



CITY OF PALM DESERT

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGEMENT
OVERSIGHT SERVICES

PROGRESSIVE DESIGN-BUILD (PDB)
LIBRARY PROJECT

November 17, 2025



Mr. Ryan Lamb
Senior Project Manager
City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

Dear Mr. Lamb,

On behalf of Accenture Infrastructure and Capital Projects, LLC, (Accenture I&CP), we are pleased to submit this task-order proposal to support the City of Palm Desert with Construction Management oversight services for the upcoming Progressive Design-Build (PDB) Library project. We appreciate the City's confidence in our team and welcome the opportunity to continue serving as a trusted partner in delivering high-value civic and community facilities.

Accenture I&CP (formerly Anser Advisory) has an extensive history managing complex municipal, educational, and community-focused building programs across Southern California. Our team has supported multiple PDB and Design-Build efforts, including the Long Beach Airport Terminal Improvements Program (PDB), the Palm Springs Library Improvements, and recent Design-Build engagements led by Senior Construction Manager **Stephen Mutch** for the City of Anaheim. These projects reflect our ability to oversee fast-moving procurement processes, facilitate alignment between agency and design-build partners, maintain cost and scope discipline, and provide hands-on field leadership from preconstruction through project closeout.

For this Task Order, we propose a focused, senior-led team aligned with the roles and billing structure requested by the City. **Tyson Atwood** will serve as Principal and executive advisor, with **Stephen Mutch** leading day-to-day construction management activities. They will be supported by specialists in scheduling, estimating, document control, labor compliance, and field oversight, as outlined in the attached staffing plan and fee schedule. This structure reflects our approach of pairing local experience, technical depth, and strong communication practices that promote transparency and collaboration with the City, Design-Builder, library stakeholders, and community partners.

This submission includes:

- A detailed scope of Construction Management oversight services tailored to PDB delivery;
- Project experience summaries demonstrating our qualifications for PDB, Design-Build, and public library/municipal facility projects;
- Resumes for proposed staff listed in the budget exhibit; and
- A fee schedule consistent with the City's requested framework.

We value our longstanding relationship with Palm Desert and look forward to supporting a successful and community-enriching library project. Please let us know if the City would like to review any additional information, project examples, or clarifications as staff prepares the recommendation for Council consideration.

Thank you for the opportunity.

A handwritten signature in blue ink that reads "Tyson Atwood".

Sincerely,
Tyson Atwood
Principal

Tyson.atwood@accenture.com | 805.459.7697

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Project Team

Below is a summary of our proposed key personnel. Full resumes are included at the end of our response.

STEPHEN MUTCH, PE, CCM, ASSOCIATE DBIA – SENIOR CONSTRUCTION MANAGER



Accenture I&CP's proposed Senior Construction Manager, Stephen Mutch, PE, CCM, QSD, Associate DBIA brings over 34 years of civil, program, and construction management experience, specializing in the delivery of complex public agency capital improvement projects through traditional and alternative delivery methods, including Design-Build. He has extensive experience managing municipal and institutional facilities, with notable leadership on library modernization projects such as the Palm Springs Public Library Renovation, which includes seismic retrofits, infrastructure upgrades, and comprehensive interior and exterior improvements funded by state and local programs. Mr. Mutch has also served as Design-Build Construction Manager for innovative educational and sustainability facilities, including the City of Anaheim Sustainability Education Center and the County of Santa Barbara Tajiguas Resource Recovery Project, overseeing design review, permitting, and construction to achieve owner objectives. His expertise spans vertical and horizontal construction, utility work, and essential facilities, and he is highly regarded for permitting, stakeholder engagement, project commissioning, and environmental compliance across complex public projects.

KENNY CASADOS – CONSTRUCTION MANAGER



Our proposed Construction Manager, Kenny Casados, brings over 10 years of civil engineering and construction management experience, specializing in municipal facilities and Design-Build projects. He currently serves as Assistant Construction Manager/Inspector for the Palm Springs Public Library Renovation, overseeing plans and specifications review, submittals, RFIs, ADA compliance, site inspection, and subconsultant coordination for the modernization of the historic Main Library and J.C. Frey Building. His experience also includes multi-modal Design-Build projects such as the CVAG CV Link Corridor and educational facility modernization at Venice High School. Kenny is recognized for his expertise in field inspection, design coordination, and facilitating collaboration among contractors, city staff, and stakeholders to keep projects aligned with design intent, schedules, and budgets.

