



**Project Management and Construction Management Services  
Multiple Projects at Las Positas Community College RFQ C-18.4**

Chabot-Las Positas Community College District  
7600 Dublin Boulevard, 3rd Floor  
Dublin, CA 94568

**RECEIVED**  
**MAY 23 2019**  
**PURCHASING DEPT.**

**Roebbelen**  
QUALITY CONSTRUCTION SINCE 1959  
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May 23, 2019

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May 23, 2019

Chabot Las Positas Community College District  
Purchasing and Warehouse Services Manager  
Attn: Marie Hampton  
7600 Dublin Blvd. 3rd Floor  
Dublin, CA 94568

RE: RFP C-18.4, Project Management (PM)/ Construction Management (CM)  
Multiple Projects at Las Positas College

Dear Ms. Hampton and the Selection Committee:

Roebbelen Construction Management Services, Inc. (Roebbelen), is excited to provide this proposal for construction management services for the projects at Las Positas College. We are eager to partner with you and add value on this project through our Sr. Construction Manager Inez Ayerra. We are only proposing for a CM as a part of this RFQ. Ms. Ayerra has been working in educational facilities for 12 years. She brings the experience gained from working on the bond programs at West Contra Costa USD, Fremont USD, and San Francisco USD. Additionally, Ms. Ayerra has higher education experience working on a renovation project at Merritt College. Ms. Ayerra's ability to manage construction and work collaboratively with stakeholders while meeting the goals of the project make her the ideal candidate.

Our team is experienced in the construction of educational facilities. Ms. Ayerra is currently in the final stages of work on the Pinole Valley High School. She serves as the Sr. Project Manager on this 130M new construction project. As a company, Roebbelen has worked both in education as well as office construction and renovations for PG&E, AT&T, and Apple in different locations throughout California. Our proposed preconstruction services team has been a part of all our educational facilities work, and will support Ms. Ayerra to provide constructability and estimating if requested by the District.

Roebbelen combines the professional services of a traditional construction manager with the extensive construction experience from 60 years as a general contractor. For over 15 years, Roebbelen has worked as a construction manager guiding over 65 educational facilities clients from K-12 to California State Universities, in Northern California. This equates to more than \$1.8 billion in educational facilities construction. With over 300 employees and 65% of our work in the Bay Area, we are well positioned to serve you with the resources you need. Thank you for this opportunity, and please contact me should you have any questions or to schedule an interview appointment.

RCMS acknowledges receipt of Addendum No.1.

Sincerely,

Robert J. Kjome  
Executive Vice President  
(916) 939-1149 | bobk@roebbelen.com

# CANDIDATE QUALIFICATIONS RESUME



## **INEZ AYERRA, CCM**

### Senior Construction Manager

**21 industry years**  
**Team member since 2015**

Ms. Ayerra is an experienced Construction Manager who has, for the past 13 years, delivered successful services in management of design and construction for new and renovated education projects. Ms. Ayerra is capable of managing multiple projects concurrently while maintaining complex projects to the satisfaction of the project teams and her clients. She is team oriented and builds strong relationships with all stakeholders to ensure successful and satisfactory delivery of her projects. Ms. Ayerra provides expertise in site assessments and guiding clients through planning, design and construction of projects.

### **PROJECT EXPERIENCE**

#### **Merritt Community College Campus | Oakland, CA\***

Merritt College

Assistant Project Manager for a \$15 million dollar college building renovation that included the Student Services Building and the P Building that houses Faculty and Counseling as well as other academic support spaces. Responsible for daily reports, meeting minutes, preliminary review of PCOs, assisted in CO process, review of RFIs and ASIs, as-built up keep and assisted with client updates.

#### **Pinole Valley High School | Pinole, CA**

West Contra Costa Unified School District

Sr. Project Manager for a \$130 million dollar new high school project. Included construction of theater, multi-use, gymnasium, administration, classrooms and other supporting facilities.

#### **Measure E Bond Program | Fremont, CA**

Fremont Unified School District

Project Manager for a multi-million dollar program. Included new construction and modernization. Upgrades to flooring, technology, roofing, HVAC and electrical.

- Mission San Jose High School Pool Replacement
- Mission San Jose IT
- Blacow Elementary School IT
- Durham Elementary School IT
- Chadbourne Elementary School IT

#### **2003, 2006, and 2011 Bond Programs | San Francisco, CA**

San Francisco Unified School District

Construction Manager for a multi-million dollar program. Included modernization and upgrades to technology, safety and security, roofing, HVAC and electrical.

