

ARCHITECTURAL AND ENGINEERING SERVICES FOR
Chabot-Las Positas Community College District
Las Positas College
Building 2100 Academic Support and
Office Building - RFP No. F-19

LPAS



PROPOSAL
NOVEMBER 29, 2018
LPAS ARCHITECTURE + DESIGN

November 29, 2018



Vice Chancellor Bond Programs and Operations
Chabot-Las Positas Community College District
7600 Dublin Boulevard, 3rd Floor
Dublin, CA 94568

Celebrating 40 Years of Making Buildings Together

RE: Request for Proposal No.: F-19 / Las Positas College
Architectural and Engineering Services for Building 2100 Academic Support and Office Building

Dear Members of the Selection Committee:

I am pleased to state our Firm's sincere interest in providing architectural and engineering services for the Building 2100 Academic Support and Office Building project. With offices in Sacramento and San Francisco, LPAS has a 40 year history of creating high performance community college and university projects throughout the Bay Area and the Sacramento regions. In the past ten years LPAS has provided design services to 16 California Community College Districts on 22 campuses. Clients for which we are currently providing design services include: Marin College, Santa Rosa Jr. College, San Jose City College, Ohlone College, Contra Costa College, Los Medanos College, Cosumnes River College, Folsom Lake College, and Lake Tahoe Community College. We are confident that our skills, experience and team history together on similar projects will lead to a highly successful project.

Through 21st Century learning practices, traditional campus libraries are transforming into new centers of active and collaborative learning with technology supported, flexible spaces for quiet study, group meetings, and socializing. LPAS has designed state-of-the-art learning resource centers for colleges including Yuba College, Butte College, American River College, Folsom Lake College, and most recently, Santa Rosa Junior College District to renovate underutilized Mahoney and Doyle library spaces to meet 21st Century learning requirements. Additionally, we have designed dozens of community college student center and faculty office projects with similar scope.

Our staff of 60 includes in-house architects, landscape architects and interior designers who collaborate on each project with the shared goal of producing high quality work that is consistent and thorough. Our team is highly experienced in working with campus staff and students and we are skilled in communicating design ideas and working with diverse groups to reach agreement and shared enthusiasm for a final concept. For additional expertise we will utilize the services of Margaret Sullivan Studio - a national leader in Library Science visioning. Margaret will provide a key role in developing collaborative workshops and information gathering that will set the vision and goals for the Library/LRC portion of the project.

We have included a fee proposal and schedule for your consideration. LPAS has thoroughly reviewed the District's standard Architect/Engineering Contract and has included proposed revisions. We have also received and reviewed Addendums No. 1 and No. 2.

Thank you for considering the qualifications of the LPAS team. As a Principal and owner of the firm, I pledge the full resources of LPAS. Our goal will be to ensure that the financial, human and natural resources which are dedicated to this project will result in a lasting, quality investment for Las Positas College and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Owyang', written over a white rectangular box.

Curtis Owyang, FAIA, LEED AP BD+C
Vice President, Principal, Director of Design, LPAS, Inc.
916.443.0335 ph curtis.owyang@lpas.com

OFFICES

2484 Natomas Park Drive
Suite 100
Sacramento CA 95833
916.443.0335 ph

5 Third Street
Suite 1117
San Francisco, CA 94103
415.213.0335 ph

www.lpas.com

STAFF

Professional staff of 60

19 Licensed Architects

4 Licensed Landscape Architects
and staff

5 Certified Interior Designers

1 Director of Quality Assurance

LPAS has a 40-year history of specializing in the design of community college and higher education projects throughout California. In the last 10 years our firm has designed projects for 16 California Community College Districts on 22 campuses.

LPAS was founded by an architect and landscape architect which has embedded our approach to design as a holistic view of the environment where buildings and landscape are seen as integral parts of a single composition.

“Making Buildings Together” is our philosophy and commitment to providing our clients with the best working experience and designs. We build consensus through communication, collaboration and accountability. We promote team interaction among our clients, consultants, and vendors to achieve solutions that extend the owner’s resources, bring value, and produce an enjoyable place for everyone.

IN-HOUSE SERVICES

Architecture	Landscape Architecture
Campus Master Planning	Programming
Interior Design	FF&E Selection
Space Planning	Construction Administration
Sustainable Design	LEED Certification
ADA Surveys	LEAN Construction Facilitation
Facility Assessments	Feasibility Studies
Community Outreach	Graphics

CLIENTS - CC DISTRICTS

Butte-Glenn	San Mateo County CCD
Contra Costa CCD	Sierra Joint CCD
Lake Tahoe CCD	Solano CCD
Los Rios CCD	Sonoma County CCD
Marin CCD	State Center CCD
Ohlone CCD	Yosemite CCD
San Joaquin Delta CCD	Yuba College CCD
San Jose/Evergreen CCD	West Valley Mission CCD

CLIENTS - CC CAMPUSES

American River College	Marin College - Indian Valley Campus
Butte College - Chico	Modesto Junior College
Butte College - Oroville	Ohlone College
Columbia College	San Joaquin Delta College
Contra Costa College	San Jose City College
Cosumnes River College	Santa Rosa Junior College
Folsom Lake College	Santa Rosa JC - Petaluma Campus
FLC El Dorado Center	Sierra College
Lake Tahoe College	Skyline College
Los Medanos College	Solano College
Marin College	Yuba College

YUBA COLLEGE

LEARNING RESOURCE CENTER RENOVATION



LPAS provided a complete interior/exterior renovation and seismic upgrade to the existing Learning Resource Center. The renovated LRC now houses programs including the library, College Success Center, faculty offices, classrooms for distance learning, TV/media and broadcasting studios, editing booths and campus newspaper. The design features open spaces with flexible and movable furniture to enhance collaborative learning and allow for future modifications. LPAS assisted the campus to secure additional state funding which helped align the budget with the scope.

“LPAS worked closely and collaboratively with the planning committee and the user groups to build consensus for a program and design that will suit the needs of the local community for years to come. The user groups particularly enjoyed the in-depth discussion of future enhancements to the program that were built-in to the design through the programming process.”

George Parker Former Director of Facilities Planning

LOCATION	Marysville, CA
CLIENT	Yuba CCD
VALUE	\$13,850,000
BUILD	44,878 sf
STATUS	Completed 2014
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
CHANGE ORDER %	4%
REFERENCE	Kuldeep Kaur Chief Business Officer 530.741.6800 ph kkaur@yccd.edu

FOLSOM LAKE COLLEGE

ASPEN HALL LEARNING RESOURCE CENTER



AWARDS

CCFC Design Excellence Award
 American School & University Outstanding Building Award
 AIACV Citation Award
 California Construction Link's Best of California Awards

LPAS served as the Master Architect and Landscape Architect for Folsom Lake College from 1989 - 2013 and designed the entire campus through 2011, spanning over a dozen projects totalling over \$120 million and over 230,000 square feet of program intensive space. Aspen Hall serves as the gateway to the campus. The 150 computer, state-of-the-art Learning Resource Center features a large lecture hall, instructional classrooms, faculty offices, and a Student Services Center for admissions. The learning environment extends beyond the building with power and data ports integrated into the seat walls in the plaza and courtyards.