RACHAEL HIGHLEY – DOCUMENT CONTROL / ADMIN

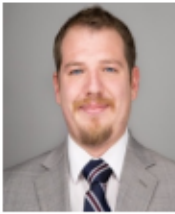


Rachael brings over 12 years of professional experience in providing client support in a variety of roles. Rachael assists our project team on several projects both in the field and administratively. Her duties include recording meeting activities, reviewing documents and processing correspondence. She is well-versed in several different types of funding requirements including local, state, and federal funds. Rachael thoroughly documents all information and compares the information to the project requirements for compliance. Rachael will be assisting the Owner's Representative with doc control and admin responsibilities as needed.

SHAWN PAROLINE – SCHEDULER/CLAIMS, TECHNICAL EXPERT



Shawn Paroline brings over 29 years of experience in program management, scheduling, risk mitigation, and claims analysis, with a strong focus on complex public works and Design-Build projects. He has served as construction manager, chief schedule engineer, and claims analyst on major California infrastructure programs, providing strategic leadership to owner's CM teams in schedule review, delay analysis, and early risk mitigation. For library and municipal renovation projects, Shawn's expertise makes certain that project schedules remain realistic, design intent is maintained, and potential claims or delays are proactively addressed, supporting timely and efficient project delivery.



DUSTIN REINHART – ESTIMATOR

Dustin Reinhart is an estimating professional with seven years of experience analyzing project documentation (plans, specifications, and details) and all other applicable documents and collaborating with owners, architects, engineers, contractors and consultants to ensure a complete and accurate estimate. He is experienced in working on estimates at all project stages from concept through completion. In addition to his estimating experience, he also focuses on compiling and maintaining a comprehensive historical database to assist in pricing estimates at early stages of design. Dustin has extensive experience in variety of market sectors and has estimated projects ranging in values up to \$1.3 billion with a strong focus on structural and architectural estimating

Scope of Work

Project Understanding

Accenture I&CP is honored to serve as the City's Owner's Representative for the Palm Desert Library Progressive Design-Build project. Our team brings deep experience managing complex, community-focused design-build projects, and will provide comprehensive support from design through closeout. We are committed to proactive leadership, technical rigor, and transparent communication, driving the project to completion on schedule, within budget, and to the highest standards of quality and compliance.



Scope of Services by Project Phase

PHASE 1A: DESIGN PHASE SUPPORT

The early design phase is critical to the success of any progressive design-build project. During Phase 1A, Accenture I&CP acts as the City's advocate and technical advisor, guiding the evolving design aligns with the City's goals, budget, and schedule. Our team brings deep experience in constructability, cost, and schedule analysis, and we proactively engage with the Design-Builder and City stakeholders to identify risks and opportunities early. By embedding ourselves in the design process, we help the City make informed decisions, maintain project momentum, and set the foundation for a successful Guaranteed Maximum Price (GMP) negotiation and construction phase.

Constructability Review & Code Compliance

A rigorous constructability review is critical to verify that the evolving design remains buildable, cost-effective, and compliant with all applicable codes and standards. Accenture I&CP's team, led by Stephen Mutch, PE, CCM, Associate DBIA, brings deep expertise in public sector and library projects to every milestone review—30%, 60%, and 90%. Our approach is proactive, collaborative, and focused on reducing risk before construction begins.

We start with a detailed analysis of drawings and specifications to identify conflicts, ambiguities, or impractical details that could affect sequencing, cost, or schedule. This includes evaluating site logistics, phasing, access, and temporary works to confirm feasibility. In parallel, we verify code compliance across all disciplines, assessing conformance with CBC, ADA, fire/life safety, energy codes, and local ordinances. Where issues arise, we coordinate early with the City's Building & Safety and Fire Departments to resolve them before they impact progress.

