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March 2, 2021

Ms. Ann Kroll, Project Planner, Manager  
Facilities Bond Program  
Las Positas College  
3000 Campus Hill Dr.  
Livermore, CA 94551

Re: Las Positas College, B2100  
Sub: Project Manager Proposal

Dear Ms. Kroll:

Thank you for the opportunity to submit our fee proposal to provide Peter Hempel, Sr. Project Manager, for professional services at Las Positas College, and to provide construction management services for B2100. The attached fee proposal anticipates that Peter will start at LPC on April 5, with the duration of his assignment to be through December 2023.

Peter is a veteran construction manager with over 20 years of experience. The vast majority of his project experience has been managing a number of projects at the San Mateo Community College District. Most recently, Peter is completing an assignment for West Contra Costa Unified School District, managing the construction of critical facilities at Richmond High School.

Thank you for the opportunity. If you have any questions, please do not hesitate to let me know.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jeffrey Gee", with a long horizontal flourish extending to the right.

Jeffrey Gee, AIA, Vice President  
Division Manager | General Manager  
Swinerton Management & Consulting

Att

Cc: M. Wagner

# Las Positas College, Staff Augmentation

Chabot -Las Postas Commuity College District

March 2, 2021

Peter Hempel, Sr. Project Manager



## Fiscal Year 20-21

April 2021	\$30,746
May 2021	\$30,746
June 2021	\$30,746
<b>Total FY 20-21</b>	<b>\$92,238</b>

Raw Hourly Rate of \$78.53/hr x 2.25 (District Multiplier) = \$176.70/hr.  
Total hours/year = 2,080/12 months = 174 hrs/month

## Fiscal Year 21-22

July 2021	\$31,668
Augst 2021	\$31,668
September 2021	\$31,668
October 2021	\$31,668
November 2021	\$31,668
December 2021	\$31,668
January 2022	\$31,668
February 2022	\$31,668
March 2022	\$31,668
April 2022	\$31,668
May 2022	\$31,668
June 2022	\$31,668
<b>Total FY 21-22</b>	<b>\$380,016</b>

3% Adjustment = \$182/hr

## Fiscal Year 22-23

July 2022	\$32,618
Augst 2022	\$32,618
September 2022	\$32,618
October 2022	\$32,618
November 2022	\$32,618
December 2022	\$32,618
<b>Total FY 22-23</b>	<b>\$195,708</b>

3% Adjustment = \$187.46/hr

**GRAND TOTAL**                      **\$667,962**

Mr. Hempel has over 23 years' experience in program, project and construction management. He is skilled in collaborating with clients, architects and contractors on programming, design and construction administration of diverse projects including new construction, modernization, seismic retrofits, infrastructure upgrades and renewable and energy efficiency projects. His experience encompasses all phases of a project's life cycle from inception through completion, including value engineering, constructability reviews, construction administration, commissioning and occupancy tasks. Mr. Hempel is experienced with various project delivery methods, as well as with the process and requirements for the Division of State Architect (DSA) and for Project Labor Agreements (PLA).

## PROJECT EXPERIENCE

### West Contra Costa Unified School District, Richmond, CA

Project and Construction Management Services on a number of projects as well as support management services for the District's bond measures with three projects that utilized the Design-Build project delivery. Additional scope of work includes management and procurement of Furniture, Fixtures, and Equipment and worked closely with the District to create a new Bond Program Procedures Manual to facilitate management and completion of new bond-funded projects. \$207 Million. Projects include:

- Program Management Plan
- Pinole Valley High School
- Richmond High School
- Michelle Obama Elementary School (formerly Wilson Elementary School)
- Riverside Elementary School
- Pupil Services Move Management

### San Mateo County Community College District, San Mateo, CA

Program Management and Construction Management for Capital Improvements for three bond programs for the San Mateo County Community College District. The Program includes new construction, renovation, modernization, seismic and fire and life safety improvements at the District's three campuses: Cañada College (Redwood City), College of San Mateo, and Skyline College (San Bruno), with nearly 200 different projects over a 20-year program, including over \$600 Million design-build projects. \$1.3 Billion. Major projects include:

## DISTRICT-WIDE

- **DISTRICT-WIDE FIRE ALARM PANELS UPGRADES.** Managed the fire alarm upgrades that replaced all of the District's outdated fire alarm control panels at all three campus locations, including coordinating closely with campus administration to schedule all work and fire alarm testing to not negatively impact college operations while performing the work on each occupied campus. \$3.9 Million.