LOCATION	Folsom, CA
CLIENT	Los Rios CCD
VALUE	\$28,200,000
BUILD	50,000 sf
STATUS	Completed 2005
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
SCHEDULE	Delivered on-time
CHANGE ORDER %	3%
REFERENCE	Pablo Manzo Associate Vice Chancellor 916.856.3442 ph ManzoP@losrios.edu

BUTTE COLLEGE

LEARNING RESOURCE CENTER



This new 3-story Learning Resource Center is home for a range of interdisciplinary teaching labs, computer labs, faculty offices, administrative suites, lecture classrooms, tutoring areas, and the Center for Academic Success (CAS). The largest program element, the 20,000 sf CAS, is elevated to the second floor to maintain a prominent relationship with the main campus level and provides an opportunity for creating a dramatic volume.

LOCATION	Oroville, CA
CLIENT	Butte-Glenn CCD
VALUE	\$15,300,000
BUILD	72,000 sf
STATUS	Completed 2005
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
SCHEDULE	Delivered on-time
CHANGE ORDER %	3.5%
REFERENCE	Kimberly Jones Director Facilities/Planning 530.879.6144 ph JonesKi@butte.edu

AMERICAN RIVER COLLEGE

LEARNING RESOURCE CENTER RENOVATION & ADDITION



AWARDS

CCFC Design Excellence Award
WCCC Distinguished Project Award

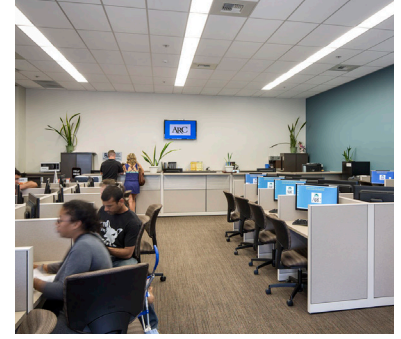


This renovation/expansion and seismic retrofit adds 20,000 sf to an existing 1950s era LRC. The main programmatic challenge was incorporating the existing building's spatial organization into a new integrated scheme that efficiently accommodated program spaces while respecting the existing structural system and perimeter walls. The LRC includes a large computer lab with break-out classrooms and areas for English as a Second Language, Writing and Reading Centers, a Foreign Language lab, and Writing Across Curriculum / Reading Across Disciplines, and other student enrichment programs. A new lobby promotes the integration of both the new expansion and the existing building.

LOCATION	Sacramento, CA
CLIENT	Los Rios CCD
VALUE	\$8,000,000
BUILD	28,000 sf
STATUS	Completed 2006
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
SCHEDULE	Delivered on-time
CHANGE ORDER %	3.5%
REFERENCE	Pablo Manzo Associate Vice Chancellor 916.856.3442 ph ManzoP@losrios.edu

AMERICAN RIVER COLLEGE

STUDENT CENTER



The new Student Center serves as the hub for the American River College campus. A central meeting place for students, faculty, and the community, it is a destination that connects the campus' network of exterior spaces, creating a focal point for student activity. The Center includes the International Center, student lounge and activity space, dining and food services, Campus Meeting Center and lecture space, classrooms, Campus Life & Government Center, Campus Community and Diversity Resource Center, e-services computer lab, faculty offices and outdoor activities.

LOCATION	Sacramento, CA
CLIENT	Los Rios CCD
VALUE	\$18,600,000
BUILD	50,000 sf
STATUS	Completed 2013
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
SCHEDULE	Delivered on-time
CHANGE ORDER %	4%
REFERENCE	Pablo Manzo Associate Vice Chancellor 916.856.3442 ph ManzoP@losrios.edu



SANTA ROSA JUNIOR COLLEGE DOYLE LIBRARY AND MAHONEY LIBRARY RENOVATIONS

These renovations transformed underutilized reference materials and periodical spaces into a collaborative learning atmosphere with flexible spaces to encourage engagement. With a limited budget and tight schedule, LPAS worked closely with campus librarians, staff, and a library consultant to develop new floor plans and furniture layouts to support the current approach to learning centers and library resources. LPAS is currently designing \$146K in TV and media suites for the Doyle Library to be complete January 2018. The project includes a green screen room, TV editing room, sound control booth, virtual reality computer labs, web design studio and lightbox room.

LOCATION	Santa Rosa, CA Petaluma, CA
CLIENT	Sonoma County CCD
VALUE	Doyle - \$130,000 Mahoney - \$117,000
BUILD	Doyle - 5,750 sf Mahoney - 2,860 sf
STATUS	Completed 2017
LPAS SERVICES	Architecture, Interior Design, FF&E
DELIVERY	Design-Bid-Build
SCHEDULE	Delivered on-time
CHANGE ORDER %	2%
REFERENCE	Leigh Sata Senior Director, Capital Projects 707.524.1704 ph lsata@santarosa.edu



COSUMNES RIVER COLLEGE COLLEGE CENTER EXPANSION

The expansion of the College Center renovates the existing building and adds a 2-story, 30,000 square foot addition to the northwest corner of the building. It will provide a one-stop location for Student Services, Administration, Counseling, Group Counseling, Assessment Center, e-Services, Career Center and Transfer Services. The project will transform the College Center into an accessible, functional, and dynamic pedestrian space, making it the heart of social activity on campus.

LOCATION	Sacramento, CA
CLIENT	Los Rios CCD
VALUE	\$24,000,000
BUILD	30,000 sf addition 50,000 sf renovation
STATUS	Under Construction
LPAS SERVICES	Architecture, Programming, Planning, Interior Design, Landscape Architecture
DELIVERY	Design-Bid-Build
SCHEDULE	Tracking on -schedule
CHANGE ORDER %	N/A
REFERENCE	Pablo Manzo Associate Vice Chancellor 916.856.3442 ph ManzoP@losrios.edu

Organization Chart

The ultimate success of any project is the direct result of the combined talent, experience, and commitment of the design team. LPAS offers Chabot-Las Positas CCD a team of architects, designers and subconsultants with hands-on experience on similar community college projects. We absolutely commit the availability of the team shown on the following pages for your project. The proposed staff will be the team you see on your project.

PRINCIPAL IN CHARGE / DIRECTOR OF DESIGN

Curtis Owyang, FAIA, LEED AP BD+C, LPAS

Curtis is an LPAS owner and the Firm's Director of Design. He will lead the programming effort, provide design concepts, and provide overall leadership of the design team.



SENIOR PROJECT MANAGER

Tracy Hart, NCARB, LEED AP, LPAS

Tracy will manage the LPAS team and subconsultants, manage the schedule and budget, and will be the daily point of contact with the District.



SENIOR PROJECT ARCHITECT

Troy Pennington, AIA, LPAS

Troy will provide drawings, assist with consultant coordination and work closely with DSA and other reviewing agencies to achieve continuity of communication.



LANDSCAPE ARCHITECT / PLANNER

Thais Del Castillo, LEED AP, LPAS

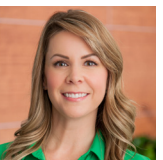
Thais is an LPAS Associate and will lead planning, site improvements, irrigation design, and landscape plans with special emphasis given to ADA compliance and water savings.