Our team also looks for opportunities to improve value without compromising quality. Through targeted value engineering, we recommend alternative materials, systems, or methods that enhance constructability, reduce cost, or improve performance. Specialty systems, such as MEP, IT, security, and sustainability features, receive focused attention to facilitate integration and coordination across disciplines.

To keep the process transparent and actionable, we maintain a live issues log and facilitate early resolution by working closely with the Design-Builder, City staff, and third-party consultants. All findings and recommendations are documented in clear reports, with follow-up to confirm design revisions are implemented.

By embedding this structured review process into the design phase, Accenture I&CP helps the City minimize change orders, avoid costly delays, and facilitate a seamless transition to construction.

Schedule Review

A realistic, well-coordinated schedule is essential to the success of a progressive design-build project. Accenture I&CP will thoroughly review the contractor's baseline and updated schedules at each design milestone. Our approach includes critical path analysis to confirm all key activities, such as design, permitting, procurement, early works, and construction milestones, are properly sequenced and linked. We verify that all City-required milestones, agency reviews, and third-party approvals are accurately reflected and achievable.

Additionally, we identify schedule risks, such as long-lead items or permitting dependencies, and recommend mitigation strategies to keep the project on track. Our team verifies that demolition, abatement, and enabling works are coordinated with design progress so that site readiness aligns with GMP and construction start. Through regular design and schedule meetings, we monitor progress, flag potential delays, and facilitate timely decision-making. All schedule reviews and recommendations are clearly documented and shared with the City, complete with actionable follow-up items.

Cost Estimating & Budget Control

Maintaining budget discipline is a cornerstone of Accenture I&CP's approach. Led by **Dustin Reinhart**, our team provides independent cost estimating and budget validation at each major design milestone—30%, 60%, and 90%. We begin with comprehensive quantity takeoffs from the evolving design documents to confirm all scope elements are accurately captured in our estimates. Our pricing is grounded in current market conditions, recent bid data, and our extensive experience with similar public works and library projects.

We compare our independent estimates with those provided by the Design-Builder, identify any variances, and facilitate reconciliation meetings to resolve discrepancies. Throughout the design process, we track all design changes, value engineering options, and scope additions for their budget impact, providing recommendations to keep the project aligned with the City's budget goals. As the project approaches GMP, our team supports the City by validating allowances, contingencies, and unit rates to support a final GMP that is fair, transparent, and risk-appropriate. All estimates, reconciliations, and budget tracking are clearly documented and presented to the City for informed decision-making.

Design Coordination

Effective design coordination is essential to avoid conflicts, streamline approvals, and make sure all stakeholder requirements are addressed. Accenture I&CP's approach begins with active stakeholder engagement: we facilitate regular coordination meetings with the City, the Design-Builder, and key stakeholders (including Public Works, IT, Facilities, and library staff) to gather input, clarify requirements, and resolve issues early in the process.

Our team conducts thorough interdisciplinary reviews of design documents, maintaining coordination across architectural, structural, MEP, civil, and specialty systems, and identifying and resolving any potential clashes or gaps. We maintain a live decision log and issues register to document all key decisions, action items, and responsible parties, which promotes accountability and follow-through. Additionally, Accenture I&CP coordinates with permitting agencies, utility providers, and other third parties as needed to facilitate timely reviews and approvals. Clear communication protocols are established so that all project correspondence, submittals, and RFIs are tracked and responded to promptly, supporting a smooth and efficient design process.

Document Control

Accurate and accessible documentation is vital for project transparency, compliance, and future reference. Under the management of **Rachael Highley**, Accenture I&CP will implement robust document control processes by organizing and storing all project documents, including design submittals, meeting minutes, RFIs, correspondence, and approvals, using the City's preferred systems for easy stakeholder access. We will maintain strict version control to ensure the latest revisions are clearly identified and distributed, track the status of all submittals, RFIs, and action items with regular updates to the City and project team, and provide comprehensive meeting support by preparing and distributing agendas, minutes, and action logs. All documentation will be maintained in an audit-ready format to support compliance with funding, regulatory, and City requirements.

