



October 3, 2025

City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260
Attn: Lucero Leyva, Project Manager

RE: CONSTRUCTION MANAGEMENT SERVICES FOR THE DAVE ERWIN COMMUNITY PARK PROJECT

Dear Ms. Leyva,

Accenture Infrastructure and Capital Projects, LLC (Accenture I&CP) is pleased to submit the requested task order proposal for Construction Management oversight of the Dave Erwin Community Park Project. This proposal reflects the requested level of service discussed during our meeting on August 14, 2025 and subsequent phone conversations on October 2, 2025.

Executive Summary

This Task Order defines the Construction Management services to be provided in support of the City of Palm Desert. Our team will oversee all phases of planning, bidding, construction, and closeout, with a focus on project development support, cost and schedule management, constructability reviews, utility and off-site coordination, stakeholder engagement, and construction project management.

The services are structured to provide clear scope definition and consistent accountability. Our goal is to help the City deliver a high-quality community park that reflects civic pride while creating a lasting space for recreation, connection, and community identity.

Project Understanding

The Dave Erwin Community Park will be a landmark investment in public recreation and civic infrastructure for North Palm Desert. Located near the Dinah Shore Drive and Gerald Ford Drive corridor, the project will transform approximately 27 acres into a multi-use community destination. Planned amenities include sport courts, a playground, multiple community gardens, a splash pad, and open recreation fields, supported by a new maintenance yard, recreation open spaces, and hardscape improvements.

The scope also includes off-site infrastructure improvements necessary to fully integrate the park into the surrounding community. These improvements consist of new street and utility upgrades, grading and drainage systems, and related civil work. With design and planning underway, construction is tentatively scheduled to begin in March 2026 and conclude by late 2027 under the oversight of the City's Public Works Department, with an estimated construction cost of \$19 million.

Accenture I&CP's staff is experienced with the planned infrastructure scope and well positioned to provide subject matter expertise. Given the project's size, infrastructure demands, and sustainability measures, successful delivery we will provide close coordination with third party agencies and stakeholders to work alongside the City in the execution of this exciting project.

Professional Services

Accenture I&CP will coordinate closely with City staff, the contractor, and any supporting design personnel to manage project activities throughout all phases. The scope of services includes the following tasks, organized by project phase:

Preconstruction Services

Project Controls Setup

- Establish Project Management Information Software (PMIS)/Construction Management Information Software (CMIS) for document control, submittals, RFIs, meetings, action logs, and cost records.
- Configure permissions, naming conventions, transmittal logs, and version control.

Schedule Management

- Develop a master CPM schedule with WBS, milestones, logic ties, and resources.
- Draft requirements covering baseline updates, narratives, schedule of values, float policy, and time impact procedures.
- Serve as the central point for schedule reporting to the City and stakeholders.

Cost Management

- Prepare cost opinions at concept and design milestones.
- Identify long-lead items and recommend early procurement strategies.

Technical Reviews and Coordination

- Perform constructability reviews at 30, 60, and 90 percent design.
- Review technical specifications for clarity, enforceability, and biddability.
- Coordinate utilities including agency interfaces, potholing, and tie-point verification.
- Incorporate added scopes as defined by City.
- Provide grading and earthwork advisory including logistics, haul routes, and staging.

Stakeholder and Public Interface

- Support up to four (4) outreach meetings with exhibits, schedule updates, and FAQs.

Construction Estimate

- Provide a construction estimate after 90% design is completed to support bidding phase.

Bid and Award Phase

Procurement Support

- Bid package and technical specifications reviews and recommendations
- Finalize Division 01 requirements for schedule, submittals, quality control, environmental compliance, and closeout.
- Respond to bidder questions, issue addenda in coordination with the City and design team, and maintain an RFI log during procurement.

Bid Review and Recommendation

- Analyze bids for completeness, responsiveness, and alignment to scope including evaluation of long lead items and contractor schedule approach.
- Provide award recommendation package with tabulations and risk considerations.