SENIOR INTERIOR DESIGNER / SPACE PLANNER

Kristina Gwinn, CID, WELL AP, LPAS

Kristina is an LPAS Associate and will lead the interior design and space planning efforts, as well as finish, furniture, and fixture selections.



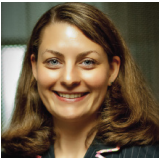
Proposed Subconsultants

LPAS proposes a team of subconsultants with hands-on experience with LPAS on community college projects and other public and private projects. There will be no learning curve since the design team has a working relationship established.

LIBRARY SCIENCE CONSULTANT

Margaret Sullivan, Margaret Sullivan Studio

Margaret will provide expertise in the visioning and programming of the library aspect of this project.



STRUCTURAL ENGINEER, PROJECT MANAGER, VICE PRESIDENT

Steve Ratchye, PE, SE, RA, LEED AP, Thornton Tomasetti

Steve has broad experience designing structures of varying materials. He will oversee the overall performance of the Thornton Tomasetti project team.



MECHANICAL ENGINEER, PRINCIPAL IN CHARGE

Hormoz Janssens, PE, LEED AP, Interface Engineering

Hormoz brings over 20 years of experience in mechanical system design. He will oversee the mechanical and electrical engineering team for this project.



LEAD MECHANICAL ENGINEER, PROJECT MANAGER

Shawn Wilson, PE, Interface Engineering

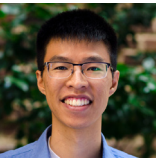
Shawn has over 10 years of professional experience in mechanical engineering. She has worked on education campuses, healthcare and office buildings.



LEAD ELECTRICAL ENGINEER

Wesley Lau, PE, LEED AP, Interface Engineering

Wesley has a degree in Mechanical Engineering and Business Administration. His specialties include clean energy construction and systems modeling.



LEAD PLUMBING

Thomas de Senna, PE, Interface Engineering

Thomas has 10 years experience in various project types of all scale. He will provide plumbing engineering services for this project.



LEAD TECHNOLOGIES DESIGNER

Jason Nguyen, Interface Engineering

Jason is a dedicated design professional with over 8 years experience in electrical, technology and low voltage systems and a background in computer systems.



CIVIL ENGINEER, PROJECT MANAGER

John Lamon, PE, BKF

John has extensive experience in project design and development. A majority of his experience revolves around campus related facilities.



SENIOR COST ESTIMATOR, PROJECT MANAGER

Mike Parkyn, MRICS, Leland Saylor Associates

Mike's career in the cost management and cost estimating profession spans 30 years. He will be the Project Manager/Senior Estimator for this project.





EDUCATION

California State Polytechnic University, San Luis Obispo, Bachelor of Architecture, Honors, 1979

Foreign Study, Ibiza, Spain, 1978

REGISTRATIONS

Licensed Architect California #C15758

American Institute of Architects Fellowship (FAIA)

LEED Accredited Professional

YEARS EXPERIENCE

38 in the industry

25 with the firm

Curtis Owyang, FAIA, LEED AP BD+C

PRINCIPAL IN CHARGE, VICE PRESIDENT, DIRECTOR OF DESIGN, LPAS

Curtis Owyang is an LPAS owner and the Firm's Director of Design. His 38-year history of design excellence, and his ability to develop cost-effective sustainable design strategies have placed him in a position of leadership in the region. His talent for leading energetic, interactive design charrettes provides the foundation for building consensus among shared governance and client groups.

Curtis will lead the programming effort and will provide design concepts that will lead to a project with lasting value—functionally, aesthetically, and operational cost-savings. He understands what it takes to deliver projects which reflect and promote his client's values, culture, and prominence within their community.

SELECT PROJECTS WITH LPAS

American River College Learning Resource Center Modernization & Expansion

American River College Student Center

American River College Technology Center

Butte College Student General Services
LEED Gold

Cosumnes River College - College Center Expansion

Cosumnes River College Faculty Offices

Folsom Lake College Aspen Hall Learning Resource Center

Ohlone College Building 5 Student Center Renovation

Santa Rosa Junior College Doyle Library & Mahoney Library Renovations

San Jose City College Physical Education Building **LEED Silver**

Skyline College Student Center Renovation



EDUCATION

Oklahoma State University, Bachelor of Architecture, 1989

Foreign Study, Versailles, France, 1987

REGISTRATIONS

Licensed Architect Colorado #203032

National Council of Architectural Registration Boards

LEED Accredited Professional

YEARS EXPERIENCE

27 in the industry

1.5 with the firm

Tracy Hart, NCARB, LEED AP

SENIOR PROJECT MANAGER, LPAS

Tracy Hart brings 27 years of experience on a variety of projects from small renovations to large university projects. While each project has its unique requirements, all successful projects result from clearly communicated client goals. As Senior Project Manager and the daily point of contact for the District, Tracy will ensure those goals are being met while providing overall leadership of the design team and oversight of the budget and schedule. Tracy has developed and refined a collaborative approach to project management and construction administration that creates a positive team atmosphere. She has expertise in developing the LPAS "integrated project design" project management approach, which is based on LEAN construction principles.

SELECT PROJECTS WITH LPAS

Santa Rosa Junior College Doyle Library Media Suite

Santa Rosa Junior College Doyle Library Renovation

Santa Rosa Junior College Mahoney Library Renovation

Santa Rosa Junior College STEM Building FF&E

College of Marin Demonstration Kitchen and Organic Garden

College of Marin Indian Valley Campus Amphitheater

Lake Tahoe Community College Classroom Renovations

Ohlone College Building 5 Student Center Renovation

Ohlone College Hyman Hall Renovation



EDUCATION

California State University
Pomona, Master of
Architecture, 1994

University of California, Santa
Barbara, Bachelor of Arts, 1989

REGISTRATIONS

Licensed Architect
California #C31285

YEARS EXPERIENCE

27 in the industry
4 with the firm

Troy Pennington, AIA

SENIOR PROJECT ARCHITECT, LPAS

Troy Pennington brings 27 years of project management experience and architectural skills. His in-depth experience with building systems, codes, DSA and other educational agencies gives him an excellent understanding of review procedures and scheduling requirements for community college projects.

Troy will serve as a technical knowledge resource during the design development of the project. He will be responsible for developing the construction documents and coordinating with the engineering team members to ensure that complete, thorough and accurate documents are prepared for bidding, permitting and construction. He will ensure timely response to RFIs during construction administration.

