and operations centers and early childhood education facilities. We know how to provide dual purpose solutions to maximize districts’ budgets and are always looking for ways to provide added value on each project. We also design all projects to meet district sustainability standards, to reduce the districts’ overall operational costs as well as being good stewards of the environment.

Experience Working Collaboratively With Stakeholders – At HY Architects, we pride ourselves on our ability to work collaboratively and communicate effectively with a variety of planning groups and decision-makers. We understand how to work with all stakeholders to identify issues and reach a consensus. Additionally, we assist with preparing and modifying Education Specifications, as required by state agencies and the district’s design committee to best suit all stakeholders. Our expertise lies in our ability to not only thoroughly assess educational and operational adequacy for district facilities, but also in our interactive process to engage stakeholders. We will work as a partner with the district to develop solutions and implementation plans that support the district’s goals.

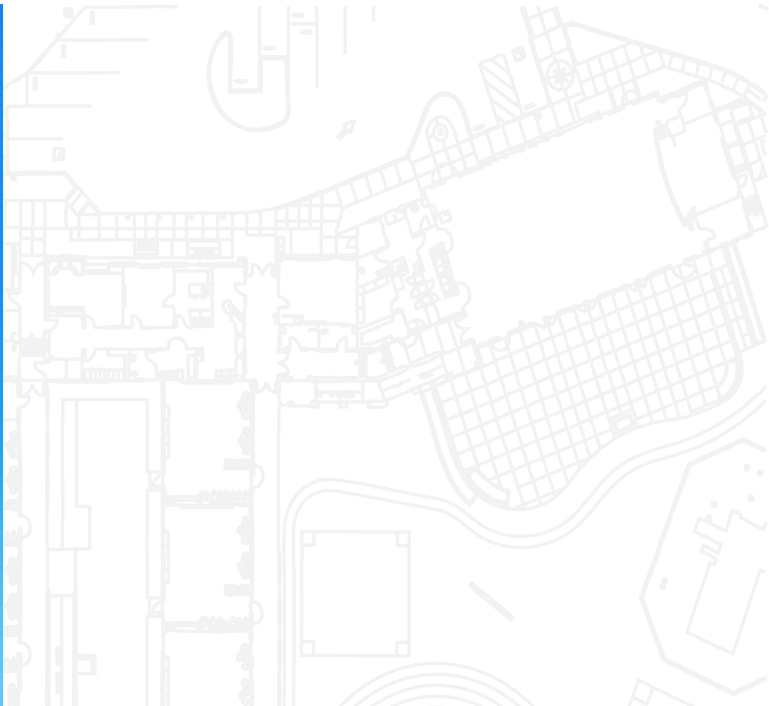
Unique Background and Qualities of Firm, Personnel and Sub-Consultants – The HY Architects team brings unmatched expertise and services to the Santa Rosa City Schools. Our team is headed by me, Lee Pollard, a hands-on, working Principal. I have more than 38 years of K-12 facilities design expertise. I will work closely with Jorge Rico, senior project manager and educational planning specialist. We will both be supported by the HY Architects educational studio and a compliment of consultants all specializing in K-12 educational facilities.

We have reviewed the availability of our internal and consultant team to ensure that we have availability to successfully complete this project within the time-frame noted in the RFQ. Thank you for your consideration. We look forward to the opportunity to present our credentials to you through an interview.

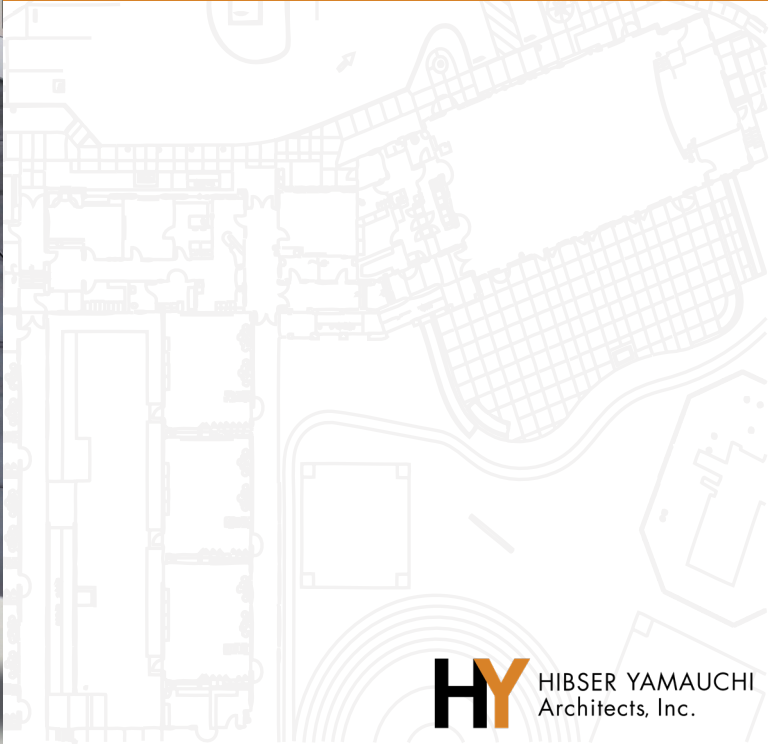
Sincerely yours,

A handwritten signature in blue ink that reads 'W. Lee Pollard'.

W. Lee Pollard, AIA, LEED AP
Principal-in-Charge



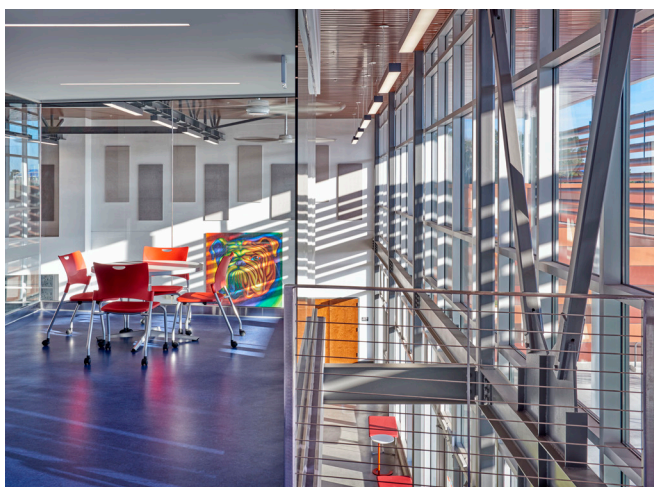
TAB 2
Firm's Information



2. Firm’s Information

Firm Overview

Founded in 1977, Hibser Yamauchi Architects (HY Architects) has been providing design services to K-12 districts throughout California since 1988. During this time, we have provided design services for virtually every type of project – from new campus construction to additions to modernizations, as well as district-wide and campus master planning. We create programming and bridging documents for projects as well as participate as the design architect on design/build teams.



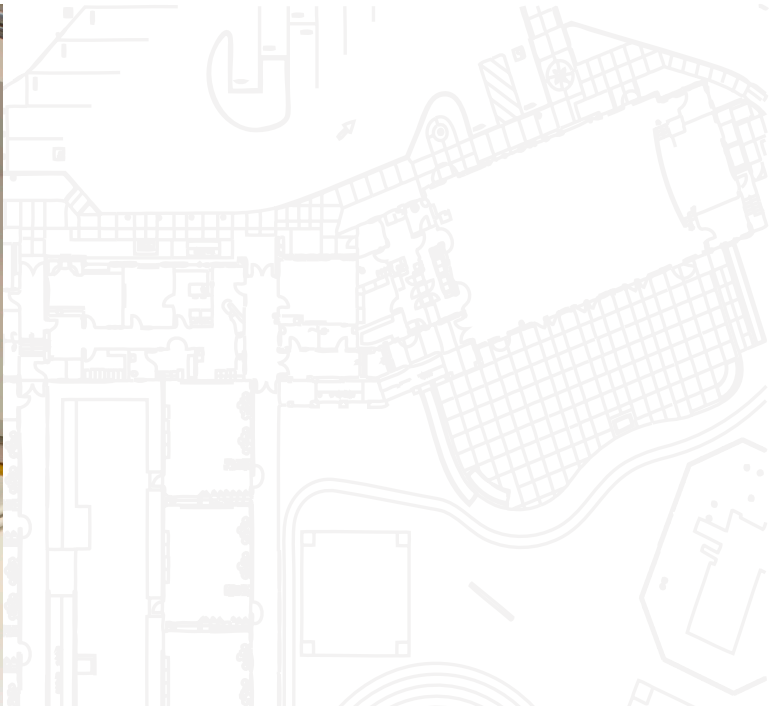
We look forward to the opportunity to work with district staff, site committees, and community groups to identify all opportunities that each project component may have to offer. It is our goal to provide the Santa Rosa City Schools with the best administration, support facilities, food services and educational environments that promote a love for learning and flexibility in teaching.