## EDUCATION

B.S., Engineering Technology, California State Polytechnic Pomona, CA

## AFFILIATIONS / CERTIFICATIONS

USGBC - LEED Accredited Professional

## REFERENCES

### Jose D. Nuñez, LEED AP

San Mateo County Community College District  
650.358.6836  
nunezj@smccd.edu

### Javier Castruita

West Valley-Mission Community College District  
408.741.2042

### Gaye Dabalos

West Valley-Mission Community College District  
408.741.2077

### Don Houston

Mission College  
West Valley-Mission Community College District  
408.855.5428

## PROJECT EXPERIENCE (CONTINUED)

- **DISTRICT-WIDE UTILITY MEASUREMENT & VERIFICATION.** Manage this Design/Build ESCO project to replace all of the District's outdated Building Management System servers, and add new utility monitoring meters to all the major buildings across the District, add Energy Information System software to affectively monitor energy usage, and add an Analytics software system to help the District to implement a proactive facility maintenance program. \$2.5 Million.

### CAÑADA COLLEGE

- **CAÑADA COLLEGE SOLAR PHOTOVOLTAIC SYSTEM.** Managed a Design/Build ESCO project that added more than 4,000 high efficiency solar panels to produce 1.25 Mega Watts of clean, renewable energy for the College. \$5.8 Million.
- **CAÑADA COLLEGE TENNIS COURTS MODERNIZATION.** Managed the tennis court resurfacing and site improvements, including a new bathroom building and repaved parking lot. \$1.2 Million.
- **CAÑADA COLLEGE BUILDING 5 DINING ROOM MODERNIZATION.** Managed the remodel that modernized the Main Dining Room for the College, including new AV systems, Career Center and student game room. \$2.1 Million.
- **CAÑADA COLLEGE BUILDINGS 16 & 18 MODERNIZATION.** Managed the modernization of two science and classroom buildings, including the complete renovation of mechanical systems, fume hoods, and custom lab casework. \$18.8 Million.
- **CAÑADA COLLEGE BUILDING 9 LIBRARY AND RESOURCE CENTER.** Managed a new 71,000 square-foot building to house the college library and student resource center. \$28 Million.
- **CAÑADA COLLEGE LANDSCAPE UPGRADES AT THE MAIN QUAD.** Managed the landscape upgrades that included sitework that modernized the main college quad. Coordinated the construction occurring adjacent to and concurrent with the new building 9 Library, that was completed at the same time as the new building. \$1.7 Million.

### COLLEGE OF SAN MATEO

- **COLLEGE OF SAN MATEO BUILDING 17 MODERNIZATION.** Managed Building 17 modernization and re-purposed the building to house multiple student Learning Communities in a shared space to foster collaboration and student support utilizing a Lease-Lease/Back contract delivery method. \$6 Million.
- **COLLEGE OF SAN MATEO BUILDING 12 NUEVA TENANT IMPROVEMENTS.** Oversaw a tenant of the College, Nueva Schools, as they performed the design and construction of tenant improvements to the upper floor of building 12. \$5 Million.
- **COLLEGE OF SAN MATEO BUILDING 12 REROOFING.** Managed the re-roofing of Building 12 in coordination with the tenant improvement work also occurring in the building. \$.7 Million.
- **COLLEGE OF SAN MATEO NORTH GATEWAYS PART II.** Managed the Gateways Phase II sitework, including the demolition of existing buildings while keeping adjacent parking lots in use for students. \$7 Million.
- **COLLEGE OF SAN MATEO EDISON LOT DESIGN.** Managed the final design phases of Edison sitework to demolish Building 20 and construct a new parking lot while maintaining adjacent landscape elements. \$3.3 Million.
- **COLLEGE OF SAN MATEO BUILDING 19 CLASSROOM MODERNIZATION.** Managed the modernization of Building 19 that included several classrooms and a new computer lab for programs relocated out of Building 18. \$5 Million.
- **COLLEGE OF SAN MATEO BUILDING 18 SEISMIC UPGRADE / MODERNIZATION.** Managed the seismic

**PROJECT EXPERIENCE (CONTINUED)**

retrofit and modernization of Building 18 that included managing unforeseen MEP issues that were exposed during demolition. \$6 Million.

**SKYLINE COLLEGE**

- **SKYLINE COLLEGE BUILDING 19 SWING SPACE.** Managed a 40,000 square-foot building modernization that upgraded classrooms, offices and support services that served as additional space for the College when other buildings on campus undergo construction. \$4 Million.
- **SKYLINE COLLEGE BUILDING 14 CHILD DEVELOPMENT CENTER PLAY YARD MODERNIZATION.** Reconfiguration and replacement of the exterior play yards to improve the experience for the children, including an upgrade to path of travel through the building interior and modernization of bathrooms. \$3.7 Million.
- **SKYLINE COLLEGE BUILDING 1 CREATIVE ARTS AND SOCIAL SCIENCES..** A design/build Creative Arts and Social Science Building. Scope of work included demolition of the existing building 1 and new construction of 115,000 square-foot building to house a new performing arts theater, music recital hall, black box theater, music rooms, ceramics lab, art gallery, classrooms, labs and instructional support spaces. \$160 Million. This project was canceled by the Owner due to their funding constraints.
- **SKYLINE COLLEGE PROGRAM MANAGEMENT.** Managed the initial program management efforts at Skyline College, including coordinating site surveys of the entire college with the college architect team to define the Program Definition Document needs.