SELECT PROJECTS WITH LPAS

American River College Library Building
Exterior Paint Scheme

Cosumnes River College - College Center
Expansion

Lake Tahoe Community College Classroom
Renovations

Ohlone College Building 5 Student Center
Renovation

San Jose City College Physical Education
Building **LEED Silver**

Sierra College Classrooms/Roseville 316
Vernon Street

UC Davis Ann E. Pitzer Center Classroom and
Recital Hall **LEED Gold**

UC Davis Cage Wash Facility **LEED Silver**

University of California San Francisco Millberry
Union ADA and Restroom Renovations

University of the Pacific Owen Hall Music Room
Renovation



EDUCATION

California State
Polytechnic University,
San Luis Obispo,
Bachelor of Landscape
Architecture, 2000

University of Georgia, Study
Abroad, Cortona, Italy

University of Guelph, Study Abroad
Guelph, Ontario Canada

REGISTRATIONS

Licensed Landscape Architect
California #CLA4836

LEED Accredited Professional

YEARS EXPERIENCE

19 in the industry
19 with the firm

Thais Del Castillo, LEED AP

LANDSCAPE ARCHITECT, PLANNER, ASSOCIATE, LPAS

Thais Del Castillo is an LPAS Associate and directs the Landscape Architecture program at LPAS. She offers 19 years experience in planning and landscape architecture on a wide range of project types. Thais has considerable experience in creating public gathering spaces such as courtyards and outdoor classrooms and works closely with project designers to develop indoor-outdoor connections. Thais has experience preparing feasibility studies, plans and specifications, and addressing site issues. Her landscape designs have received national award recognition for their aesthetic qualities, enhancement of clients' cultural values, and outstanding sustainable design strategies. She will focus on site design and landscape plans, with special emphasis given to ADA compliance.

SELECT PROJECTS WITH LPAS

American River College Learning Resource
Center Modernization & Expansion

American River College 2012 Master Plan
Update

American River College Student Center

American River College Technology Center

Butte College Student General Services
LEED Gold

Cosumnes River College - College Center
Expansion

Cosumnes River College Faculty Offices

Folsom Lake College Aspen Hall Learning
Resource Center

Folsom Lake College 2018 Master Plan Update

Ohlone College Building 5 Student Center
Renovation

San Jose City College Physical Education
Building **LEED Silver**

Yuba College Learning Resource Center
Renovation



Kristina Gwinn, CID, WELL AP

SENIOR INTERIOR DESIGNER, SPACE PLANNER, ASSOCIATE, LPAS

EDUCATION

California State University, Sacramento, Bachelor of Arts in Interior Architecture, 2003

REGISTRATIONS

Certified Interior Designer #6687
International WELL Building Institute Accredited Professional

YEARS EXPERIENCE

12 in the industry
2.5 with the firm

Kristina Gwinn is an LPAS Associate and brings 12 years of experience in architecture and interior design, working on a wide variety of project types including educational facilities, commercial/corporate interiors, and multifamily housing. She has managed projects from programming through completion and has a clear understanding of the oversight required during the progression of a project. Kristina also has an extensive technical background in BIM.

Kristina will lead the space planning and interior design efforts and will provide space planning, finish selection, furniture selection and specifications, interiors project budgets, and schedule control.

SELECT PROJECTS WITH LPAS

- Cosumnes River College - College Center Expansion
- Lake Tahoe Community College Classroom Renovations
- Los Medanos College Public Safety Facility
- Ohlone College Building 5 Student Center Renovation
- Santa Rosa Junior College Doyle Library & Mahoney Library Renovations
- Sonoma County Junior College District District-Wide FF&E Design Guidelines
- UC Davis Cage Wash Facility LEED Silver
- University of California San Francisco Millberry Union Renovation
- University of the Pacific Owen Hall Music Room Renovation
- University of the Pacific Spanos Concert Hall Renovation



Margaret Sullivan, LEED AP

PRINCIPAL, LIBRARY CONSULTANT, MARGARET SULLIVAN STUDIO



EDUCATION

2001 - Library Planning and Design Program, Harvard Graduate School of Design, Cambridge, MA
1996 - Bachelor of Architecture, Clemson University, Clemson, SC
1994 - B.A., Art History, Wake Forest University, Winston-Salem, NC
1994 - National Building Museum, Washington, DC

ACCREDITATION

LEED Accredited Professional

Margaret Sullivan is a leader in visioning, programming and designing innovative cultural centers, with a focus on public libraries, theaters and museums. She skillfully collaborates with stakeholders and the design team to represent a holistic understanding of the institution's service model and is a leader in translating these design goals into physical spaces.

PROFESSIONAL ACTIVITIES

American Library Association | Member
Public Library Association | Member
Urban Libraries Council | Member Association of College & Research Libraries | Member
Clemson University | Generator Institute | School of Interior Design, Juror

SELECT PROJECTS

- Contra Costa County Library, Pleasant Hill Branch
- Santa Monica Public Library, Strategic Planning
- Los Angeles Public Library, Maker Space Visioning
- New York Public Library, Melrose Library, Programming
- DC Public Library, Visioning, Washington, D.C.
- Richland (SC) Libraries, 10 Branch Renovations and Additions, Columbia, SC
- Las Vegas Public Library, Strategic Planning, Visioning & Programming
- Boulder, CO Public Library, Community Needs Assessment
- Greenville County Library, Five Forks Branch, New Building, Greenville, SC
- Anne Arundel County, Annapolis Programming & New Building, Annapolis, MD



EDUCATION

University of Texas at Austin,
Master of Science, Engineering
and Master of Architecture, 1997
Harvard College, Bachelor of Arts,
Philosophy, Honors, 1989

REGISTRATIONS

Licensed Structural Engineer
California #S4860; Professional
Engineer California #C62513

LEED Accredited Professional
CA Emergency Management
Agency Safety Assessment
Program Evaluator #SAPV10296

YEARS EXPERIENCE

38 in the industry
25 with the firm

Steve Ratchye, PE, SE, RA, LEED AP

PROJECT MANAGER, VICE PRESIDENT, THORNTON TOMASETTI

**Thornton
Tomasetti**

Steve Ratchye has broad experience designing in steel, reinforced concrete, and composite steel structures in North America, Europe and Asia. He has been responsible for all phases of design from concept to construction administration. His project types include educational and cultural facilities, high-rises, stadiums, canopies and bridges.

Steve will oversee the overall performance of the Thornton Tomasetti project team, providing leadership with regard to structural engineering design decisions, facilitating manpower requirements to ensure that the project schedule is maintained, handle contractual matters and monitor client satisfaction.

SELECT PROJECTS WITH LPAS

College of Marin Indian Valley Campus Organic Farm

Ohlone College Building 5 Student Center Renovation

San José City College Physical Education Building

Skyline College Social Science and Creative Arts Complex Criteria Documents

Skyline College Fine Arts Building Assessment

Skyline College Fine Arts Feasibility Study

University of California San Francisco Millberry Union Renovation

ADDITIONAL SELECT PROJECTS

Chabot-Las Positas Community College District Facilities Master Plan 2018

Las Positas College Information Technology Building 100



EDUCATION

University of Iowa,
Bachelor of Science, Mechanical
Engineering, Minor, Business
Administration, 1995

REGISTRATIONS

Licensed Mechanical Engineer
California - M30802
Hawaii - 13588

LEED Accredited Professional

YEARS EXPERIENCE

20+ in the industry
12 with the firm

Hormoz Janssens, PE, LEED AP

PRINCIPAL IN CHARGE, INTERFACE ENGINEERING

**INTERFACE
ENGINEERING**

Hormoz Janssens is a Principal and Project Manager at Interface Engineering. He brings over 20 years of experience in mechanical system design and project management to Interface from a variety of project types. Focusing his career on sustainable design, he has completed multiple LEED Platinum projects as well as designed over 50 additional LEED projects, CHPS (Collaborative for High Performance Schools) projects, and Net Zero Energy and Living Building Challenge Projects nationally and internationally.