Construction Phase Services

Construction Administration

- Provide complete owner's representative oversight for quality, cost, schedule, safety interfaces, and contract compliance.
- Review schedule submittals and monthly updates, provide variance analysis, and recommend corrective actions.
- Prepare periodic reports that compare planned versus actual progress with narrative, photos, and three-week look ahead activities.
- Perform time impact analyses for potential and actual delays, and support negotiation and defense against delay claims.

Field Inspection

- Provide inspection coverage during construction with planned staffing curves: 50% at start and end and 100% during the peak middle of construction.
- Daily field reports, test and inspection coordination, non-conformance tracking, and punchlist management.

Cost and Payment Administration

- Review pay applications against measured work, delivery tickets, schedule of values, and progress.
- Track allowances, contingency usage, change order logs, and potential change orders with cost and time impact narratives.

Document Control

- Maintain PMIS/CMIS workflows for RFIs, submittals, meeting minutes, directives, change orders, and correspondence.
- Manage drawing control including bulletin issuance, ASIs, and record drawing updates.

Coordination and Interfaces

- Coordinate with utilities, SCE lighting, lift station scope, EV chargers and solar carports, street improvements, and site grading.
- Maintain public interface and safety coordination adjacent to streets and active recreation areas.

Closeout Services

Turnover and Acceptance

- Manage substantial and final completion processes, punchlist closeout, and warranty start documentation.
- Coordinate systems start up, O&M manuals, training, asset tagging, and preventive maintenance handoff.
- Assemble as built drawings, test reports, and permits into the PMIS/CMIS archive.
- Final pay application review, retention release support, and claims resolution.

Deliverables

- Master CPM schedule and monthly schedule reports with narratives
- Constructability review reports at 30, 60, and 90 percent

- Bid package & technical specifications review and recommendations
- Scope recommendations during design development
- Division 01 schedule and document control specifications
- Cost opinions and long lead item strategy memo
- Pre-bid RFI and addenda support, bid analysis, award recommendation
- Monthly CM reports with dashboard metrics for cost, schedule, quality, safety, and risk
- Pay application processing, time impact analyses and change order evaluations
- Final turnover package including record documents and warranty documents

Assumptions and Clarifications

- CMIS will be utilized as the PMIS platform to be provided by the CM and administered throughout preconstruction, construction, and closeout.
- Added scopes for lift station, SCE lighting, EV charging, and solar carports will be incorporated as they are defined and funded with corresponding schedule and cost adjustments.

Staffing and Fee Breakdown

The following summary outlines the estimated hours and associated fees for this project. This breakdown was developed based on insights from the pre-proposal meeting and a review of the supporting documentation.

Please refer to the attached exhibits for additional detail:

- **Exhibit A:** Fee Schedule
- **Exhibit B:** Key Staff Matrix & Resumes

Budget Monitoring and Notifications

Accenture I&CP will notify the City PM in writing of any unforeseen changes or delays to the contractor's scope of work or master schedule that may impact the CM budget. Accenture I&CP will not proceed with additional CM services as outlined in this proposal or beyond the approved budget without prior written authorization from the City's PM.

We look forward to working with the City of Palm Desert on this project. Should you have any questions on this scope of work or cost proposal, please contact me directly via email or by calling my cell phone at (805) 459-7697.

Sincerely,



Tyson Atwood, P.E.
Senior Vice President
Accenture I&CP
73710 Fred Waring Drive, Suite 102
Palm Desert, CA 92260