HY Architects and our project team strongly believe that educational facilities have a significant effect on the overall outcomes for student academic and social success. For this reason, all schools require extreme care in their design, planning, and development. As indicated in this response, HY Architects has worked with our consultant team on numerous K-12 projects, and has an excellent, long-term working relationship, which is important to delivering Santa Rosa City Schools the highest quality projects.

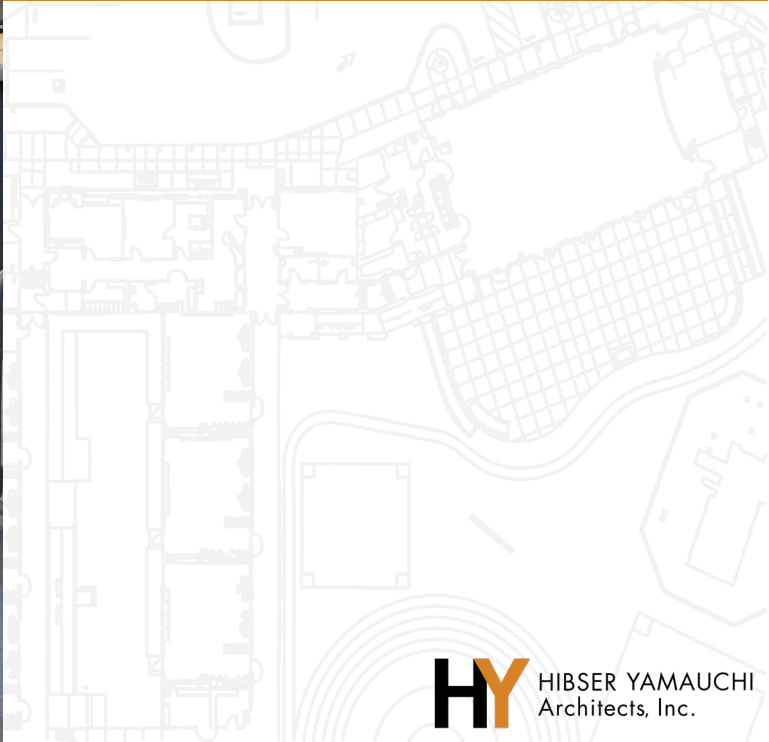
HY Architects has a total staff of 77, including licensed architects with a number certified in other areas of expertise including ADA specialists (CASp), funding specialists, LEED APs, construction administrators, interior design, and administrative support.

More specifically, HY Architects utilizes the services of subconsultants on our teams to provide civil, structural, mechanical, electrical engineering, cost estimating, and other specialized services. Working together with these firms, we form a cohesive team that is bound by the district’s goals and objectives. As each project assignment is identified, a detailed teaming framework is developed to specify which subconsultants will be required and their percentage of involvement with the project. HY Architects, throughout the course of the entire contract period, will maintain quality, as well as schedule and budget oversight, for the entire team and will serve as the singular face to Santa Rosa City Schools.

Firm Size	77
Office Location	300-27th Street Oakland, CA 94612
Nature of Work Performed	Planning, Architecture, Interiors
Years in Business	45



TAB 3
Relevant Qualifications



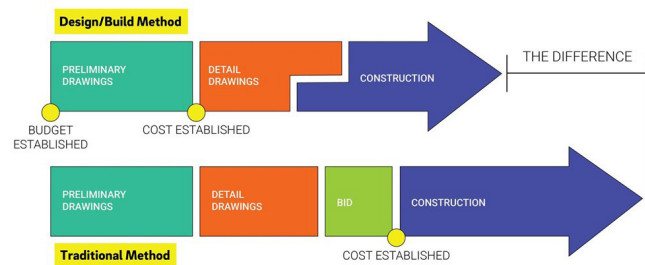
Design-Build Experience

HY Architects has been providing design services for K-12 schools since 1988. Consequently, we have extensive experience with all forms of project delivery for K-12 schools and other educational institutions. Delivery method options have presented opportunities for districts to consider alternatives beyond traditional design-bid-build. HY Architects has experience with bridging document development, design/build, lease leaseback, multi-prime and other delivery models.

Design-Build

HY Architects has significant design-build experience in both K-12 and other markets. Our firm has been on both sides of a design-build project and understands what it takes to be successful. HY Architects has worked with districts and stakeholders to develop preliminary planning and programming culminating in bridging documents to retain a Design Build Entity to turn the documents into reality.

We also know how to work with a General Contractor as prime and develop a design that meets all programmatic requirements and quality levels while accelerating the schedule and managing the budget. Our team works closely with districts to schedule and phase work to optimize periods when sites/campuses are unoccupied.



Working on this side of the project has provided our team with unique insight into the issues that can sometimes be caused by insufficient bridging documents and will ensure that whether we are developing bridging documents or architect of record on a Design/Build team, our insight results in minimal issues or delays.

In essence, HY Architects has had extensive experience in working with clients to provide the appropriate level of design/build services. The bridging documents must accurately reflect the design required of the stakeholders, district, the users, and the district standards so that quality control is maintained.

Bridging Documents

Many of our projects require detailed and thorough studies for project feasibility. These projects are undertaken with considerable input from various stakeholders in order to ascertain the financial viability of a project as well as its full scope and complexity.



HY Architects has been responsible for many projects that have included preparing Project Criteria (aka “bridging documents”) documents or similar studies and reports including feasibility studies, entitlement packages, programming and scoping documents, etc. The development of the bridging documents for these projects must accurately reflect the design required of the district (including required standards), the site, and reflect the needs of the community while defining the aesthetic characteristics of the final building. Representative projects have included:

- Bridging Documents - Roseville City School District, Criteria Update for Creekview School
- Bridging Documents – Oakland USD, Education Leadership Complex (including district HQ, new high school and market rate housing)
- Bridging Documents – Albany USD, Ocean View Elementary School Replacement / Modernization
- Bridging Documents – Albany USD, San Gabriel site (Albany Middle School)
- Bridging Documents – Martinez USD, John Muir Elementary School Replacement

Design-Build Performance Criteria vs. Traditional Specifications

While traditional specifications offer an explicit detailed explanation that tells a contractor exactly how to perform its work and allows for no deviation, design/build performance criteria are based on the communication of an objective or standard to be achieved. In the latter, the design/build team is more engaged in the process and provides its own expertise, experience and imagination on how to best achieve the objective.

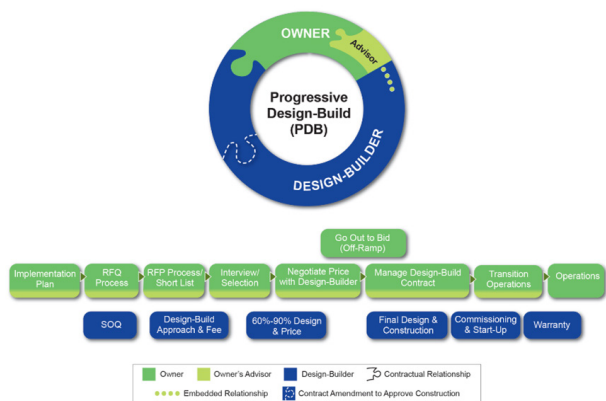
Traditional specifications are typical for the three-step project delivery method (Design-Bid-Build). This method offers fully developed construction documents for a contractor to bid on and once chosen, are required to manifest as documented. By combining these steps, a district will benefit through the in-depth engagement of various industry design and construction experts. This saves the district time, money, and reflect the objective of the district and its stakeholders.

The Design-Build performance criteria allows for creative interpretation of the goals, objectives, and program and opens a dialogue to ensure that all voices are heard, and elements are prioritized appropriately.

Advantages of Traditional & Progressive Design-Build Approaches

No longer a new idea in the industry, design/build has become a standard option which owners often turn to for the best value in the delivery of their projects. Progressive design/build increased the scope of a design-build team that allows them to become a part of the earliest stages of project concept and development. This enables a more collaborative and comprehensive solution to the ultimate design and construction of a project.