He will lead the MEP team on this project.

SELECT PROJECTS WITH LPAS

Ohlone College Building 5 Student Center Renovation

San Jose City College Physical Education Building **LEED Silver**

California State Lottery Office Headquarters **LEED Gold**

ADDITIONAL SELECT PROJECTS

Las Positas College B100 Mechanical Services

Las Positas College Library Expansion

Las Positas College Central Plant

Chabot Community College Community and Student Services Center **LEED Platinum**

Chabot College Building 100 Library Seismic Upgrade

Chabot College Campus Building 100 2nd Floor Tenant Improvement

Chabot Community College Central Utility Plant

Chabot Community College Sustainability Masterplan



Shawn Wilson, PE

PROJECT MANAGER, LEAD MECHANICAL, INTERFACE ENGINEERING



EDUCATION

Bachelor of Science, Mechanical Engineering, California Polytechnic State University, 2003

REGISTRATIONS

Licensed Mechanical Engineer California - M34857

NCEES Certified

YEARS EXPERIENCE

10+ in the industry

6 with the firm

Shawn has over 10 years of professional experience in mechanical engineering design and project management in HVAC for a variety of projects with a focus on energy efficient design. Shawn's project experience includes education campuses, healthcare projects, high-rise residential, commercial office buildings, manufacturing, data centers and wet labs for both new and renovation construction projects.

Shawn will extend her expertise to this project by managing the mechanical engineering team.

SELECT PROJECTS

Las Positas College B100 Mechanical Services

Los Medanos Community College Nursing Building Renovation

San Francisco State University Mashouf Wellness Center **LEED Platinum Goal**

San Jose State University Interdisciplinary Building Design Build Services **LEED Gold Goal**

California State University Chico Taylor II Arts and Humanities Replacement Building

California State University, San Bernardino Student Housing and Dining Center **LEED Gold Goal**

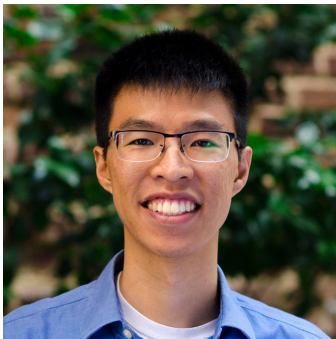
UC Berkeley Giannini Hall **LEED Silver Goal**

Stanford University Lagunita Court Addition

The Falk School of Sustainability at Eden Hall Campus, Chatham University Design & Master Plan **LEED Platinum + Net Zero Energy Goals**

UC San Francisco Clinical Science Building

Stanford University Lagunita Court Addition



Wesley Lau, PE, LEED AP

LEAD ELECTRICAL, INTERFACE ENGINEERING



EDUCATION

BS with High Honors, Mechanical Engineering, University of California, Berkeley, 2009

BS with High Honors, Business Administration, University of California, Berkeley, 2009

REGISTRATIONS

Licensed Electrical Engineer California - E22027

LEED Accredited Professional, US Green Building Council

YEARS EXPERIENCE

10 in the industry

1.5 with the firm

Wesley Lau is a graduate of the University of California, Berkeley, where he double majored in Mechanical Engineering and Business Administration. Wesley has previous experience working as an HVAC Engineering designer and as a Solar Photovoltaic system designer. His specialties include clean energy, construction, systems modeling, training, and process development. In addition to his engineering design experience, he has very strong team leadership and problem-solving skills.

Wesley will provide electrical engineering services on this project.

SELECT PROJECTS

Santa Rosa Junior College - Lounibos

San Jose State University Interdisciplinary Building Design Build Services **LEED Gold Goal**

UC Berkeley Giannini Hall **LEED Silver Goal**

UC Davis Emerson Hall - Electrical Design

UC Santa Cruz Family Student Housing **LEED Gold Goal**

UC Santa Cruz Graduate Student Housing **LEED Gold Goal**

UC Santa Cruz Hangar Site

UC Santa Cruz Housing West - Phase 1

UCSF ACC 2 Spine Center **LEED Certification Goal**

UCSF Moffitt Hospital 14th Floor Pride in Place - ACD 001

CSU Los Angeles Parking Structure E



Thomas de Senna, PE

LEAD PLUMBING, INTERFACE ENGINEERING

Thomas de Senna has 10 years of experience in various project types. His project experience includes projects of all scales, from retrofits to replacement, through all phases, from schematic design to construction administration.

Thomas will be the lead plumbing engineer.

EDUCATION

California State Polytechnic University, San Luis Obispo, Bachelor of Science, Mechanical Engineering, 2006

REGISTRATIONS

Licensed Mechanical Engineer California - M34908

YEARS EXPERIENCE

10+ in the industry
4 with the firm



SELECT PROJECTS

Las Positas College B100 Mechanical Services
 Foothill DeAnza Education Center
 LEED Platinum
 West Valley College Student Services Center
 Diablo Valley College San Ramon Center
 Contra Costa Community College New Student Activities Center, Classroom Building
 San Francisco State University Mashouf Wellness Center LEED Platinum Goal
 San Jose State University Interdisciplinary Building Design Build Services LEED Gold Goal
 CSU Maritime Academy PE Complex
 California State University, San Bernardino Student Housing and Dining Center LEED Gold Goal
 UC Davis Tercero Dining Hall
 UC Merced Mixed Research 2A LEED Gold Goal
 UC Merced Computational 2B LEED Gold Goal



Jason Nguyen

LEAD TECHNOLOGIES DESIGNER, INTERFACE ENGINEERING

Jason Nguyen is a dedicated design professional with over 8 years of experience in electrical, technology and low voltage systems, as well as a combined background in computer systems and an active federal government clearance. Jason is skilled in providing communications design, technical security design, construction documentation, construction administration, client management, and design/build services. Jason will be providing these same services for this

EDUCATION

Bachelor of Science, Information Technology - Information Security and Networking / George Mason University, 2005

YEARS EXPERIENCE

8 in the industry
5 with the firm



SELECT PROJECTS WITH LPAS

Ohlone College Building 5 Student Center Renovation
 Ohlone College Hyman Renovation
 San Jose City College Physical Education Building LEED Silver
 Candlestick Point - Block 9A - Building Technologies System Design

ADDITIONAL SELECT PROJECTS

Las Positas College B100 Mechanical Services
 Chabot College Campus Building 100 2nd Floor Tenant Improvement
 Chabot College Campus Building 100 Library Seismic Upgrade
 West Valley College Student Services Center
 CSU Los Angeles Parking Structure E
 CSU San Bernardino Student Housing and Dining Center LEED Gold Goal
 San Francisco State University Campus Wide Wireless Access Points



John Lamon, PE

CIVIL PROJECT MANAGER, BKF ENGINEERS

John Lamon is well versed in all facets of civil engineering. He has extensive experience in project design and development, including conceptual design, underground utility design, site development, grading plans, construction administration and construction cost estimating. A majority of his experience revolves around campus related facilities. Mr. Lamon has successfully completed many projects on higher educational campuses throughout California. He will serve as the Project Manager, overseeing the Civil Engineering design, coordination of resources, as well as budget and schedule management. At each of the milestone submittals, he will be responsible for quality control and constructability reviews of the civil design documents and deliverables.