**West Valley Mission Community College District, Saratoga & Santa, Clara, CA**

Program Management and Construction Management for Capital Improvements Program that included new construction, renovation, modernization, seismic and fire and life safety improvements at the District's two campuses: West Valley College (Saratoga), and Mission College (Santa Clara). \$235 Million. Major projects include:

**MISSION COLLEGE:**

- **MISSION COLLEGE BASEBALL STADIUM IMPROVEMENTS.** Managed the Baseball Stadium sitework improvements that included new irrigation, sod, fencing, dugout buildings and scoreboard. \$1 Million.
- **MISSION COLLEGE HOSPITALITY MANAGEMENT RENOVATION.** Managed the renovation and added a second kitchen to the building,. Work was phased to allow half the building to be used by the program during construction, to minimize the impact to the college. \$5 Million.
- **MISSION COLLEGE HOSPITALITY MANAGEMENT ACAMS.** Managed the addition of a new access controls system to the building as a separate contract to the ACAMS vendor, while renovating the building. \$120,000.

**Arden Wood, San Francisco, CA**

Program Management and Construction Management of 29,600 square-foot interior renovation work of an existing Residential Care Facility. The Program included renovation of two floors of resident care rooms, main lobby, kitchen upgrades, exterior plaza and fountain, and modernization of elevator, fire sprinkler and fire alarm systems at this San Francisco historical building, originally built in 1930. \$12 Million.

**Marriott Courtyard, San Francisco, CA**

An 18-story, 414-room, post-tensioned concrete hotel in downtown area with indoor pool and spa, including a fitness center, food service facility, laundry, training/conference rooms, and two levels of underground parking. \$50 Million.

**Marriott Hotel, San Mateo, CA**

A new 7-story, 163-room, post-tensioned concrete guestroom tower wing connecting to an existing 300 room hotel, including conference rooms, concierge lounge and fitness center. \$14 Million.

**Hilton Garden Inn, Mountain View, CA**

## PROJECT EXPERIENCE (CONTINUED)

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A new 4-story, 160 room, post-tensioned concrete hotel including outdoor pool and spa. Scope of work included food service facility, meeting rooms, fitness center, laundry and standing-seam metal roofing, parking lot and management and coordination of the installation of all hotel furniture, fixtures and equipment. \$11.5 Million.

### **Northpark Plaza, Irvine, CA**

A new retail shopping center comprised of 7 buildings and 300 stall parking lot. Scope of work included core and shell construction of wood framed buildings, including extensive storefront window glazing, clay-tile roofing and interlocking brick-paver sidewalks. \$11 Million.

### **Dave and Busters, Irvine, CA**

A 55,000 square-foot tenant improvement build-out of an entertainment center and restaurant. Scope of work included a 15,000 square-foot full-service kitchen, 2 dining areas, 3 bars and a theater. Other work included extensive use of custom, high-end finishes in millwork, brick, metal railing, canopies, glazing and wood flooring. \$5.4 Million.

### **Dave and Busters, Denver, CO**

A 48,000 square-foot tenant improvement build-out of an entertainment center and restaurant, including 15,000 square-foot full-service kitchen; extensive use of custom, high-end finishes in millwork, brick, metal railing, canopies, glazing and wood flooring. \$4.9 Million.

### **Hotel La Jolla, San Diego, CA**

Complete renovation, including interior demolition and systems upgrades of existing 11-story, 111-room hotel, including a new top floor restaurant, meeting rooms, mechanical systems, laundry and exercise facility. \$10 Million.

### **La Quinta Inn, Tucson, AZ**

A 4-story, 130-room, pre-cast concrete, masonry and wood-framed hotel, including outdoor pool and spa, food service facility, meeting rooms, fitness and laundry facilities, parking lot and installation of all hotel furniture, fixtures and equipment. \$6 Million.

### **Red Roof Inn, Laredo, TX**

A 4-story, 150-room, pre-cast concrete, masonry and wood framed hotel, including outdoor pool and spa, laundry facilities, parking lot and installation of all hotel furniture, fixtures and equipment. \$5 Million.

### **Hotel Monaco, San Francisco, CA**

Interior demolition and reconstruction of an existing 7-story, 75 room boutique hotel. Scope of work included a new 4-star restaurant and bar, meeting/conference rooms, spa, sitting room with 30-foot vaulted ceiling, laundry and exercise facilities and new mechanical systems. \$15 Million.