



Vanir Construction Management, Inc.

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vanir.com

September 22, 2022

Chabot-Las Positas Community College District
7600 Dublin Boulevard, 3rd Floor
Dublin, CA 94568
Attention: Marie Hampton, Purchasing and Warehouse Manager

Project Title: B22/23-03 Project Management (PM)/Construction Management (CM) And
Related Services for an Assistant Construction Manager Las Positas College

Consultant Name: Vanir Construction Management, Inc.

Dear Ms. Hampton,

Vanir Construction Management, Inc. (Vanir) is pleased to submit this proposal. We are proposing Tierra Andrews as your Assistant Construction Manager for the B22/23-03 project at Las Positas Community College. Tierra has been employed with Vanir since October 2018 and exceeds the minimum employment criteria of one-year.

As outlined in the attached resume, Tierra possesses the experience and expertise to carry out the scope of services detailed in Attachment A. Tierra completed the following Bay Area educational projects within the last 3-5 years that meet the description and criteria as referenced in Attachment A:

San Francisco Unified School District, Garfield Elementary School Modernization, \$11M

San Francisco Unified School District, Claire Lilienthal (3-8) Modernization, \$14.6M

On the above two (2) SFUSD projects, Tierra provided all the services that are bulletized in Attachment A of the RFP. She was a key part of the success of the SFUSD Bond Program.

Most recently, Tierra has been working on the Highland Hospital Campus on miscellaneous site improvement projects. She is very familiar with working on active/occupied campuses.

The RFP asked to provide the name, experience, qualifications and classification of the proposed individual. Please refer to Tierra's resume which includes all this information.

Two (2) Client references for the last 3-5 years related to the scope of work:

Andrea Dawson, Senior Project Manager
San Francisco Unified School District Bond Program
(415) 265-4265
dawsona1@sfusd.edu



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Tom McKimmy, Strategic Facilities Capital Planning Manager
GSA, County of Alameda
(510) 208-9716 ext. 29716
tmckimmy@acgov.org

Staffing Fee: \$296,000

Thank you for the opportunity to provide this proposal and for your consideration. Please contact me for any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Dan R. Ferst'.

Daniel Ferst, CCM
Vice President/Area Manager
dan.ferst@vanir.com | 415-559-9690



TIERRA ANDREWS, CMIT

Assistant Construction Manager

Summary of Qualifications

Tierra Andrews has 11 years of construction experience, primarily in the San Francisco Bay Area. She has focused her attention on educational facilities and public works projects and has a thorough understanding of the attention of detail required to satisfy modernization and new construction across multiple campuses at once. Tierra is seasoned at resolving construction issues, processing and issuing PCOs, analyzing change requests for potential schedule impacts, estimating value of changes, maintaining RFIs, completing submittals and other tracking logs, tracking construction progress, and documenting in daily reports.

Project Experience

Alameda County GSA, Highland Hospital Koret Building Exterior Maintenance and Emergency Department Exhaust Fan Projects, Oakland, CA. Construction Manager, \$1.5 million, Design-Bid-Build. This two-part project consisted of exterior sealant replacement and installation of elastomeric coating as well as the addition of an exhaust fan in the Emergency Department Lobby to meet hospital requirements for waiting areas to be negatively pressurized. Responsible for daily management of the project, including schedule management, change order management, issue resolution, managing project documentation via Procure, coordinating HCAI inspections, facilitating weekly meetings, and project closeout. Role also included coordinating with the Alameda Health Systems to ensure patient safety and keeping the emergency department operational 24/7 during construction.

San Francisco Unified School District, 2016 Bond Program, Claire Lilienthal (3-8) Modernization, San Francisco, CA. Assistant Construction Manager, \$11 million, 33,752 SF, Design-Bid-Build. Project consisted of voluntary seismic upgrades including addition of new footings, structural shear walls, and fiber reinforced columns/walls. Work also included all new fire-life safety, electrical and plumbing systems as well as new finishes and site upgrades. Tierra was responsible for assisting in the day-to-day management of all construction phase activities on the project including change order management and negotiations, managing moves for phased occupancy, and tracking project documentation using the EADOC project management software.