EDUCATION

B.S., Civil Engineering, University of California, Berkeley

REGISTRATIONS

Professional Civil Engineer
California | No. 39739

AFFILIATIONS

American Society of Civil Engineers

Society of American Military Engineers

YEARS EXPERIENCE

38 in the industry

34 with the firm



SELECT PROJECTS WITH LPAS

San Jose City College Physical Education Building **LEED Silver**

ADDITIONAL SELECT PROJECTS

Las Positas College IT Building

Las Positas College Utility Study

Chabot-Las Positas Community College PAC Plaza Improvements

California Polytechnic State University Recreation & Sports Center

Cañada College B1N Kinesiology and Wellness

CSU East Bay Concord Campus Master Plan

CSU East Bay STEM Building

San Jose State University Student Health and Wellness Center

Skyline Community College Library / Learning Resource Center

Stanford Learning & Knowledge Center



Mike Parkyn, MRICS

SENIOR ESTIMATOR, PROJECT MANAGER, LELAND SAYLOR

Mike Parkyn's career in the cost management and cost estimating profession spans 30 years. He has worked with Owners, Architects, Construction and Program Managers, and Contractors on facilities across most public sectors, with a focus on educational projects. Mr. Parkyn has recent and direct experience with community college districts managing the estimating processes on multi-campus programs, developing complete cost estimates, and estimating scope for change orders independent of the contractor proposal. Mr. Parkyn also brings extensive reconciliation experience with other estimators and contractors. He will be providing cost estimating services for this project.

EDUCATION

B.S. (Honors) degree in Quantity Surveying – FIRST CLASS, Kingston, UK

CERTIFICATION

Certificate in Performance Coaching, The Coaching Academy, London TEC & HTEC

Certificates in Building Studies, Luton

YEARS EXPERIENCE

30 in the industry

8 with the firm



SELECT PROJECTS

San Francisco Unified School District Program-wide Estimating

San Mateo County Community College District - Cost Estimating for Capital Improvement Program

LA Trade Technical College Library Renovation

LA Valley College Media and Performing Arts Center

LA Harbor College S.A.I.L.S. Student Union

South Orange County Community College Saddleback College Science Building

LA Trade Technical College Demo

Long Beach City College Building GG Student Services Center

UC Berkeley Hearst Gym and Hilgard Hall ADA Bathroom Upgrades

UC Berkeley Aquatics Complex

UC Davis Segundo Student Services Building

UC Santa Cruz Center for Ocean Health

Design and Programming Approach

LPAS' design philosophy is simply stated, "Making Buildings Together." Projects are made successful by engaging all participants to collaborate and share in the design process. Different talents, skills and points of view are necessary in every project and we embrace the exchange and interaction. LPAS strives to partner with our clients so we understand their vision, goals, objectives and the parameters that will define success.

Our goal is to maximize Las Positas College's and the District's return on investment from an economic, environmental and cultural standpoint that exceeds your expectations. LPAS takes responsibility for being the gatekeeper of the scope, budget and schedule to ensure a successful outcome. We understand complex information gathering and programming and have developed the ability to bring consensus between all stakeholders and translate them into highly effective learning environments.

As a result of many completed campus projects, LPAS understands the nuances of working with a highly diverse team of constituents within a shared governance setting. In programming it is important when working with many stakeholders at different levels of involvement to clearly define the lines of communication and process for decision making at the outset.

LPAS has a tested and reliable design process for collaboratively working with community college clients to establish planning principles, set goals, and create innovative

design schemes to meet these goals. Inclusive workshops form the basis through which we will work with the College and the District and serve as our means of understanding and incorporating the needs and desires of the end users. Our interactive workshops are highly collaborative design sessions where discussion occurs, ideas are proposed, evaluated and documented. These workshops will establish overall project goals, priorities, and build consensus toward a common goal among stakeholders.

The process is open and transparent and the data we gather will be distilled into options, alternatives and recommendations that will be made available for review and comment. The documentation is then evaluated at each subsequent phase of design to ensure the end users' needs have been met.

As we begin working together, LPAS will facilitate a meeting to review, verify and validate the program so that together we understand the goals and objectives of this project. It's important for us to be on the same page as far as intended pedagogy and functionality for the various components of this project. LPAS will spend time on-site with instructors and staff to observe how the current facilities are used so we can better understand how things work, what works well and how it can work better. Oftentimes site observations can lead to ideas of how spaces can accommodate multiple functions and be shared to improve program efficiency and be more effective with the space available.



"I was in particular impressed with LPAS team's ability to work with a variety of stakeholders. The user group was very diverse and it was imperative that the architectural team be able to actively listen and respond in a manner that can be easily understood. LPAS' project team was very successful in the completion of their design and it is largely attributed to their flexibility, creativity and ability to assign resources to solve project challenges."

Ines Zildzic

Associate Chief Facilities Planner with Contra Costa Community College District (Formerly with Kitchell)

Project: Solano Community College Theater Renovation (completed 2017)

A clear understanding of the intended pedagogy and preferences of the instructors of Building 2100 will be important for the design team to provide facilities and technology that support the programs and offices within the building. We will explore opportunities that reflect a 21st century learning culture to meet 21st Century learning environments such as integration of social spaces with flexible seating and a café, state-of-the art technology, connections of interior spaces to outdoor spaces, and a variety of furniture and spaces in workplaces. A prime descriptor of 21st Century learning is flexibility. Technology is constantly evolving, so its physical needs now may be different than 10, 20 and 50 years down the road. With many of our clients facing similar challenges related to “right sizing” their libraries and learning resource centers for these needs, we can provide reference, resources and new comps, to confirm assumptions and redefine benchmarks for service success, including Approach to Collections, Approach to Technology, Approach to Special Equipment, and Approach to Service Points.

Our approach to programming is rooted in our belief that quality design is not a function of budget; rather it is our challenge to add value to projects through our experience in the design of buildings and interior environments, and our knowledge and expertise of building systems and materials utilizing the most advanced architectural techniques.



LEAN Approach to Project Management

LPAS has a reputation based on design, collaboration, and adherence to schedules and budgets. These fundamental qualities are primarily based on our adaptation of Integrated Design Principles and more specifically, the LEAN Design Process which is based on rigorous and frequent collaboration of all project stakeholders to guarantee a successful project.