CC: Kirk Streets
Ben Torres

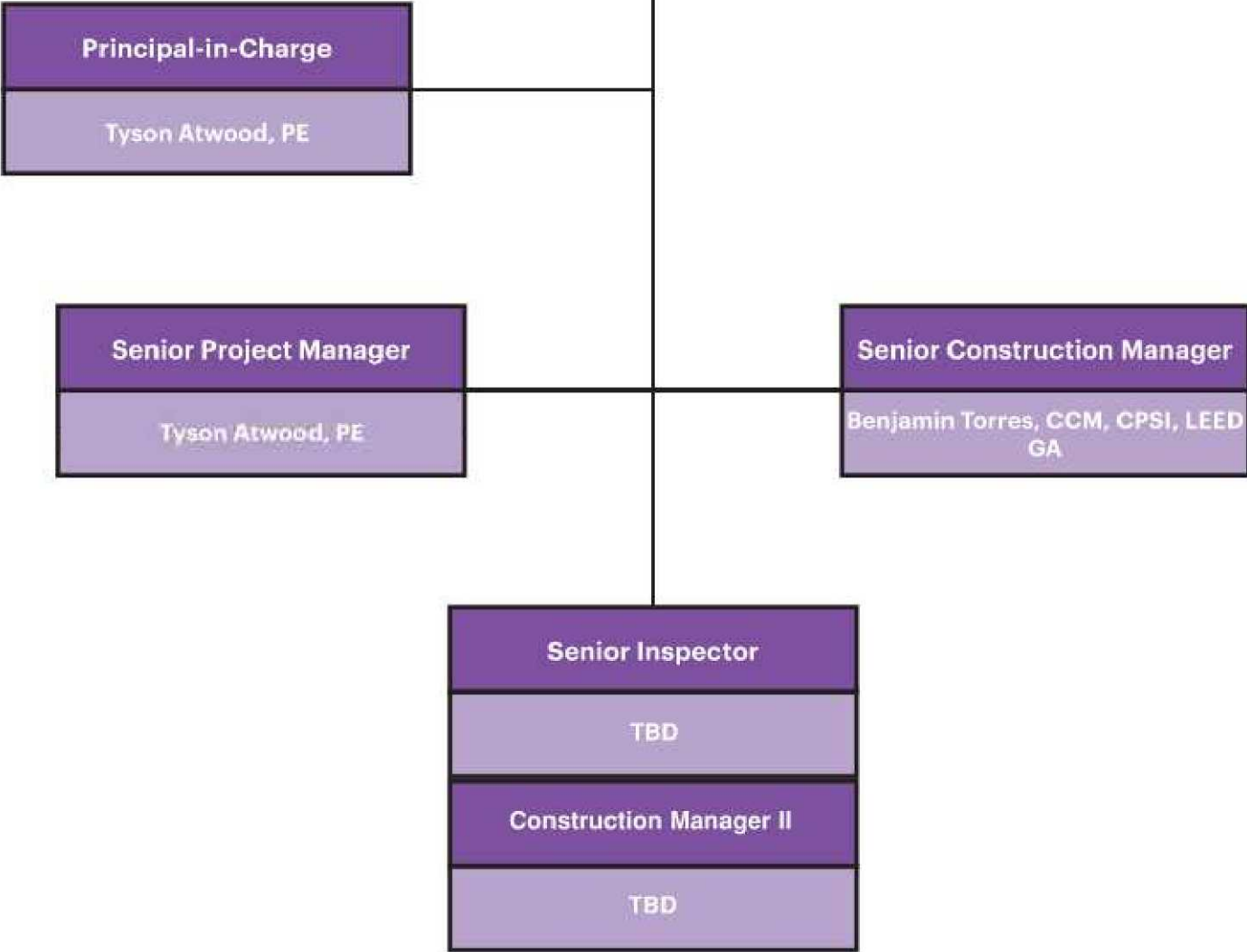
Exhibit A: Fee Schedule

Preconstruction, Design Development, and Award - Staffing Plan										Hours	Rates	Budget
Position	PreConstruction, Design Development and Award											
Principal	1	1	1	1	2	2	2	2	0	12	\$ 255.00	\$ 3,060.00
Sr. Project Manager, P.E.	7	7	7	7	7	7	7	6	5	60	\$ 240.00	\$ 14,400.00
Sr. Construction Manager	54	54	54	54	54	54	54	54	48	480	\$ 210.00	\$ 100,800.00
Construction Manager, Associate (III)	0	0	0	0	0	0	0	0	0	0	\$ 160.00	\$ -
Construction Manager II	0	0	0	0	0	0	0	0	10	10	\$ 140.00	\$ 1,400.00
Sr. Inspector	0	0	0	0	0	0	0	0	0	0	\$ 155.00	\$ -
Sr. Scheduler	0	0	0	8	4	4	4	4	4	28	\$ 185.00	\$ 5,180.00
Scheduler, Associate	0	0	0	0	0	0	0	0	0	0	\$ 140.00	\$ -
Technical Expert (Estimating)	0	0	0	2	2	2	0	0	0	6	\$ 235.00	\$ 1,410.00
Estimator, Supervising	0	0	0	8	8	8	0	0	0	24	\$ 185.00	\$ 4,440.00
Estimator, Junior	0	0	0	20	20	20	0	0	0	60	\$ 110.00	\$ 6,600.00
Admin/Document Control	8	8	10	10	10	10	10	14	16	96	\$ 110.00	\$ 10,560.00
Labor Compliance Analyst	0	0	0	0	0	0	0	0	0	0	\$ 105.00	\$ -
Accenture I&CP Labor	\$ 14,155.00	\$ 14,155.00	\$ 14,375.00	\$ 20,005.00	\$ 19,520.00	\$ 19,520.00	\$ 15,370.00	\$ 15,570.00	\$ 15,180.00			\$ 147,850.00
ODC's	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Accenture I&CP Totals	\$ 14,155.00	\$ 14,155.00	\$ 14,375.00	\$ 20,005.00	\$ 19,520.00	\$ 19,520.00	\$ 15,370.00	\$ 15,570.00	\$ 15,180.00			\$ 147,850.00
Subconsultants												
N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Subconsultant Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Monthly Estimate	\$ 14,155.00	\$ 14,155.00	\$ 14,375.00	\$ 20,005.00	\$ 19,520.00	\$ 19,520.00	\$ 15,370.00	\$ 15,570.00	\$ 15,180.00			\$ 147,850.00

Construction & Closeout - Staffing Plan

Position	Construction Phase																				Closeout Phase		Hours	Rates	Budget	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22				
Principal	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	40	\$ 255.00	\$ 10,200.00	
Sr. Project Manager, P.E.	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	6	6	152	\$ 240.00	\$ 36,480.00	