Guaranteed Maximum Price (GMP) Preparation

The transition to the GMP is a pivotal milestone in the progressive design-build process. Accenture I&CP's team will provide comprehensive support to the City during GMP development and negotiation, including:

- **Scope Validation:** We will verify that the GMP proposal fully reflects the agreed-upon design, scope, and performance requirements, with no gaps or ambiguities.
- **Allowance & Contingency Review:** Our estimators will scrutinize all proposed allowances, contingencies, and unit rates, benchmarking them against industry standards and project specifics.
- **Risk Assessment:** We will identify and advise on risk allocation within the GMP, recommending strategies to protect the City's interests and minimize exposure.
- **Negotiation Support:** Accenture will participate in GMP negotiation meetings, providing technical analysis, cost validation, and recommendations to achieve a fair and balanced agreement.
- **Documentation:** All GMP-related reviews, recommendations, and negotiation outcomes will be clearly documented for the City's records.

PHASE 1B: DEMOLITION & HAZARDOUS ABATEMENT OVERSIGHT

While the design phase (Phase 1A) is underway, Accenture I&CP will simultaneously oversee the safe and compliant demolition of the existing library building and any required hazardous materials abatement. Managing these activities in parallel with design allows the project to maintain momentum, address latent site risks early, and make certain the site is ready for new construction as soon as the GMP is finalized. Our team coordinates closely across both workstreams to keep the City informed, minimize schedule impacts, and proactively resolve any issues that arise.

Demolition Oversight

Demolishing the existing library structure is a high-risk operation that demands meticulous planning, coordination, and continuous field supervision. Our team begins by reviewing and verifying all demolition plans, permits, and contractor submittals to confirm compliance with project requirements, safety standards, and regulatory approvals. This pre-demolition planning helps support that the work proceeds without unnecessary delays or compliance issues.

During execution, we maintain an active on-site presence to monitor critical activities, observing demolition methods, sequencing, and adherence to approved plans and specifications. Site safety and protection measures—including fencing, signage, dust and noise controls, and safeguarding adjacent facilities and utilities—are closely tracked to protect workers, the public, and surrounding infrastructure.

We also facilitate real-time communication between the City, Design-Builder, demolition contractor, and specialty consultants to address unforeseen conditions, utility interruptions, or scope clarifications promptly. All activities, inspections, and field changes are documented through daily reports and photographic records, creating an audit-ready trail that supports transparency and regulatory compliance. This structured oversight approach minimizes risk and helps achieve a safe and efficient execution of the demolition phase.

Hazardous Abatement QA

The safe identification, removal, and disposal of hazardous materials (such as asbestos, lead-based paint, and other regulated substances) is critical for public health and regulatory compliance. Our team reviews contractor and consultant abatement plans for completeness and adherence to all applicable standards, maintaining alignment with project requirements. We coordinate closely with certified hazardous materials consultants to verify that testing, monitoring, and clearance procedures are executed correctly and documented thoroughly.

During abatement activities, we provide on-site QA/QC oversight to confirm containment, removal, and disposal methods meet or exceed OSHA, EPA, and local regulations. We also manage regulatory notifications, inspections, and final clearances, maintaining audit-ready documentation that includes manifests, air monitoring results, clearance reports, and agency correspondence. This disciplined approach ensures safety, compliance, and transparency throughout the demolition phase.

Early Work Package Management

To enable a smooth transition into main construction, we manage and coordinate all early work activities that support demolition and set the stage for upcoming construction. This includes overseeing utility relocations or protections, site grading, and temporary works, ensuring these tasks are properly sequenced and integrated with the overall project plan.

We align early work packages with the design and construction schedules, resolving conflicts and dependencies that could affect the GMP or delay construction start. Our team proactively identifies latent conditions—such as underground obstructions or undocumented utilities—and drives rapid resolution to mitigate risk. Throughout the process, we maintain transparent communication with the City and project stakeholders through regular updates, meetings, and clear reporting on progress and milestones.

Cost Validation & Change Management

Accenture recognizes that unforeseen conditions are common during demolition and abatement. Our team will evaluate and validate any contractor requests for additional compensation or time, ensuring all claims are substantiated and reasonable. We will provide independent cost estimates for any change orders or scope adjustments to support the City in negotiations and budget control. Throughout the phase, we will maintain a clear log of all changes, approvals, and cost impacts, ensuring transparency and auditability.