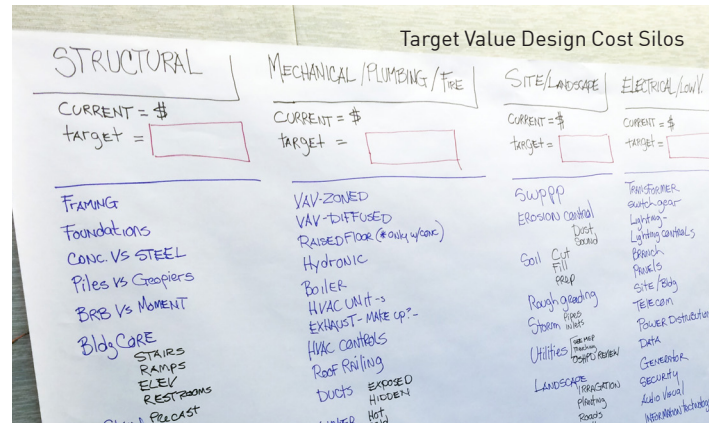
The LEAN process was originally developed in the manufacturing industry with the strategic goal to develop an excellent, cost-efficient product which would result in better collaboration, reduced waste and time savings. LPAS has embraced the LEAN Design philosophy of a collaborative team approach that we use on every project.

Cost Control: As a means of tracking projected costs and keeping them in line with the budget, LPAS utilizes Target Value Design (TVD) and has found it to be a valuable method for engaging project team members in an open and honest dialog. We believe that successful teams are highly collaborative teams, and TVD fosters that collaboration by encouraging frequent design conversations that align owner, architect and contractor understandings.

At the outset of the project a collaborative meeting with the College, the District and the design team will establish the major areas of construction of the project and assign target values for each area creating cost silos. Together the cost silos provide an overall picture of where the money is being spent across the entire project and provide a snapshot of the cost of construction at any point in time. The silos may be defined as building structure, exterior envelop, HVAC, interiors, sustainability, etc. The target values give the project team parameters for each silo to achieve and maintain as the design is developed and refined.

This tool is crucial in maintaining alignment of the scope and budget, within individual silos and as a project in total. If one cost silo is increasing, the project team can decide if the increase is appropriate and/or necessary, and collectively decide how to adjust other silos to make the entire project stay on budget.

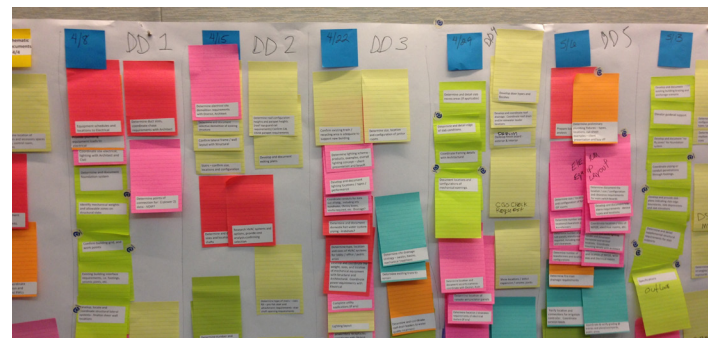
Target Value Design will facilitate discussions of different ways to approach the project that consider cost, performance, constructability, schedule and aesthetics. The input and opinions of the entire project team will identify priorities and important goals and will improve the design process by increasing efficiency and reducing waste of time and materials.



Schedule Management: The Reverse Pull-Planning Schedule is a critical tool of the LEAN Design process and is key to the success of our projects. The project schedule begins in reverse with the end goal date – typically completion of a deliverable or construction. The Reverse Pull-Planning schedule meeting starts with the assemblage of the entire team - the client, design team, and consultants.



The goal of the Reverse Pull-Planning schedule meeting is to develop a team-wide commitment and game plan with key milestones that precisely identifies the firm/team member responsible for a particular task and due date. The schedule overlay guides the team members with their respective responsibilities and roles. Weekly meetings and the corresponding Weekly Work Plan keeps team members on task. This process streamlines and clarifies the workflow and provides a tool to closely examine the progress and any challenges on a weekly basis while identifying solutions to a problem or challenge quickly and efficiently.



Quality Control: Quality Control is an important priority of the LPAS culture. Our quality control methodology is focused on prevention rather than correction. The LEAN Design process involves the entire design team throughout the design and construction documents stage so problems are identified and solutions are created before a required change is ineffective or costly.

LPAS has an in-house Director of Quality Assurance: Ken Bauer, AIA. An experienced architect with over 30 years of experience, Ken provides a critical in-house role to provide quality control reviews at each construction document phase. Construction documents are reviewed with three areas of criteria: (1) Program Conformance Review; (2) Design Quality Control; (3) Constructability Review. The pull-planning schedule will include the required Quality Control reviews that will be performed by Ken.

Over \$2 billion of public and private projects have been vetted through this Quality Control process with [zero litigation](#).

An essential tool in our Quality Control Program is the utilization of Building Information Modeling (BIM). Design documentation is developed in a three-dimensional digital format to help coordinate the architectural, structural, mechanical, and electrical building systems and model the building to the site's terrain and landscaping.



Ken Bauer, AIA
LPAS Director of Quality Assurance



Solano Community College
Theater Renovation in BIM

Approach to Construction Administration

LPAS' philosophy to construction administration is that open communication forms the foundation of a trust-based relationship between the architect, the client, and the contractor. LPAS stresses an atmosphere of candor that allows discrepancies to be identified, discussed, and resolved at the earliest possible moment. The best chance to minimize impact on project cost and construction schedule is to discuss solutions and implement resolution without affecting cost or schedule. This atmosphere of "total communication" is the basis for reaching creative and cost effective resolutions before change order requests become claims.

RFIs and submittals are processed as quickly as possible. In each project agreement, there is a stated maximum time for all reviews. Our goal on RFIs is to turn them around within a

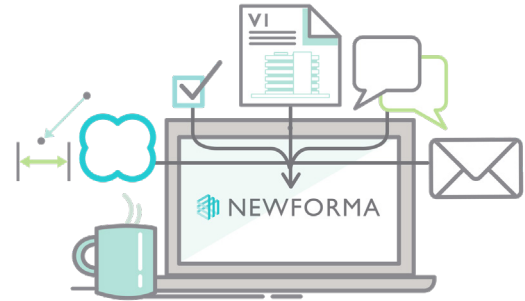
day if the answer is in house, but if response is required from a consultant it may take 2 to 3 days. Submittals vary depending on the complexity and if they are requesting a substitution which adds time to the review process. Diligent CA is dependent on processing the information in a timely fashion to ensure that there are no construction delays.

Communication / Collaboration Software:

Communication and collaboration is essential to keeping a project on-time and on-budget. LPAS is standardized on **Newforma Project Center**, a web-based solution that provides continuity and a single central repository of all project correspondence and documentation. All project team members, including the client, contractor, and subconsultants,

have access to any of the project documentation that pertains to them at any time including:

- Project email
- Correspondence
- Meeting Minutes
- Project Team contact information
- Contract management documents such as CA documentation, RFIs, submittals, supplemental information, and financial contractual documents
- Field management documentation such as daily reports, field reports, and punch lists
- Record documents such as latest issued drawings and revisions, addenda, and specifications



Sustainable Design

Sustainability is a core value of LPAS. We actively promote the implementation of sustainable architecture and the integration of green building techniques into the design and construction process of all our projects, whether the project is targeting LEED certification or not. We believe our practice should be responsible to our clients from an environmental standpoint, as well as from an economic and cultural standpoint. LPAS is a leader in the Northern California region in sustainable design and has completed over 40 LEED Certified projects and Build-It-Green Certified projects.