Sr. Construction Manager	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	80	80	2320	\$ 210.00	\$ 487,200.00	
Construction Manager, Associate (III)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 160.00	\$ -	
Construction Manager II	100	120	120	120	120	120	160	160	160	160	160	160	160	160	160	160	160	160	160	160	100	100	2820	\$ 140.00	\$ 394,800.00	
Sr. Inspector	40	80	80	80	80	80	160	160	160	160	160	160	160	160	160	160	160	160	160	160	80	80	2280	\$ 155.00	\$ 353,400.00	
Sr. Scheduler	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	76	\$ 185.00	\$ 14,060.00	
Scheduler, Associate	40	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0	220	\$ 140.00	\$ 30,800.00	
Technical Expert (Estimating)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 235.00	\$ -	
Estimator, Supervising	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 185.00	\$ -	
Estimator, Junior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 110.00	\$ -	
Admin/Document Control	120	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1640	\$ 110.00	\$ 180,400.00	
Labor Compliance Analyst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 105.00	\$ -	
Accenture I&CP Labor	\$ 67,370.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 73,370.00	\$ 72,890.00	\$ 72,890.00	\$ 56,090.00	\$ 53,950.00	\$ 1,507,340.00
ODCs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accenture I&CP Totals	\$ 67,370.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 73,370.00	\$ 72,890.00	\$ 72,890.00	\$ 56,090.00	\$ 53,950.00	\$ 1,507,340.00
Subconsultants																										
N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subconsultant Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly Estimate	\$ 67,370.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 67,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 85,770.00	\$ 73,370.00	\$ 72,890.00	\$ 72,890.00	\$ 56,090.00	\$ 53,950.00	\$ 1,507,340.00

Exhibit B: Key Staff & Resumes





**TYSON ATWOOD, PE,
QSD**
Principal-in-Charge



EDUCATION

BS, Civil Engineering,
California Polytechnic
State University, San Luis
Obispo, 2003