THE PDB PROCUREMENT PROCESS



Key Advantages of Progressive Design-Build

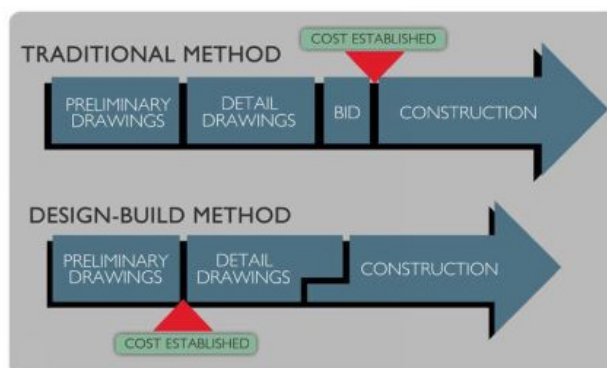
- Design-builder engaged early in the design process enables valuable input to meeting owner’s needs
- Avoids the time and expense associated with the owner creating a design baseline and then handing off the design to the design-builder after the completion of the procurement process
- Streamlines and simplifies the procurement process, which encourages competition and has a schedule benefit to the project – saving money and benefiting both the owner and the design-builder
- Enables the owner to provide substantial input on the design decisions as they collaborate with the design-builder during design development

- Removes pressure from the owner in terms of the time required to review and act upon design submittals
- Offers a high degree of cost certainty and transparency as the design is being developed, given that the design-builder will provide detailed cost estimates concurrently with specific design submissions
- Shortens the overall project schedule with a shorter procurement process and opportunity to use early work packages in phasing the work
- Allows owner participation in subcontractor and supplier selection
- Fosters a collaborative, integrated, trusting team environment
- Offers the owner transparency into the design-builder’s proposal cost and, if a GMP is used, the ultimate cost for final design and construction

A traditional design/build approach engages a design/build entity when the project is about 35% complete and the bidders are not only judged on their ideas but on their fees based on the project criteria or bridging documents. This is not the case for a progressive design-build where a design-builder is chosen entirely on qualifications and expertise. This creates a team with greater engagement and involvement in the project from an earlier stage – which will ultimately lead to a more successful outcome.

Key Advantages of Traditional Design-Build

- More effective teamwork
- Total accountability
- Continuity in Workflow
- Expertise in both Design and Build Processes
- More Valuable Professional Advice
- Owner Involvement
- Closer Collaboration
- Honest and More Frequent Communication
- More Time Savings
- Cost Savings



Approval Agency Expertise

HY Architects is very knowledgeable in all aspects of the planning and environmental process, as well as the internal procedures and requirements of the California Department of Education (CDE), Office of Public School Construction (OPSC), and State Allocation Board (SAB). We can assist Districts in achieving CDE facility standards and have in-house specialists who can help facilitate state funding applications. Our staff also has experience in helping districts maximize new construction and modernization funding, including improvements through facility hardship.

Since the inception of HY Architects in 1977, the majority of our work involves educational designs, which require approvals from State and Local Agencies. As a result, we have substantial experience in dealing with their submittal and approval processes. We currently have several projects being reviewed by the Department of the State Architect (DSA) and are well acquainted with their staff and procedures. Our approach to project design involves understanding potential State concerns as early as possible and having preliminary meetings with the agency as needed to identify scope expectations and discuss budget constraints. This activity establishes a collaborative relationship that sets the stage for a smoother review and approvals process.

In conjunction with DSA, we commonly work with the local fire authorities to gain their approval of projects to ensure the department’s ability to deliver life safety services at each site. In addition to local fire, we have worked other agencies such as local Public Works, County Health, and DTSC.

We also routinely support our K-12 clients in applying for and tracking the progress of specific projects and funding through OPSC and the State Allocation Board (SAB). HY Architects has a dedicated individual who can shepherd this process for our K-12 clients to ensure they are receiving all eligible funding.

HY Architects has been retained by DSA, Access Compliance Department (DSA/AC), for three consecutive multi-year terms, to perform plan check services for accessibility. We routinely work with this department to review the plans of other architects to confirm compliance with the code.

HY Architects has highly specialized expertise in ADA and Access Compliance, reviews, assignments and upgrades. We have completed hundreds of ADA upgrade projects for educational facilities, office buildings, medical centers, housing complexes and public/institutional entities. Services include comprehensive site surveys, assessment of ADA compliance, transition/barrier removal plans, architectural design and construction cost estimates. In addition, we have been retained by the California DSA, on a multi-year basis, to perform plan check review services for accessibility. HY Architects has an in-house specialist experienced with Access and American with Disabilities Act (ADA) requirements for elementary schools – Brian McCusker.

In addition, on every project we address the Uniform Building Code (UBC), California Code of Regulations (Titles 19 and 21), and the California Building Code (formerly Title 24 of the California Code of Regulations). This is part of our standards in design for all educational projects. Our consultants are well-versed in these requirements as well.



Stakeholder Engagement

HY Architects has a strong community-based approach to our design, which we believe will fit very well within the context of the Auburn Union School District. What this means is that our team appreciates the involvement of a variety of stakeholders. Typically, these are broken into three groups:



The General Community: This group consists of neighbors and voters. Those that may only be peripherally involved in the district but have a stake in the outcome of any given project. The typical concerns of the community member include:

- How will this project affect my property?
- Is the district spending the money wisely?
- Did the district listen to what I have to say?
- Are there district partners that we will want to, or could be, working with to enhance the project?



The School Community: This is the staff, teachers, parents, and sometimes students at the school site. This group is most concerned about the building and its functions. Interests will include not only the teaching environment but also how the public interacts with the buildings and the needs of any community use. Typical concerns of this group are:

- How is the space designed?
- What amenities will be provided?
- How does the public access the buildings while also keeping the contents safe?

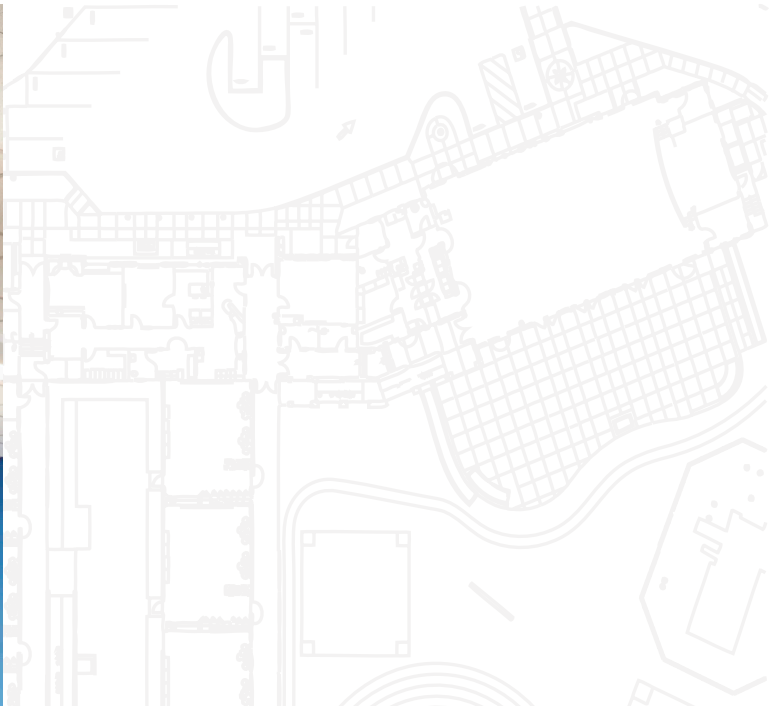


The District: As the controller of the budget, the district is primarily interested in the development aspects of the building. This group also includes the maintenance department who is interested in a building that can be maintained easily and in conjunction with practices already in place at other sites and in other buildings. Typical focus of the district facilities staff include:

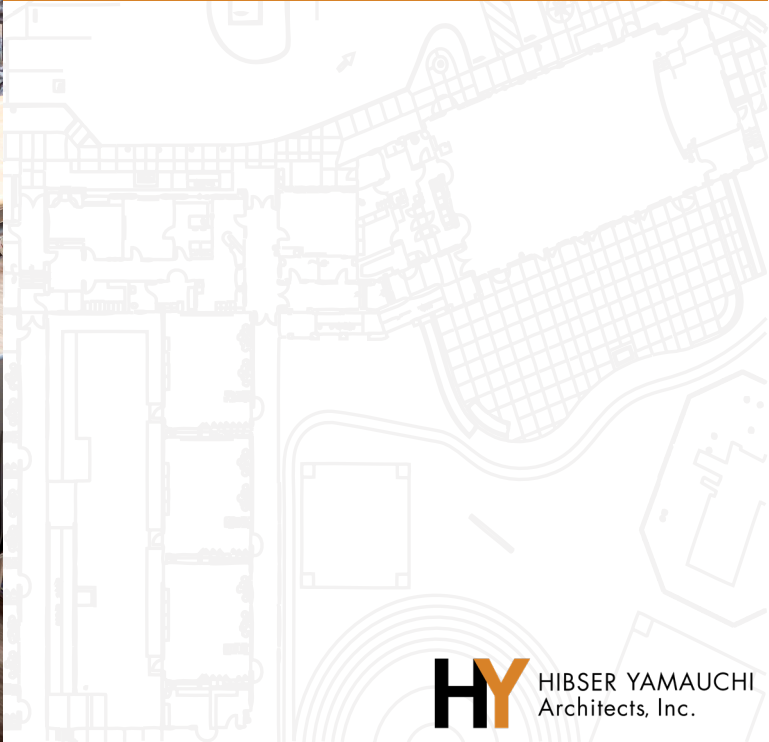
- Keeping the project within budget
- Staying on schedule
- Keeping the public involved
- Reviewing systems and materials specified and designed

Our process involves these groups at every stage of the design process. Each has competing interests. It is important for our team to keep all of them engaged and involved so that design solutions will resolve these competing interests in a manner that satisfies all parties.