Document Control & Reporting

Accurate, timely documentation is essential for compliance, risk management, and future reference. Accenture will organize all demolition, abatement, and early works documentation—including permits, inspection reports, daily logs, and regulatory correspondence—using the City’s preferred systems, prepare and distribute meeting agendas, minutes, and action logs for all coordination meetings related to demolition and abatement, and ensure all records are maintained in an audit-ready format to support regulatory compliance and future project closeout.

PHASE 2: MAIN CONSTRUCTION & COMPLIANCE



Phase 2 is the heart of project delivery, where design becomes reality. During this phase, Accenture provides comprehensive construction management, quality assurance, and compliance oversight. Our team is embedded on-site, serving as the City’s eyes and ears—monitoring progress, resolving issues, and ensuring that all work meets the highest standards of quality, safety, and regulatory compliance. We emphasize proactive communication, transparent cost and schedule management,

and a collaborative approach with the Design-Builder and City staff. Our focus is on minimizing risk, maximizing value, and keeping the project on track for successful completion.

On-Site Construction Management

We maintain a consistent on-site presence to verify progress, coordinate decisions, and keep documentation accurate and current. Acting as the City's single point of contact, we lead daily coordination with the Design-Builder, trade partners, inspectors, and City stakeholders to ensure design intent and contract requirements are carried through to installation.

Our oversight includes observing field activities, manpower, equipment, deliveries, testing, and critical hold points, supported by daily reports with photo documentation. Deviations from plans and specifications are flagged promptly, and safety notices and utility shutdowns are tracked (while acknowledging the contractor's sole responsibility for site safety). We administer a live submittal and RFI register, verify design team responses are incorporated, maintain turnaround SLAs, and escalate overdue items. Weekly status snapshots are published to support timely decision-making.

We also manage weekly meetings and targeted work package huddles, issuing agendas 24 hours in advance and minutes within 24 hours, with clear action owners and due dates. Site logistics are validated against approved plans, including phasing, laydown, deliveries, crane picks, and public-facing protections. Temporary power, water, shutdowns, and after-hours work are coordinated with the City and neighbors as required. This structured approach ensures transparency, accountability, and alignment with GMP commitments.

Quality Assurance (QA/QC) Oversight

We will implement a proactive quality management approach that incorporates mockups, inspections, and close tracking of any nonconformance items. This includes coordinating all materials testing and special inspections—such as soils, steel, and concrete—with third-party providers, ensuring that test plans align with the project schedule, and verifying results while tracking corrective actions through to completion. We lead pre-installation meetings for high-risk scopes like waterproofing, roofing, curtain walls, and MEP systems, confirming that all submittals, details, sequencing, and substrate readiness are in place, and we review mockups to ensure they meet acceptance criteria. Delivered materials are cross-checked against approved submittals to prevent unauthorized substitutions, and we maintain a detailed product list to avoid rework. Additionally, we keep a log of all nonconformance reports, documenting the issue date, responsible party, corrective actions, retesting, and closure, and we analyze recurring issues to address root causes effectively.

Labor Compliance Monitoring

We protect the City by maintaining statutory compliance and maintaining clean audit trails for prevailing wage and related requirements. This includes regularly reviewing certified payroll reports to verify proper classifications, wage rates, fringe benefits, and apprentice ratios, as well as conducting field interviews to confirm compliance. We reconcile any discrepancies, issue notice letters when necessary, and verify that all contractors are properly registered with the California Department of Industrial Relations. Additionally, we confirm that contractors are uploading certified payroll reports to the DIR as required and perform spot checks to confirm accuracy and completeness.

Change Order Estimating & Cost Control

With the GMP established under the progressive design-build approach, our role as the owner's representative is to maintain disciplined cost governance throughout the change management process. Every potential change is logged at first notice and evaluated against the contract scope and GMP terms. We maintain a live exposure log by cost code and funding source, providing the City with weekly updates on forecasted impacts to keep financial visibility clear and proactive.