LICENSES / CERTIFICATIONS

CA Professional Civil
Engineer No. 71514
Qualified SWPPP
Developer No. 01243
AQMD Coachella Valley
Fugitive Dust Control,
No. CV1907-008280-8321

EXPERIENCE

Years of Experience:
20+
Years with Firm:
10

For over 20 years, Tyson has worked in the construction industry, managing increasingly complex projects and managing multiple projects over \$100 million in construction value. He has a diverse background managing projects in the municipal, transportation, aviation, energy, and water/wastewater industries. Tyson's focus has been working with federal funds, and he is an expert in administering projects utilizing the Caltrans Local Assistance Procedures Manual (LAPM). He is highly experienced with the Caltrans Standard Specifications and "Greenbook." Tyson is forward-thinking and has also worked on several innovative projects that have advanced technology and automated workflows to increase team efficiencies. Tyson's communication skills as a Project Manager allow complete transparency between the project teams and the agency's project manager, so the team knows all project and personnel issues and solutions. Tyson sets high expectations for his teams to put the agency and the public first in all decision-making for the greater good of the project.

REPRESENTATIVE EXPERIENCE

San Diego Association of Governments (SANDAG), Bayshore Bikeway – Barrio Logan Project, San Diego, CA

Project Cost: \$19M | Project Timeline: 03/2022 – Ongoing

Resident Engineer. Tyson serves as the Resident Engineer responsible for the overall management and coordination of project operations, including the management of the contractor. The Barrio Logan Bikeway will make it safer and easier for people of all ages and abilities to bike along Harbor Dr. in Barrio Logan. Features include traffic roadway improvement, signal improvements, safer crossings, and other streetscape enhancements that make streets more pleasant for everyone – people who bike, walk, work, and live there.

Coachella Valley Association of Governments (CVAG), CV Link Multi-Modal Transportation Corridor, Coachella Valley, CA

Project Cost: \$130M+ | Project Timeline: 03/2020 – Ongoing

Senior Resident Engineer. Responsible for the construction of 41.1 miles of combination bikeway and NEV path construction throughout the Coachella Valley. Major project highlights include 40+ miles of concrete path, two new bridges, park-like improvements including shade structures, and flood channel improvements. Major stakeholders include the City of Palm Springs, the City of Palm Desert, the City of La Quinta, the City of Indio, the City of Coachella, and the Coachella Valley Water District.

City of Palm Desert, CV Link Project No. 707-20, Palm Desert, CA

Project Cost: \$3M+ | Project Timeline: 10/2019 – 2021

Resident Engineer. Tyson was the Resident Engineer responsible for all aspects of the project which included over 3.1 miles of combination on Class IV bikeway and NEV path construction on. Project also includes construction on of an architectural access point and traffic signal improvements. Project requires coordination on with various agencies included Coachella Valley Water District (CVWD) and College of the Desert. During the pre-construction phase, Tyson lead the CM team with constructability review, advanced development of project specifications, utility coordination, and project scheduling.

SANDAG, North Park | Mid-City Georgia – Meade and Landis Bikeway Projects, San Diego, CA

Project Cost: \$16.4M | Project Timeline: 09/2019 – 12/2021

Resident Engineer. Tyson was the resident engineer responsible for the construction of over 6.5 miles of new bikeway through two parallel streets in the urban area of North Park in San Diego. The projects are designed to

enable people to bike and walk safely on more direct and convenient routes within and between major regional destinations and activity centers. The main feature of the project is the addition of 18 neighborhood traffic circles. Other features include buffered bike lanes, raised crosswalks, reverse angle parking, and other traffic calming measures.

SANDAG, Bayshore Bikeway Segments 4B and 5, San Diego, CA

Project Cost: \$2M | Project Timeline: 12/2016-07/2018

Resident Engineer. Tyson was the Resident Engineer responsible for all aspects of the project which included 2.2 miles of a combination of Class I, II, and III type bicycle facility, security fence replacement, and bridge work. Project went through various agencies right-of-way and/or property which required the coordination with: National City, Port of San Diego, San Diego Gas & Electric, BNSF, and the Navy. The project also included a gravity retaining wall, metal beam guardrail, AC improvements, and a new Navy/SDG&E security fence. Major project responsibilities included: monitoring safety, develop progress payments, answering RFIs and submittals, contract change orders, weekly and monthly reporting, monitoring contract compliance with the plans and specifications, schedule review, managing field personnel, communication among all project stakeholders.