HY Architects does this by making the process simple so that everyone involved can participate and communicating this process in advance. With our experience in school projects, we have been able to successfully integrate teacher and staff ideas and interests into the design of facilities. On past projects, we have utilized a number of design and planning techniques from questionnaires to design charrettes with district staff, teachers and parents in order to determine the facility needs and program requirements. Regardless of a project's size, we pride ourselves on being able to listen to the users and staff and adapt to their needs, program criteria, and design ideas into the final design product.



TAB 4
Relevant Project Experience





C80 New Elementary School - Bridging Documents

Roseville City School District, Roseville, CA

HY Architects provided services for the update of the district's criteria suitable for a Progressive Design Build team. The documents were to support the design and construct a new 600-student school for Roseville City School District.

Some of the services provided include:

- developing technical criteria and submission requirements for the RFP for the Progressive Design Build team
- working with stakeholders to create program room requirements and adjacency "bubble" diagrams
- reviewing the current criteria for code updates
- coordinating with engineering subconsultants
- participating in review of SOQ's, proposals and interviews from progressive design-build teams
- reviewing designs submitted by progressive design-build team at design milestones
- reviewing construction submittals during early construction phases
- reviewing and responding to RFIs and Change Orders during construction





2ND AVENUE STREETVIEW
OPTION 1

New District Offices, High School, Market Rate Housing Bridging Documents (Design Criteria)

Oakland Unified School District, Oakland, CA

HY Architects worked with Oakland Unified School District and community groups to develop feasibility studies for a new complex on the existing district office site. This work included preliminary planning and initial Bridging Documents before the project was put on hold.

The development included three major components, a new district office complex – including a conference center- new Dewey Academy (replacing the existing Dewey High School); and a potential market rate/affordable housing component.

The design of the District Office comprised of:

- a conference center including Boardroom Theater / Auditorium space
- a series of conference rooms
- other meeting spaces
- a rooftop garden
- a district-wide training center to teach staff

The Conference Center would be utilized by the District for School Board meetings, training, conferences, special exhibitions and other group meeting events. The conference center was adjacent to a rooftop garden that would expand the space for special events. The facility would accommodate both large and small conference activities and be utilized by both the district as well as the public.

The Dewey Academy campus contains 21st century classrooms, special education classrooms, kitchen and cafeteria space a gymnasium and community support facilities.



Ocean View Elementary Replacement - Bridging Documents

Albany Unified School District, Albany, CA

HY Architects was awarded the site master planning and design of a replacement elementary school for the Ocean View Elementary School site in the Albany Unified School District. The project involved extensive stakeholder meetings to determine the needs of the district, users, and surrounding community. HY Architects developed a complete site master plan, program and schematic design for the replacement of this elementary school.

Once the initial design was complete, the district put this project on hold. Three years later, HY Architects was once again engaged to assist the district in revisiting the original program and design. We created a revised program, based on the newly defined needs of the district, and developed complete bridging documents in order for the project to be delivered through a design-build methodology.

The final project included several new buildings that house classrooms, administration, a library and support spaces. In addition, the project included the modernization of the existing multipurpose building and enhanced drop-off circulation for the campus.

HY Architects further assisted the district by participating in the design-build qualification and interview process to ensure proper team selection.



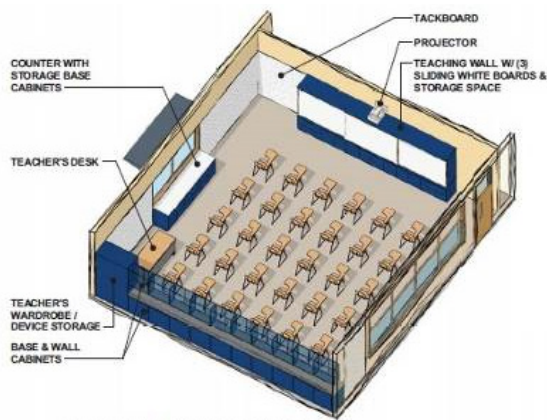


Albany Middle School Addition - Bridging Documents

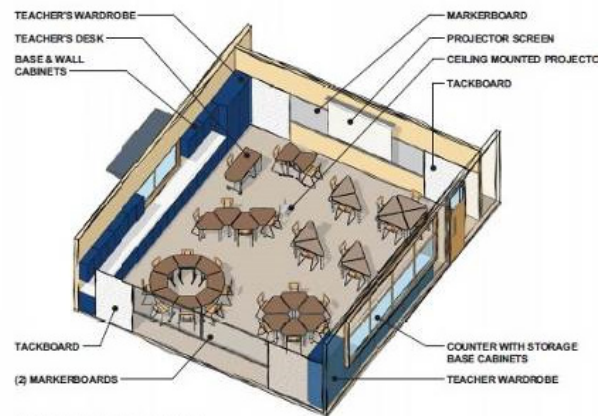
Albany Unified School District, Albany, CA

HY Architects developed a site master planning and expansion for the Albany Middle School. Located on the San Gabriel site, across the street from the main middle school campus, this new \$10M complex includes a new 2-story, 12 classroom building. It also includes a separate arts and CTE classroom building. This building contains theater classrooms- including one that converts to a black box theater- a culinary classroom and workspace.

HY Architects developed a complete set of bridging documents for this project so that the district could pursue a design-build delivery methodology for the project.



TYPICAL TEACHING WALL CLASSROOM



TYPICAL FLEX CLASSROOM



SINGLE DESK CLASSROOM CONFIGURATION



DUAL DESK CLASSROOM CONFIGURATION



GROUP AREA CLASSROOM CONFIGURATION

Related Project Experience



Main Office and Central Kitchen San Rafael City Schools, San Rafael, CA

HY Architects has completed many projects for the San Rafael City Schools. Starting with a district-wide master plan, our work included extensive stakeholder meetings and addressed desired parity amongst all school sites as well as modernizations and additions in order to support a 21st Century Learning environment.

Upon completion of the master plan, HY Architects was awarded the design contract to support modernizations and additions at San Rafael High School. Work included comprehensive planning and design for the future, as well as modernizations and additions to accommodate current and future curriculum.

One of the significant new facilities on the high school campus includes a new Student Commons Building, Main Office/Administration, District Central Kitchen and a complete Continuation High School.

The new District Central Kitchen includes a food service operation that is used to prepared and distribute meals for the entire district. Specialized spaces within this kitchen include:

- large gas stoves for meal preparation
- individual movable tables for preparation and packaging
- numerous freezers for both receiving of food prior to preparation and chilling of food for distribution to other facilities
- floor drains for easy cleaning and maintenance
- windows into the workspaces from the servery

The new Main Office/Administration space within the building complex includes:

- Main office reception
- Administration staff offices
- Conference rooms
- Small informal conference spaces
- Staff resource spaces
- Resource Specialist offices including, tutoring and counseling spaces
- Health suites

The project won the Excellence in Design Award, California's Coalition for Adequate School Housing (CASH).