As we develop the design for a new project, we remain sensitive to concerns of first costs and the cost of ownership to the client. We recognize that as funding becomes available for new buildings, budgets for maintenance and operations typically are not increased proportionately. Therefore, selection of durable, easily maintained materials becomes a critical part of the design. We have found that a successful collaborative design process includes listening to the people who have to maintain buildings as well as listening to the end-users' program needs.

We are careful in considering all materials and systems, particularly the energy performance of glass as it affects Title 24 calculations and the selection of mechanical equipment. Natural daylight is a very important design aspect that is maximized to reduce artificial lighting, energy and operating costs, and improve the quality of the indoor environment.



ZERO NET ENERGY

LPAS is currently serving as architect, landscape architect and interior designer on eleven regional California Lottery distribution centers and offices throughout California, each with the goal of achieving Zero Net Energy (ZNE) and LEED Gold. LPAS has completed offices in Santa Fe Springs and Fresno, as well as the Southern Distribution Center in Rancho Cucamonga, while the additional eight projects are in design or under construction.

Approach to working with DSA

LPAS has successfully closed out over 40 projects through DSA. We approach working with DSA as another key member of our project team. We initially meet with DSA during Schematic Design. As the design progresses, we keep the DSA abreast of the project's programmatic building issues, and request confirmation of code interpretations and requirements. This continual dialogue is an effective method in preventing future issues from compromising the project budget and schedule.

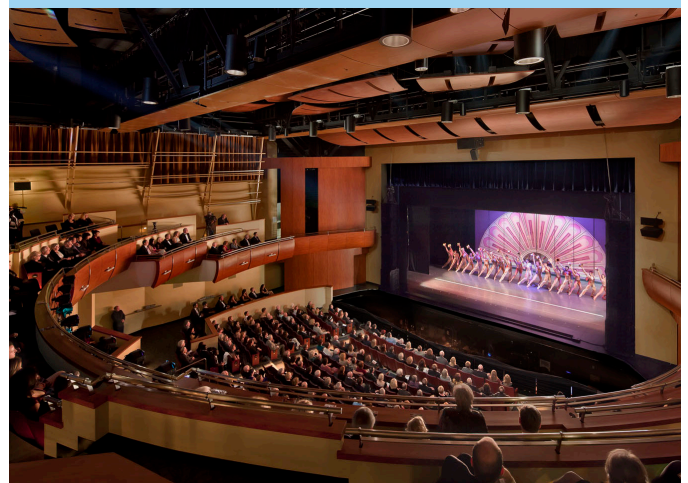
Strategies to facilitate timely review and stamp out:

- Meet with DSA during the design process and as the CD set is developed.
- Our relationships developed with DSA staff through years of working with them helps in the review process.
- Creating a clean, well coordinated set of Construction Documents that guides the reader with ease will improve workflow through DSA. Use of 3D images and detailing also helps in providing simple-to-follow design intent which results in a quicker plan check and review process.
- DSA will be implementing electronic submittals in Fall of 2018, where PDF submittals are to be uploaded to DSA Box. This will remove the time required to print three copies and delivered to DSA.
- DSA will be implementing electronic back-check review in Fall of 2018. LPAS is one of the few offices that has already completed back-check via electronic review and is prepared for this new process. Electronic back-check allows for immediate approval of the entire DSA submittal, which is then uploaded to DSA Box. It can be downloaded that same day and distributed back to the team and the District. This shortens the time frame the District must wait between approval and issuing packages for Bid.

Strategies to facilitate timely DSA closeout:

- The best way to closeout quickly is to be current on all documentation and have copies of all signed reports and testing information.
- Minimize (if practical) any deferred approvals, verify all deferred approvals, and obtain DSA approval and maintain copy.
- Process through DSA's "Box" all of the District's change orders, testing and inspection reports, all work outlined in CDs and specs performed, validated and finally uploaded to the box.

LPAS' collaborative approach towards working with DSA on the \$43.2 million Harris Center for the Arts at Folsom Lake College was the model for what eventually became DSA's new formal BU 09-07 Collaborative Approach program.



We have thoroughly reviewed the District's Standard Architect/Engineering Contract and we respectfully request the following revision be made to the agreement:

Revise the text of article 9.3 to read as follows:

professional act or omission of the Architect, or person, firm or corporation employed by the Architect, either directly or by independent contract, including all damages due to loss ~~or theft~~ sustained by any person, firm or corporation including the Indemnified Parties, arising out of, or in any way connected with the Project, including injury or damage either on or off District property; but not for any loss, injury, death or damage caused by the negligence or willful misconduct of Indemnified Parties or other third parties. The Architect at Architect's own expense, cost and risk, shall defend the Indemnified Parties and indemnify the Indemnified Parties from any and all claims, actions, suits or other proceedings that may be brought or instituted against the Indemnified Parties, on any such claim or liability covered by this subparagraph, and shall pay or satisfy any judgment that may be rendered against the Indemnified Parties in any action, suit or other proceedings as a result of coverage under this subparagraph.

9. 4 Pursuant to Civil Code section 2782.8, as it relates to the services and duties provided under this Agreement, Architect agrees to indemnify and hold harmless the Indemnified Parties against liability for all claims (including reasonable attorney's fees and legal expenses), to the extent arising out of, pertaining to, or relating to the professional negligence, recklessness or willful misconduct of the Architect. Architect's share of the cost to defend shall be proportionate to the Architect's degree of fault.
- 9.5 Except for the parties included in the definition of Indemnified Parties, the Architect's indemnification obligations under this Agreement shall not be construed to extend any third party indemnification rights of any kind to any person or entity which is not a signatory to this Agreement."

Article 10. Responsibilities of District

- 10.1 The District shall examine the documents submitted by the Architect/Engineer and respond to specific inquiries related to the conformance of the plans to District standards, preferences, or Master Plan conformity provided in writing by the Architect/Engineer.

Upon written request from the Architect/Engineer, the District shall make available to the Architect/Engineer, if necessary for its use in the development of construction documents, the following existing information:

- Initial Construction Cost Budget (ICCB), as designated in Exhibit "G"
- Hazardous materials survey reports, tests and analysis
- Hazardous material abatement specifications and procedures
- Geotechnical surveys, reports, and recommendations

NON-COLLUSION AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF Sacramento

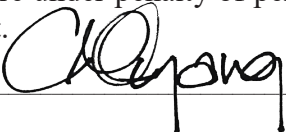
PROJECT: RFP No.: C-19
BUILDING 2100 ACADEMIC SUPPORT AND OFFICE BUILDING

I, Curtis Owyang, being first duly sworn, deposes and says that I am
(Typed or Printed Name)
the Principal in Charge, VP of LPAS, Inc., the party
(Title) (Bidder Name)
Submitting the foregoing Bid Proposal (“the Bidder”). In connection with the foregoing Bid Proposal,
the undersigned declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 29 day of November, 2018 at Sacramento, Sacramento County, CA.
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.


Signature

2484 Natomas Park Dr., Suite 100
Sacramento, CA 95833
(Address)

Curtis Owyang, FAIA, LEED AP + BC
Name Printed or Typed

Sacramento, Sacramento County, CA
(City, County and State)

(916) 443.0335
(Area Code and Telephone Number)