SDG&E, Ocean Ranch Substation, Oceanside, CA

Project Cost: \$10M+ (Confidential) | Project Timeline: 01/2018-12/2019

Senior Resident Engineer. Senior Resident Engineer for new greenfield 69kV/12kV substation. Project developed a 10-acre site with storm drain improvements which included the construction of three detention basins totaling over two acres in size. Project included over 11,000 SF of new CMU screen walls, equipment foundations, storm drain, and landscape. In addition to site development, the project included the installation of two new underground 69kV circuits as well as four new underground 12kV circuits to various offsite locations. Mr. Atwood successfully rephased the original construction schedule and completed the project over a month ahead of schedule.

SDG&E, Mira Sorrento Substation, San Diego, CA

Project Cost: \$8M (Confidential) | Project Timeline: 07/2013 – 01/2015

Resident Engineer/Inspector. Resident Engineer/Inspector for project which exported and imported 35,000 cubic yards of material in a 65-foot cut zone. Dewatering was required to remove 3,000 cubic yards shallow landslide at the toe of the cut. Installed over 30,000 square feet of a two tiered, Verdura MSE Retaining Wall at heights of 35 and 25-feet, respectively. Over 12,000 square feet of CMU screen wall was installed around the perimeter of the site. The project also involved: storm drain, asphalt paving, two retention basins, miscellaneous concrete, planting and landscaping, and irrigation. Project was awarded the ASCE "Outstanding Project" in 2015.

SDG&E, Wabash Substation Modification, San Diego, CA

Project Cost: \$3.5M (Confidential) | Project Timeline: 01/2014-01/2016

Resident Engineer. Resident Engineer for site development project which consisted of nearly 10,000 square feet of a combination soil nail and soldier pile retaining wall with a Boulderscape finish, Class II base grading, security fencing, and drainage improvements. Project built with an accelerated schedule and despite rain and utility delays, finished on time. Coordination between five main phases was required throughout the length of the project. Successfully negotiated a differing site conditions delay claim down to less than 20% of the original claim amount.

SONGS Erosion Repair Project, San Diego Gas and Electric (SDG&E), San Onofre, CA

Construction Cost: \$500K (Confidential) | Project Timeline: 01/2016 – 05/2016

Project manager and resident engineer for emergency erosion repair project. Tasked to develop project scope, manage design drawings, and procurement of contract by an authorized SDG&E contractor. Worked with SDG&E environmental group to obtain environmental release as well as coordinated with South California Edison (SCE) to make sure work was completed in compliance with all the rules of their facility.



BENJAMIN TORRES,
CCM, CPSI, LEED GA
SENIOR CONSTRUCTION
MANAGER



EDUCATION

B.S. Construction
Management Technology,
California State
University Northridge,
Northridge, CA, 2014

LICENSES / CERTIFICATIONS

Certified Construction
Manager (CCM) No.
32897A

LEED Green Associate

Certified Playground
Safety Inspector (CPSI)

Aquatic Facility Operator
(AFO)

OSHA 10-Hour Safety
Certification

Negotiation Mastery
Certificate

Commercial Real Estate
Certificate

EXPERIENCE

Years of Experience:

8+

Years with Firm:

5+

Certified Construction Manager (CCM) with over eight years of experience leading complex municipal, commercial, and residential construction projects as an owner's representative. Ben brings a strong track record in preconstruction planning, contract negotiation, financial controls, and stakeholder engagement, with a focus on delivering high-quality outcomes that enhance communities through parks, infrastructure, and public facilities. Known for turning technical challenges into successful results, he emphasizes data-driven decision making, collaborative problem-solving, and long-term value creation.