New District Office and Maintenance & Operations Facility

Pacific Grove Unified School District, Pacific Grove, CA

As part of the overall modernization of the Pacific Grove Middle School, HY Architects was responsible for the new 7,063 SF District Office. The project included the following areas within the facility:

- 17 private offices
- two conference rooms
- mail center and copy center
- staff lounge
- storage space

Additional significant outdoor components of the project included:

- updated landscaping
- parking for 39 vehicles
- large back patio for staff use

As part of this project, HY Architects was also responsible for the design of the district's Maintenance & Operations Yard including:

- new 3,000 SF workshop building with designated spaces for carpentry, welding, painting, storage, a key room, and offices
- 3,470 SF vehicle garage capable of housing up to 10 maintenance vehicles
- 3,087 SF chemical/storage building





Elmira Site/Production and Teaching Kitchen

Vacaville Unified School District, Vacaville, CA

HY Architects is currently designing a full-scale state-of-the-art food production and teaching kitchen facility. The kitchen, when completed, will be approximately 10,000 SF. The food production space will encompass approximately 7,500 SF of that space. The facility will be located on the site of the previous Elmira school campus (which has been decommissioned) in anticipation of a future campus.

The district is encouraging the use of fresh food in as much of their food preparation as possible and has a specialized protein and vegetable preparation area in the kitchen space.

The facility also includes the following spaces:

- cold storage including walk-in coolers
- large capacity storage areas with multi-tiered storage racks large enough to accommodate forklifts
- TUCS cooking equipment
- washing system including Warewash equipment
- waste production system to grind food to liquid
- enclosed loading dock with truck access and levelers and a depressed loading dock (2 bay); and an at-grade loading dock
- electric, gas and induction cooking
- steam generation system with built in water filtration
- administration space

The teaching kitchen space is designed to teach new staff who have been hired to serve the district. It will also be used for development of new recipes for food to be served in the district.

There is also incorporation of our outdoor patio for staff breaks and lunches and the facility also includes restrooms and lockers for staff. Additionally, as the facility is non-DSA project, a perimeter enclosure surrounds the building as it serves staff only and no students are permitted in the facility.

The facility will be a utilizing lease-leaseback funding and is being constructed by a modular contractor.



Stonehurst New Child Development Center Oakland Unified School District, Oakland, CA

The Stonehurst Child Development Center is one of the Child Development Centers that are part of the Oakland Unified School District. The Early Childhood Department at Oakland Unified School District provides a model early education program for preschool children, ages three through five, and an afterschool program for children in kindergarten through third grade. The program is designed to meet the educational, social, emotional, and physical needs of each child.

The preschool programs are designed to support a seamless transition from preschool to kindergarten. The early literacy and mathematics programs are aligned with the OUSD K–3 curriculum with the goal that children will be ready to master the kindergarten standards while maintaining their enthusiasm for learning.

HY Architects was responsible for the replacement of the existing Stonehurst Child Development Center with a new facility. This included a new building with three classrooms, administration, outdoor play space and parking. The building was designed to be CHPS compliant, with extensive use of natural light, excellent indoor air quality and high energy efficiency.



Preschool, and Kindergarten Project Experience



At HY Architects, we define flexibility in multiple ways in a TK and kindergarten environment. The space must be able to accommodate both large and small group activities and have the option for outdoor activities, while contained/supervised, adjacent to a TK and kindergarten classroom. Incorporating a no-front-of-classroom concept into a TK and kindergarten teaching environment allows maximum flexibility for teachers to deliver instruction. We explore all these areas with stakeholders during the design of the space. In addition, since the TK and kindergarten environment is continuing to evolve, it is essential that the classroom spaces are designed for future adaptability.



Relevant Experience

TK Classrooms and Play Yards

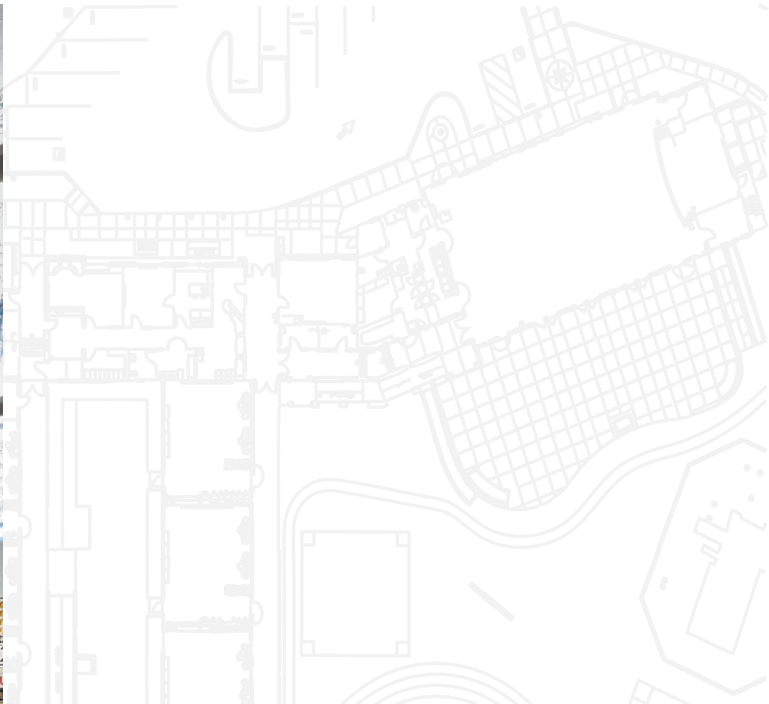
- McKinley Elementary, Petaluma City Schools
- Robert Semple Elementary School, Benicia Unified School District
- Lorin Eden Elementary School, Hayward Unified School District
- Scott Lane Elementary School, Santa Clara Unified School District
- Master TK Planning for 19 Elementary Schools, Santa Clara Unified School District

Preschool Facilities

- Stonehurst Elementary School, Oakland Unified School District
- Bella Vista Elementary School, Oakland Unified School District
- Kensington Elementary School, West Contra Costa Unified School District
- Dover Elementary School, West Contra Costa Unified School District
- Lincoln Elementary School, West Contra Costa Unified School District
- Murphy Elementary School, West Contra Costa Unified School District
- Olinda Elementary School, West Contra Costa Unified School District
- McDowell Elementary School, Petaluma City Schools
- Arroyo Viejo, Brookfield, and Manzanita Head Start Programs, City of Oakland
- Master Preschool Planning for 10 Elementary Schools, Santa Clara Unified School District

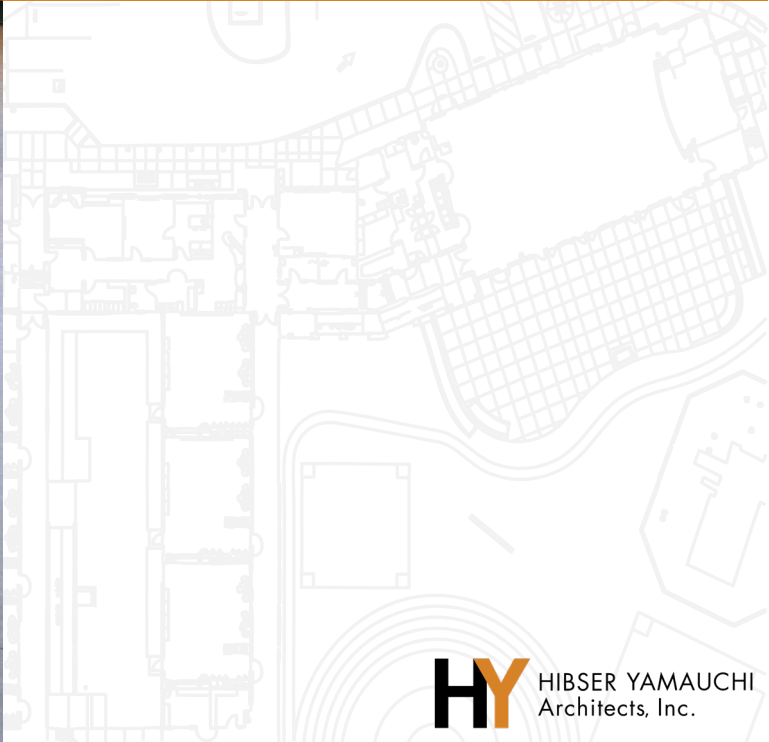
Kindergarten Classrooms and Play Yards

- McKinley Elementary School, Petaluma City Schools
- Lorin Eden Elementary, Hayward Unified School District
- San Pedro Elementary School, San Rafael City Schools
- Bubb Elementary School, Mountain View Whisman School District
- Landels Elementary School, Mountain View Whisman School District
- Imai Elementary School, Mountain View Whisman School District
- Wagner Ranch Elementary School, Orinda Union School District
- Glorietta Elementary School, Orinda Union School District
- Allen Elementary School, San Bruno Park School District
- Olive Elementary, Novato Unified School District
- Lodestar Charter School, Lighthouse Community Public Schools