To support defensible decision-making, we prepare independent cost estimates based on current market pricing and production rates, reconciling these with the Design-Builder to confirm alignment with GMP assumptions. When time-and-material work is authorized, we validate labor and equipment rates, markups, and material invoices, capturing signed force account tickets daily and rolling verified costs into negotiated change orders promptly.

Contingency and allowance stewardship is central to our approach. We track draws and returns by category, differentiate owner-driven changes from contractor-driven adjustments, and surface value engineering opportunities to offset cost growth without compromising performance. This structured process promotes transparency, auditability, and alignment with the GMP, minimizing surprises and safeguarding the owner's financial interests.

Schedule Management & Recovery

We treat the schedule as a dynamic risk model, continuously interrogating logic, monitoring float trends, and enforcing timely corrective actions to maintain alignment with project milestones. Each update is reviewed against the resource-loaded CPM baseline, verifying WBS integrity and identifying out-of-sequence work or logic changes. Written feedback with required corrections is issued promptly to keep the schedule defensible and actionable.

We drive proactive recovery planning when slippage appears, leading structured efforts such as resequencing activities, deploying additional crews or shifts, and exploring alternate means and methods. Rolling 3- to 6-week look-aheads are facilitated to remove constraints tied to submittals, permits, access, or owner decisions, with accountability enforced through documented due dates. Contemporaneous records of weather, utility, and third-party impacts are preserved to support entitlement decisions and mitigate disputes. This disciplined approach maintains schedule resilience and protects the owner's interests throughout the progressive design-build process.

Collaboration & Communication

We establish clear communication protocols in coordination with the City to promote transparency and accountability across all project stakeholders. Regular Owner-Architect-Contractor (OAC) meetings provide a forum for real-time feedback on quality, design conformance, and regulatory compliance, enabling timely decisions and issue resolution.

Our approach emphasizes direct, consistent, and transparent communication, facilitating information flows efficiently and that all parties remain aligned with project objectives. This structured engagement fosters collaboration, minimizes misunderstandings, and reinforces trust throughout the design-build process.

PHASE 2B: COMMISSIONING & CLOSEOUT

The final phase supports a seamless transition from construction to occupancy and long-term operations. Accenture's team leads the commissioning, punch list, and closeout processes with the same rigor and attention to detail that define our approach throughout the project. We coordinate all turnover activities, verify that systems perform as intended, and confirm the City receives complete, accurate project records. Our post-construction support provides ongoing value, helping the City optimize building performance and address any issues that arise after occupancy.

Commissioning Coordination: Oversee and coordinate commissioning activities, including systems testing, start-up, and verification of operational readiness. Collaborate with the City, Design-Builder, and commissioning agent (if applicable) to verify all systems meet performance criteria and owner requirements.

Punch List Management: Lead punch list development and tracking; work closely with the contractor to document and verify completion of all items. Maintain regular communication with the City to confirm readiness for final acceptance.

Documentation & Turnover: Assemble and review all required project documents, including O&M manuals, warranties, certifications, and as-built drawings. Maintain the maintenance of a live set of as-built plans throughout construction, verifying accuracy and completeness at turnover. Deliver a complete, organized archive of project records, formatted for easy reference and future asset management.

Final Payment & Closeout: Review and reconcile the contractor’s final pay application, confirming all work, change orders, and financial items are complete and compliant. Assist the City in processing final payment and retention release per contract terms.

Project Experience

CITY OF PALM SPRINGS - PALM SPRINGS LIBRARY RENOVATION PROJECT

CONSTRUCTION COST: \$29.8M | PROJECT TIMELINE: AUGUST 2025 - ONGOING



The Palm Springs Public Library Renovation Project encompasses the modernization of the historically significant 35,470-square-foot Main Library and the 3,057-square-foot J.C. Frey Building. The scope includes core infrastructure upgrades, seismic retrofit of the Main Library, new fire sprinkler systems, glazing replacements, and comprehensive interior and exterior improvements. Funded by the State of California’s Building Forward Library Infrastructure Grant Program and the City’s Measure J Program, the project also incorporates revised interior layouts, upgraded finishes, expanded parking areas, and enhanced landscaping. Additionally, traffic operations will be improved along S. Sunrise Way, featuring a new northbound left-turn pocket, landscaped medians new lighting and trees.