REPRESENTATIVE EXPERIENCE

Coachella Valley Association of Governments (CVAG), CV Link Multi-Modal Transportation Corridor, Coachella Valley, CA

Construction Cost: \$30M+

Construction Manager. Provides construction management and inspection services with a focus on grading, concrete and asphalt paving, traffic striping, slope protection, and utility work. He coordinates closely with QA/QC teams to ensure all work meets project specifications and regulatory standards. In the field, Ben oversees contractor activities, performs detailed quantity take-offs, monitors schedule progress, and prepares daily inspection reports to document site conditions and support milestone adherence. He manages RFIs, reviews and validates change orders, oversees contractor pay applications, and ensures field orders are accurate, justified, and aligned with contract scope. Ben also leads schedule reviews and works collaboratively with contractors, project managers, and stakeholders to resolve field issues efficiently while maintaining compliance with project requirements and timelines.

City of Los Alamitos, Sterns Park Renovations, Los Alamitos, CA

Project Cost: \$1.1M

Construction Manager. Provided construction management oversight for the City of Los Alamitos from design development, and pre-construction through close-out. Provided constructability reviews, scope development support, budget alignment, and schedule planning in collaboration with City stakeholders and design consultants. During construction, managed contract administration, submittals, RFIs, change orders, progress payment, dispute resolutions, and schedule tracking while ensuring compliance with project specifications, safety standards, and quality expectations. Facilitated progress meetings, conducted site inspections, and coordinated with inspectors and regulatory agencies. Executed project close-out, including punch list resolution, turnover documentation, final payment processing, and delivery of a fully compliant and operational public park facility.

City of Long Beach, Various CIP Projects, Long Beach, CA

Project Cost: \$9M+

Construction Manager. Led the successful delivery of multiple flagship parks, recreation, and capital improvement projects for the City, enhancing community access to high-quality public spaces and recreational facilities. Provided end-to-end construction management services for the City's Public Works Department, overseeing all phases of project delivery, including pre-construction planning, contractor procurement, contract administration, and project close-out. Managed scope, schedule, budget, and risk while coordinating closely with City staff, consultants, and stakeholders. Known for driving results on high-impact projects, with a strong focus on constructability, cost control, and stakeholder collaboration throughout the project lifecycle.

Rancho Los Alamitos, Heritage Ranch House Fire Suppression Upgrades

Construction Cost: \$1.7M

Project/Construction Manager. Provided project management and construction management services for Rancho Los Alamitos. Led scope definition and client scope management efforts to ensure alignment with project goals, operational needs, and stakeholder expectations. Authored and edited the complete bid package, including detailed bid item descriptions, itemized bid schedule, and comprehensive technical specifications, ensuring clarity, consistency, and constructability. Directed pre-construction activities such as constructability reviews and stakeholder coordination to validate scope and minimize downstream changes. Managed procurement processes including bid solicitation, contractor evaluations, and qualification verification, while maintaining rigorous document control standards and facilitating pre-bid and pre-construction meetings to support transparent and compliant project delivery.

City of Seal Beach Public Works, Tennis & Pickleball Center Improvement Project, Seal Beach, CA

Project Cost: \$3.6M

Project/Construction Manager. Provided project and construction management services for the renovation and expansion of an existing clubhouse and retail space, including new locker rooms, restrooms, kitchen facilities, upgraded MEP systems, new glazing, and demolition of the existing locker room building. Responsible for managing all project phases, pre-construction, bidding, construction, and close-out, with a strong emphasis on early-stage planning and procurement. Key responsibilities include leading scope and design development, performing constructability reviews, and preparing comprehensive bid packages and technical specifications. Ben also manages bid analysis and tabulation, and coordinates contractor prequalification activities such as reference checks, license verification, bonding, and insurance compliance. During construction, he oversees full contract administration, including management of RFIs, submittals, change orders (CORs/CCOs), RFQs, progress payments, document control, and site compliance. He works closely with City staff and project stakeholders to ensure quality, schedule adherence, and project success.