TAB 5

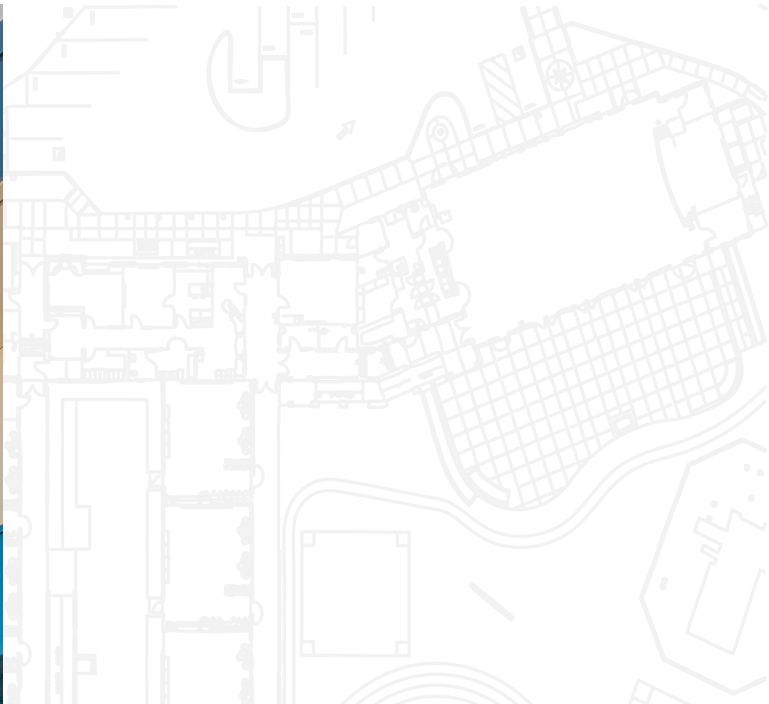
Project Team Summary



F. Project Team Summary

Below, we have included an organizational chart for our proposed team. Lee Pollard, principal-in-charge, will serve as the primary contact. He will work closely with Jorge Rico, senior project manager to create the bridging document all buildings. In addition, HY Architects has vast resources in the consultant team to be utilized, as needed, during this assignment. In addition, HY Architects employs 77 professionals and can provide staff in addition to those noted below as required and as appropriate. Please see the resumes of our key staff in Section 8- Appendix.





TAB 6
Litigation History



6. Litigation History

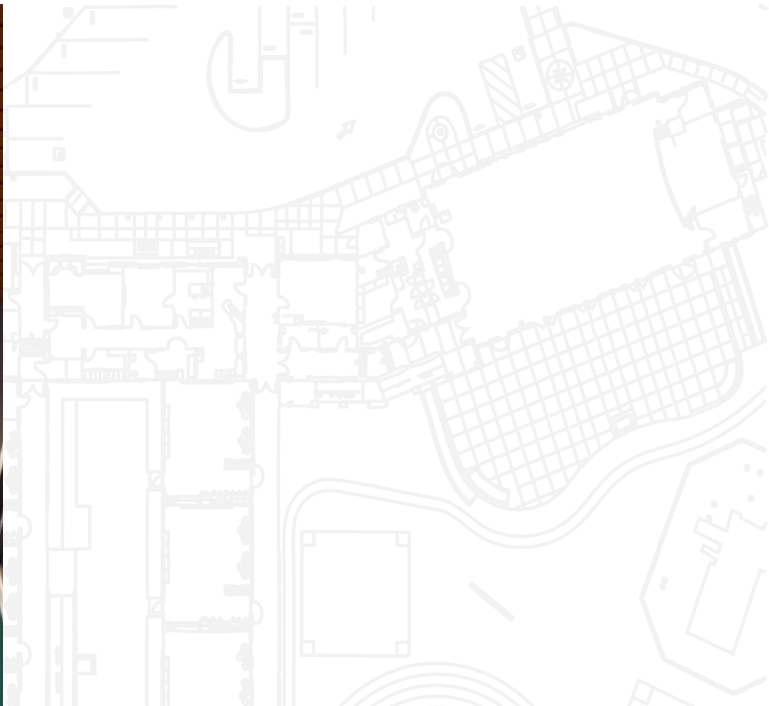
HY Architects is not currently, nor in the past 10 years, involved in any litigation regarding their architectural services.

There is no legal action pending against HY Architects by another public agency related to services, or lack thereof.

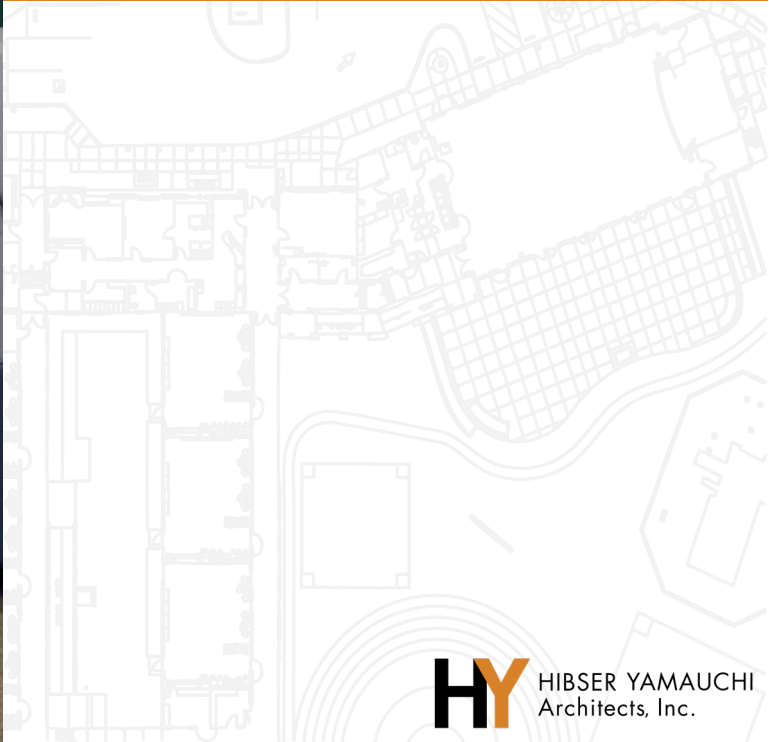
There have been no settlements or judgments involving any actions within the last ten (10) years.

HY Architects has not had an architectural-related consulting agreement terminated by a California public agency within the past ten (10) years.





TAB 7
Fee Proposal



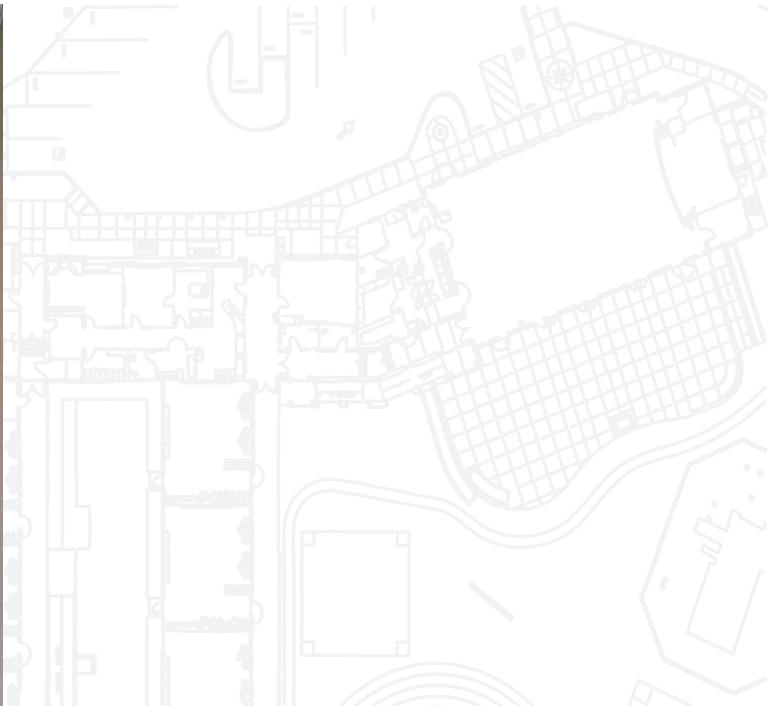
Fee Proposal

The fee proposal shall include hourly billing rates by position (proposed) and reimbursable schedule.