San Francisco Unified School District, 2016 Bond Program, Garfield Elementary School Modernization, San Francisco, CA. Assistant Construction Manager, \$14.6 million, 33,446 SF, Design-Bid-Build. Project consisted of the construction of 18 classrooms, a multipurpose room, a media center, offices, stairways and corridors. All restrooms, a warming kitchen and janitorial spaces were remodeled. Work also included new roofing, interior/exterior doors, windows, skylights and finishes, new power, data, lighting, plumbing and mechanical systems, including replacement of 12 rooftop HVAC units, ADA accessibility and fire/life safety upgrades, and voluntary seismic upgrades/structural upgrades. Responsibilities included bid outreach, project start-up, schedule management, issues resolution, cost management, project documentation, coordinating inspections and DSA approval, move coordination, and closeout of the project.

EDUCATION

Carpentry Pre-Apprenticeship,
Richmond Build, Richmond

CERTIFICATION

Construction Manager in
Training (CMIT)

OSHA 10-Hr

AFFILIATIONS

Construction Management
Association of America
(CMAA)

Design-Build Institute of
America (DBIA)

Lean Construction Institute
(LCI)

US Green Building Council
(USGBC)

Continued

Tierra Andrews, CMIT

Assistant Construction Manager

West Contra Costa Unified School District, Modernization and New Construction, Richmond, CA. Design Project Engineer, \$1 million - \$120 million, Multiple Design-Bid-Build Projects. Provided project support to preconstruction and construction teams. Produced owner's Division 00 & 01 specifications, prepared bid packages and addenda, and managed the bid process. Created and managed various tracking tools to control cost, schedule, and scope. Managed project consultants to ensure quality and timely submission of contract deliverables. Served as a liaison for the design and construction management teams during the pre-bid, bid, and award phases of a project. Managed an archival system of design documents in hard and soft media.

Bay Area Rapid transit (BART), Richmond Station Parking Structure, Richmond, CA. Construction Management Intern, \$35 million, 311,250 SF, Design-Build. Focused on daily field documentation, produced monthly testing and inspections and status reports. Tracked and logged the progress of various construction activities (concrete pours, etc.), created and distributed schedules using MS project, and filed and distributed soft and hardcopy submittals, RFIs, and ASIs.

Public Works Agencies, Modernization and New Construction, Richmond, CA. Project Engineer, \$1 million - \$19 million, Design-Bid-Build and Lease/Leaseback. Coordinate multiple project startups. Review drawings and specifications; maintain as-built plans using PlanGrid; assemble, review, and distribute submittals; create, publish, and track RFIs and Change Orders; maintain project budget by tracking and controlling costs; ensure Owner's Local Hire, PLA, and other requirements are being met; ensure superintendents are up to date on dailies, T&M tags, and other documentation; assist with subcontractor coordination. Support Project Manager, Superintendents, Subcontractors, and Owner as needed to guarantee projects' success.



Construction Management, Inc.

9/22/2022

Escalation 3%

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT (RFP No. B22/23-03)

LAS POSITAS COLLEGE - ASSISTANT CONSTRUCTION MANAGER FOR THE FACILITIES MANAGEMENT TEAM AT THE LAS POSITAS CAMPUS

Assistant Construction Manager - Tierra Andrews

YEAR																TOTAL	
2022															Nov-22	Dec-22	
	BUDGET RATE														150	150	
	BUDGET HOURS														160	160	320
	BUDGET BILLING														24,000	24,000	48,000
2023			Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23					
	BUDGET RATE		155	155	155	155	155	155	155	155	155	155					
	BUDGET HOURS		160	160	160	160	160	160	160	160	160	160					1,600
	BUDGET BILLING		24,800	24,800	24,800	24,800	24,800	24,800	24,800	24,800	24,800	24,800					248,000
Proposal For 12 Months																296,000	

Rates used were provided in the RFQ B21/22-06 response and include a 3% annual escalation factor rounded to the nearest whole dollar.

Fee may be negotiated.