City of Seal Beach Public Works, Concrete Pier Abutment & Restroom Restoration Project, Seal Beach, CA

Project Cost: \$1M

Project/Construction Manager. Provided project and construction management services for the restoration of the Seal Beach Pier concrete abutment and pier restrooms. His responsibilities began in the planning phase, where he supported the City in developing a detailed project scope, reviewing and editing contract documents, preparing bid schedules, drafting technical specifications, and generating cost estimates to inform budgeting. He oversaw the structural assessment of the concrete abutment in coordination with structural engineers and managed the bidding and award process, including detailed bid review and contractor selection support. During construction, Ben led day-to-day site oversight, coordinated corrective work, approved completed work, reviewed pay applications, and negotiated change orders. He also managed all aspects of project close-out to ensure full compliance with contract requirements and successful turnover to the City.

City of Seal Beach Public Works, Pier Emergency Repairs Project, Seal Beach, CA

Project Cost: \$1.3M

Project/Construction Manager. Provided project and construction management services for the repair of storm-damaged piles, pile wraps, bracing, railings, and the gangway on the wooden section of the Seal Beach Pier. Responsibilities included coordinating the initial damage assessment during the incident, collaborating closely with insurance claim representatives to support payment processing to the City, and overseeing all emergency on-site repair efforts. The role also encompassed full budget management, invoice review and approval, and contractor negotiations. Additional responsibilities included stakeholder coordination, document control, and managing payment and change order approvals. Throughout construction and closeout, the project required regular site progress meetings and close coordination with Lifeguard Services, Police Department personnel, and the City's Facilities Department to ensure timely and compliant project delivery.

Thomas Safran & Associates, Inglewood Market Gateway Sewer Upgrade Project

Construction Cost: Est. \$200K

Construction Manager. Provided legal construction observations and detailed record-keeping to support a claim defense. This project involved site observations to document time and materials work associated with the installation of new sewer lateral lines, three sewer manholes, a new domestic water main lateral, relocation of an existing fire hydrant, installation of a new fire hydrant lateral line, as well as city street demolition and grading operations. Confidential legal observations were provided, meticulously documenting all contractor activities to support the disputed claim. Comprehensive reports were prepared to strengthen the legal defense, with strict adherence to communication and reporting protocols to safeguard the owner's legal interests throughout the process.

Southern California Edison, Safari Greenfield Substation Project**Project Cost: \$8M**

Construction Manager. Project consisted of a new 33kV low profile substation, 14' high block wall, below grade conduit banks & vaults. As the construction site representative, Mr. Torres was responsible for project scope verification and approval, daily communication with contractors to ensure project success, coordination with supporting subcontractors and vendors to work alongside prime contractors, ensure construction work could continue uninterrupted, and project scheduling.

Southern California Edison, Windhub Substation 220kV Seismic Upgrade Project**Project Cost: \$500K**

Construction Manager. Project consisted of seismic upgrade work was repeated within seven 220kV energized positions. Scope included the installation of new CCVTs, steel, conduit runs & wiring, 12' deep concrete footings. As the construction site representative, Mr. Torres was responsible for project scope verification and approval, daily communication with contractor to ensure project success, coordination with supporting SCE members and vendors, project document control and ensure project schedule and work was delivered as planned.

Southern California Edison, 12kV Cap Bank 1 & 2 Substation Relocation Project**Project Cost: \$152K**

Construction Manager. Project consisted of emergency concrete repair work to remove all existing concrete footings and below grade material to install new foundations. Installed eight new concrete foundations for two capacitor banks, along with new perimeter fence enclosures. As the construction site representative, Mr. Torres was responsible for project scope verification and approval, daily communication with contractor to ensure project success, coordination with supporting SCE members and vendors, project document control, ensure project schedule and work was delivered as planned, change order management and project scheduling.

Southern California Edison, Chase & Databank Substation SPCC Mitigations Project**Project Cost: \$50K**

Construction Manager. Project consisted of demo existing SPCC asphalt berms and installation of new SPCC asphalt berms per current SCE standards at both substation locations. As the construction site representative, Mr. Torres was responsible for project scope verification and approval, daily communication with contractor to ensure project success, coordination with supporting SCE members and vendors, project document control, ensure project schedule and work was delivered as planned and project scheduling.