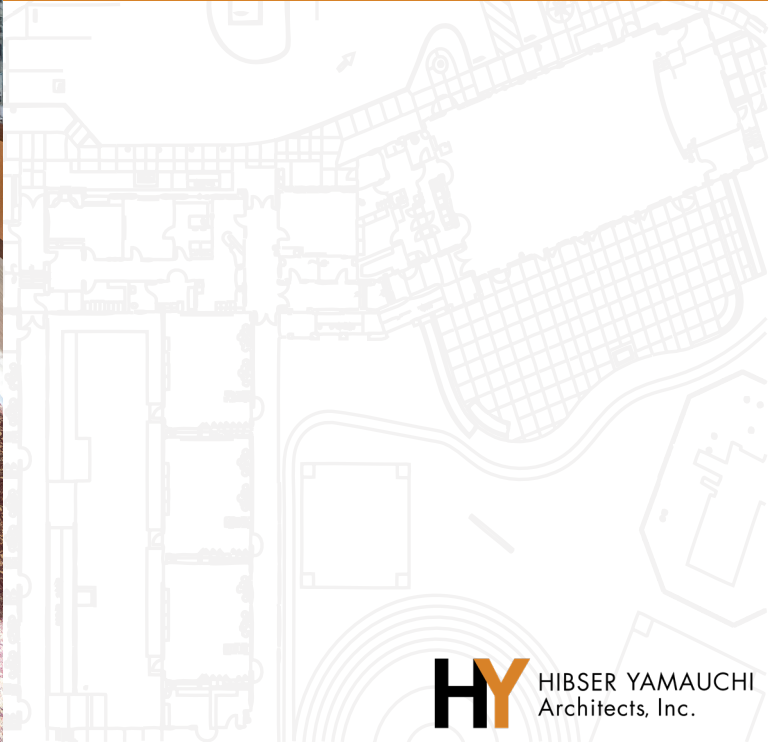
For the architectural/engineering services for the Bridging Architect Services for the Santa Rosa City Schools, we propose a fee of **\$78,290**, as outlined below.

Bridging Architect Services	\$50,210
M&O Building Schematic Design	\$28,080
Total	\$78,290





TAB 8
Appendix
Key Member's Resumes



W. Lee Pollard, AIA, LEED AP

Principal-in-Charge



Professional Qualifications

Lee Pollard will serve as principal-in-charge for the Santa Rosa City Schools. He has over 38 years of design expertise and extensive K-12 experience. He will work closely with Jorge Rico to develop the bridging documents for all project components. As the principal leading all educational work for HY Architects, he has a particular expertise in working with stakeholders to determine their needs and balance those needs with district budgets and timelines. He will ensure excellent project performance and project outcomes.



Education

Bachelor of Science in Architecture
California Polytechnic State
University
San Luis Obispo



Registrations

Architect, CA: C13315

LEED Accredited Professional

Main Office and Central Kitchen, San Rafael High School Campus, San Rafael City Schools

New District Offices - Bridging Documents, Oakland Unified School District

District Maintenance and Operations Buildings, Hercules High School, West Contra Costa Unified School District

Administration Offices and Campus Modernization, Lorin Eden Elementary School, Hayward Unified School District

Administration Office, Kitchen and New Campus, Dover Elementary School, West Contra Costa Unified School District

Administration Offices and Modernization/Additions, San Pedro Elementary, San Rafael City Schools

Administration Office, Kitchen and Campus Reconstruction, Martin Luther King, Jr. Middle School, Hayward Unified School District

Administration Offices and Campus Modernization, Winton Middle School, Hayward Unified School District

New Administration Offices, Kitchen and Campus Reconstruction, Korematsu Middle School, West Contract Costa Unified School District

Administration Offices and Campus Modernization, Benicia Middle School, Benicia Unified School District

Administration Offices and Campus Modernizations, Leadership Public Schools, Hayward, San Jose and Oakland

Transitional Kindergarten, Robert Semple Elementary School, Benicia Unified School District

Transitional Kindergarten, Lorin Eden Elementary School, Hayward Unified School District

Kindergarten Complex and Play Yard, Lorin Eden Elementary School, Hayward Unified School District

Kindergarten Complex and Play Yard, San Pedro Elementary School, San Rafael City Schools

Kindergarten Classroom, Glorietta Elementary School, Orinda Union School District

Kindergarten Classrooms Buildings, Apple Blossom Elementary School, Twin Hills Union Elementary School District

KPOD Classroom Building, Bayside Elementary School, Sausalito Marin City School District

Jorge Rico, LEED AP

Senior Project Manager



Professional Qualifications

Jorge is a highly experienced senior project manager for K-12 educational projects and will work closely with Lee Pollard to create the bridging documents for all project components. Jorge will contribute 30+ years of educational planning and assessment expertise to co-lead the project and ensure that all programmatic requirements are met. He develops an excellent working relationship with stakeholders, listening to both wants, desires and needs. He knows how to reach consensus with project participants. Jorge also offers a unique understanding of the Santa Rosa surrounding community having worked on projects for the Petaluma City School district for multiple years.



Education

B.S. Architecture
University of California, Berkeley



Registrations

Architect, CA: C21286

LEED Accredited Professional

Ocean View Elementary Replacement - Bridging Documents, Albany Unified School District

Albany Middle School Addition - Bridging Documents, Albany Unified School District

New District Office, San Carlos School District

Transportation Yard, Petaluma City Schools

New McDowell Child Development Center, Petaluma City Schools

District-Wide Modernizations and Upgrades, Petaluma City Schools

Modernization, Vaca Pena Middle School, Vacaville Unified School District

Modernization, Padan Elementary School, Vacaville Unified School District

Modernization, Starr King Elementary School, San Francisco Unified School District

Modernization, Old Mill, Mill Valley School District

Modernization, Tamalpais Valley Elementary School, Mill Valley School District

Modernization, Mill Valley Middle School, Mill Valley School District

Modular Design and Site Work, McKinley Elementary School, Petaluma City Schools

Multipurpose Room Refresh, McNear Elementary School, Petaluma City Schools

Office, Kitchen and Campus Modernizations/Additions, Huff (Imai) Elementary School, Mountain View Whisman School District

Office, Kitchen and Campus Modernizations/Additions, Bubb Elementary School, Mountain View Whisman School District

Office, Kitchen and Campus Modernizations/Additions, Landels Elementary School, Mountain View Whisman School District

Office, Kitchen and Campus Modernizations/Additions, Markham Elementary School, Vacaville Unified School District

Kirk Bovits, PE

Civil Engineering

Professional Qualifications

Kirk has 25 years of experience managing K-12 and higher education projects involving the design and preparation of grading and drainage plans, ADA Accessibility plans, general utility plans, water systems, wastewater systems, preparation of hydraulic and hydrology reports, construction coordination, and construction staking, and he has a great deal of experience with DSA approved projects.



Education

B.S. Civil Engineering
California State University, Chico



Registrations

Professional Civil Engineer, CA:
74631

Fine Arts Building, Redwood High School, Tamalpais Unified School District

Infrastructure Upgrades, Olive Elementary School, Novato Unified School District

Athletic Field Upgrades, Novato High School, Novato Unified School District

Infrastructure Assessment & Improvements Recommendations, Sir Francis Drake High School, Tamalpais Unified School District

Track and Field Modernization, San Rafael High School, San Rafael City Schools

Athletic Field Improvements and New Parking Lot, San Rafael High School, San Rafael City Schools

Chris Warner, PE, LEED AP

Structural Engineering

ZFA STRUCTURAL ENGINEERS

Professional Qualifications

Chris Warner has been providing structural design and analysis services for educational facilities for over 20 years. He has built a strong resume for delivery of Division of the State Architect (DSA) and non-DSA projects. Chris has designed numerous K-12 projects throughout Sonoma County ranging from small roof repairs to complete renovations and new construction. He has formed strong relationships with local school districts through successful work on countless projects under their jurisdiction. ZFA is proud to have formed these partnerships based on open, meaningful communication, and strives to continuously offer the highest level of service by providing accessible, rational designs that respond to the client's needs. Additionally, Chris Warner has a strong history of success serving in the capacity as not only the Structural Engineer of Record but also as the Peer Review/Plan Check Engineer. This has given him a broad understanding of DSA's policies and practices, as well as an extensive network of professional relationships with DSA staff.