- Gordon Lau ES and Commodore Stockton ES Modernizations
- Yick Wo ES Modernization
- Sarah B. Cooper Various Improvement
- Chinese Immersion School at De Avila Modernization
- Gateway HS and Kipp MS Charter School Modernization

*\*Prior to joining the Roebbelen team, Ms. Ayerra was instrumental to the successful completion of this project.*

### **EDUCATION**

Bachelor of Arts  
General Design  
California State University, San Jose  
  
Associates of Arts  
Architecture  
Chabot College

### **LICENSES/CERTIFICATIONS**

Certified Construction Manager  
  
Anti-Harassment & Discrimination  
Course  
  
Defensive Driving Course  
Completion  
  
OSHA 30 Hour Construction  
Certificate

# PROJECT EXPERIENCE OF CANDIDATE





## PINOLE VALLEY HIGH SCHOOL NEW CAMPUS

### WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

2900 Pinole Valley Road, Pinole, 94564

Inez Ayerra serves as the Sr. Project Manager on this project.

Roebbelen is serving at the Construction Manager on this new high school campus in the City of Pinole. The existing high school was demolished and students were housed on a temporary campus at the edge of the school site while the new campus was constructed. The new campus includes a 2 classroom/ laboratory buildings, performing arts, library/college and career center, gymnasium/locker/auxiliary gym building, cafeteria, central plant and outdoor amphitheater. This project also included off site and roadway improvements to accommodate the new entrances and exits to the campus. Construction on the 130M campus began in June of 2016 and will conclude in May of 2019. The scope includes a total square footage of 267,000 and the campus will house 1,600 students.

#### Contract Information

Delivery Method: CM Agency  
Construction Type: New Construction  
Construction Value: \$130 Million  
Completion Date: May 2019

#### Owner

##### West Contra Costa Unified School District

1400 Marina Way South  
Richmond, CA 94804

Luis Freese

District Engineering Officer  
(510) 307-4545

lfreese@wccusd.net

#### Architect

##### WLC Architects

2600 Tenth Street, Suite 500  
Berkeley, CA 94710

Kevin MacQuarrie, AIA

Principal

(510) 450-1999

kevin@wlcarchitects.com





## FREMONT UNIFIED SCHOOL DISTRICT PROGRAM

### FREMONT UNIFIED SCHOOL DISTRICT

Fremont, California

Inez Ayerra served as the Sr. Project Manager on this program. She worked on American High School, the Mission San Jose Pool and the Brookvale Elementary Addition.

The Roebbelen CM team joined Fremont Unified in 2015 to help them implement their 2014 local bond measure. Fremont USD structured the implementation of their program by using a Program Management firm and three Construction Management firms. Roebbelen serves as one of the three construction managers. Currently, we are contracted on 41 projects at five schools. Including a pool complex replacement project at Mission San Jose High School and a new classroom and science building at American High School. As a part of our construction management work at Fremont USD we are assisting through the design phase, with DSA and state agency approval, as well as scheduling, constructability review and estimating. The construction manager is fully engaged throughout the design process.

**Size of District** 34,000 students with 42 school sites.

#### Contract Information

Delivery Method: CM Agency  
 Construction Type: Modernization/New Construction/  
 Construction Value: Over \$51 Million Dollars  
 Completion Date: Ongoing

#### Projects

- American High School New Building Addition
- American High School Exterior Lighting
- American High School Renovation
- Mission San Jose High School Pool Complex
- Mission San Jose IT Upgrades
- Blacow IT Upgrades (Complete)
- Chadbourne IT Upgrades (Complete)
- Durham IT Upgrades (Complete)
- Mission San Jose Exterior Lighting
- Mission San Jose Flooring (Complete)
- Brookvale Elementary New Classroom Building
- Grimmer Elementary Modernization
- Mission Valley Elementary Modernization
- Oliveira Elementary Modernization



# REFERENCES

**Owner**  
**Fremont Unified School District**  
4210 Technology Drive  
Fremont, CA 94538  
Contact: **John Chwastyk**  
(510) 659-2559 ext. 12445  
jchwastyk@fremont.k12.ca.us

**Owner**  
**West Contra Costa Unified School District**  
1400 Marina Way South  
Richmond, CA 94804  
Contact: **Luis Freese**  
(510) 307-4545  
lfreese@wccusd.net

# FEE

Monthly Rate for Services

Inez Ayerra - \$30,000

Rate Schedule for Additional Services	
Position	Hourly Rates
Project Executive	\$195
Director	\$190
Sr. Project Manager	\$176
Project Manager	\$165
Construction Manager	\$165
Assistant Construction Manager	\$130
Project Engineer	\$120
Project Administrator/Coordinator	\$85
Cost Estimator	\$155
Constructability Review	\$155
Scheduler Review	\$155