Education

M.S. Structural Engineering
Stanford University, Palo Alto

B.S., Civil Engineering
University of the Pacific, Stockton



Registrations

Structural Engineer, CA: 4613

Civil Engineer, CA: 59726

United States Green Building
Council LEED Accredited
Professional

State of California Department
of Emergency Services Disaster
Services Worker Safety Assessment
Program ID #10825

DSA Certified Structural Plan
Reviewer

Fine Arts Building, Redwood High School, Tamalpais Unified School District

Athletic Field Upgrades, Novato High School, Novato Unified School District

Infrastructure Assessment & Improvements Recommendations, Sir Francis Drake High School, Tamalpais Unified School District

Track & Field Modernization, San Rafael High School, San Rafael City Schools

Athletic Field Improvements & New Parking Lot, San Rafael High School, San Rafael City Schools

Campus Replacement, Allen Elementary School, San Bruno Park School District

Modernizations/New Construction, Lorin Eden Elementary School, Hayward Unified School District

Modernizations & Additions, San Rafael High School, San Rafael City Schools

Campus Modernization, Walnut Creek Intermediate School, Walnut Creek School District

Modernizations, Lynwood Elementary School, Novato Unified School District

Modernizations, Olive Elementary School, Novato Unified School District

Campus Modernization, Sinaloa Middle School, Novato Unified School District

New STEAM Academic Facility, San Rafael High School, San Rafael City Schools

Modernizations, Winton Middle School, Hayward Unified School District

Campus Replacement, Carquinez Middle School, John Swett Unified School District

New Classroom Building & Modernization, East Avenue Middle School, Livermore Valley Joint Unified School District

New Pool & Athletic Buildings, Granada High School, Livermore Valley Joint Unified School District

Mat Simmons, PE

Mechanical Engineering



Professional Qualifications

Mat will serve as the mechanical engineer for the Santa Rosa City Schools projects. His areas of expertise include the design of heating and ventilating systems, refrigeration, hydronic piping, air conditioning, energy management and control systems, industrial ventilation, compressed air, process and medical gas, radiant heating systems, plumbing piping, and wet pipe fire protection systems. Mat provides his services to architects, building owners, public agencies, and contractors for both new construction projects and the modernization of existing structures.



Education

B.S., Civil Engineering
California Maritime Academy



Registrations

Professional Engineer, CA: M35123

Modernization, Phase 3, Santa Rosa High School, Santa Rosa City Schools

Reroof Project, Brook Hill Elementary School, Santa Rosa City Schools

Health Center Tenant Improvements, Elsie Allen High School, Santa Rosa City Schools

Arts & Physics Modernization, Montgomery High School, Santa Rosa City Schools

Stadium Improvements, Liberty High School Aquatics Building, Liberty Unified High School District

New Classrooms & Theater, Patterson High School, Patterson Joint Unified School District

New Evelyn Costa Elementary School, Lammersville Unified School District

Main Building Modernization, Mendocino High School, Mendocino Unified School District

New Multi-Purpose Building, Woodland Star Charter School Sonoma Valley Unified School District

New Student Commons Building, American Canyon Middle School Napa Valley Unified School District

Jose L. We, PE

Electrical Engineering



Professional Qualifications

Jose L. We, P.E. is an Engineer with over 35 years of experience on an array of projects including schools, office buildings, universities, colleges, industrial buildings, laboratories/clinics, municipal buildings, retail buildings, condominiums, hotels/motels, restaurants, churches, and banks. He has extensive experience with DSA and CHPS projects. His project experience includes remodeling and new construction for K-12 for lighting, power, fire alarm, data networking, and security systems.



Education

Mapua Institute of Technology
Manila, Philippines



Registrations

Professional Engineer, CA: E17369

Campus Replacement, Allen Elementary School, San Bruno Park School District

Modernizations/New Construction, Lorin Eden Elementary School, Hayward Unified School District

Modernizations & Additions, San Rafael High School, San Rafael City Schools

Campus Modernization, Walnut Creek Intermediate School, Walnut Creek School District

Modernizations, Lynwood Elementary School, Novato Unified School District

Modernizations, Olive Elementary School, Novato Unified School District

Campus Modernization, Sinaloa Middle School, Novato Unified School District

New STEAM Academic Facility, San Rafael High School, San Rafael City Schools

Modernizations, Winton Middle School, Hayward Unified School District

Campus Replacement, Carquinez Middle School, John Swett Unified School District

New Classroom Building & Modernization, East Avenue Middle School, Livermore Valley Joint Unified School District

New Classroom & Multi-use Buildings, Joe Michell TK-8 School, Livermore Valley Joint Unified School District

New Pool & Athletic Buildings, Granada High School, Livermore Valley Joint Unified School District

Tiffany Kane, PE

Electrical Engineering



Professional Qualifications

Ms. Kane has specialized in field survey, design, and construction administration of educational facilities. Ms. Kane's 28 years of experience include lighting, power, fire alarm, security, intercom, and computer infrastructure design for multiple school districts. In addition, she has extensive experience with DSA, CA Title 24, California High Performing Schools (CHPS), and LEED requirements. This work includes campus-wide modernizations, fire alarm system replacements, and new construction for classroom and administration buildings, gymnasiums, and nine high school theatres for the performing arts. To date, Ms. Kane has completed over 400 DSA-approved projects.



Education

Diablo Valley College
Silicon Valley College

Campus Replacement, Allen Elementary School, San Bruno Park School District

Modernizations & New Construction, Lorin Eden Elementary School, Hayward Unified School District

Modernizations & Additions, San Rafael High School, San Rafael City Schools

Campus Modernization, Walnut Creek Intermediate School, Walnut Creek School District

Modernizations, Lynwood Elementary School, Novato Unified School District

Modernizations, Olive Elementary School, Novato Unified School District

Campus Modernization, Sinaloa Middle School, Novato Unified School District

New STEAM Academic Facility, San Rafael High School, San Rafael City Schools

Modernizations, Winton Middle School, Hayward Unified School District

Campus Replacement, Carquinez Middle School, John Swett Unified School District

New Classroom Building & Modernization, East Avenue Middle School, Livermore Valley Joint Unified School District

New Classroom & Multi-use Buildings, Joe Michell TK-8 School, Livermore Valley Joint Unified School District

New Pool & Athletic Buildings, Granada High School, Livermore Valley Joint Unified School District

Melonie Reynolds, RLA

Landscape Architect



Professional Qualifications

Melonie Reynolds will serve as project manager for this contract. Melonie has worked on a wide range of public and private projects from the creation of project design, design development, cost estimation, construction document development, and construction administration. Melonie has extensive experience designing school campuses – from collaborating with the design team to agency approval processes such as DSA. Her broad knowledge of landscape design makes her an exceptional project manager and has added versatility to her design approach & successful management of all types of design projects. Melonie is well-versed in the design of CHPS and LEED-certified projects.



Education

B.A., Architecture
Lehigh University



Registrations

Landscape Architect, CA: 6573
ReScale Qualified Professional

Expansion – New Wing Addition, Lincoln Elementary School, Burlingame School District

Expansion – New Wing Addition, McKinley Elementary School, Burlingame School District

Modernization, Markham Elementary School, Vacaville Unified School District

Modernization, Antioch High School, Antioch Unified School District

Modernization, Garfield Community School, Redwood City School District

Modernization, Calvin Simmons Middle School, Oakland Unified School District

Renovation – Parking Lot Configuration, Gunn High School, Palo Alto Unified School District

Modernization, Olive Elementary School, Novato Unified School District

Construction of 2-Story Library & Classroom Building, Crittenden Middle School, Mountain View Whisman School District

Modernization, Guerneville School, Guerneville School District

Construction of New Gymnasium & Pool Facility, Livermore High School, Livermore Valley Joint Unified School District

Construction of New Science & Culinary Facility, Hercules Middle/High School, West Contra Costa Unified School District

Jeff Threet, LEED AP

Senior Cost Estimator



Professional Qualifications

Jeffrey D. Threet is a licensed civil engineer in the State of California, a Certified Professional Estimator, and a LEED Accredited Professional (Legacy). He has been in the construction industry for 18 years and has worked in a number of different facets and capacities in the industry including engineering, municipalities, general contracting, estimating, project management, and program management. His estimating background includes over \$10 billion in commercial and residential construction work in sectors such as: K-12 education (public and private), community college, universities (public and private), healthcare, senior housing, and municipal/county facilities.



Education

M.S., Civil Engineering,
Construction Management/
Structural Engineering
Stanford University

B.S., Civil Engineering
San Jose State University

2022 Bond Program, Oak Grove School District

Multi-Purpose Building, Williams Unified School District

Central Kitchen, Vacaville Unified School District

Modernizations, Black Oak Mines School District

New School, Oxnard Union School District

Performing Arts Building, Sequoia Unified School District

Energy Upgrades, Campbell Unified High School District



Registrations

Professional Engineer, Civil, CA:
66114

Professional Estimator, ASPE 2012

USGBC- LEED Accredited
Professional (Legacy)