CITY OF ANAHEIM – SUSTAINABILITY EDUCATION CENTER

CONSTRUCTION COST: \$10M | COMPLETED: JUNE 2025



Accenture is currently in closeout for the Anaheim Sustainability Education Center. This project consisted of a total lot size of 16,000 square feet, including 6,000 square feet of building space for an exhibit hall, classroom/ meeting space, and administration area. The new outdoor space features an open courtyard, water exhibits, bioswale, rain harvesting, electric school bus and vehicle charging stations, and a solar exhibit.

The Sustainable Education Center was a design build project, in which Accenture worked with City staff during the design development phase for the buildings, civil and street improvements, utilities, EV charge stations, permeable pavement systems and solar systems (Panels and Solar flower) to support sustainable building operations.

CITY OF SIGNAL HILL-SIGNAL HILL LIBRARY

CONSTRUCTION COST: \$16.7M | COMPLETED: JANUARY 2020



Accenture provided construction management services for the design of a new LEED (Leadership in Energy and Environmental Design) gold certified Library in the City of Signal Hill, California. The Signal Hill Library consisted of a 15,000 square foot, two-story structure. The facilities are located on the ground floor and feature a children’s reading area with a cave-style entrance and a vibrant mural depicting elements from prehistoric times and the history of Signal Hill. The space is anchored by Daisy, a large, apatosaurus-like dinosaur named through a community contest. Additional amenities include a learning

lab designed for both individual and group study; a first-floor courtyard; and a top-floor terrace—with sweeping hilltop views of the region, that can be reserved for special events. The facility also includes a dedicated history room with rotating cultural and historical exhibits, as well as a Teen Village designed specifically for youth engagement. The second story is occupied by Signal Hill’s Community Services Department. Given the existing ground slope at the site, the second story of the structure is level with the first floor of City Hall, improving direct pedestrian access into the Community Services Department. The library boasts sustainable energy, with electric-charging stations and California native landscape.

LONG BEACH AIRPORT (LGB), TERMINAL AREA IMPROVEMENTS AIRPORT MODERNIZATION PHASE II

CONSTRUCTION COST: \$122M | COMPLETED: AUGUST 2024



The Long Beach Airport has concluded a \$122 million Phase II Terminal Area Improvements Program, aimed at elevating passenger experience and enhancing operational efficiency. The project encompassed the construction and renovation of key facilities, including a new Ticketing Lobby, a state-of-the-art Checked Baggage Inspection System (CBIS) facility, a revamped Baggage Claim Building, and the creation of a welcoming Meeters & Greeters Plaza that integrates seamlessly with the Ticketing and Baggage Claim buildings. These spaces are now operational and accessible to the public.

Phase II also addressed crucial mechanical, structural, and aesthetic improvements to the historic 1941 terminal building. Now complete, these upgrades have significantly streamlined passenger flow from curbside drop-off to gate departure. A focal point of the renovation has been the modernization of the Historic Terminal, which houses the relocated Rental Car operations on its Level 1. This move is part of a broader effort to repurpose the terminal while preserving its architectural heritage.

Key elements of the Long Beach Airport Phase II Terminal Improvements focus on enhancing landside services and the overall passenger experience. This includes the installation of a new Transportation Security Administration (TSA) in-line checked baggage inspection system, the development of a baggage claim area with increased capacity, and the construction of a new ticketing lobby featuring a Common Use Passenger Processing System (CUPPS). The project also involves the redevelopment of the Meet-and-Greet Plaza, creating a more user-friendly and inviting space for visitors.

Additionally, the program features the relocation of rental car customer service and transaction counters into the Historic Terminal, which will undergo extensive structural upgrades and modern system installations. To complement these upgrades, a new Rental Car Ready Return lot is being built, equipped with a Quick Turnaround Facility and a Fueling Station to streamline rental car operations.



Improvements to the terminal area roadways include the widening of passenger drop-off zones and the creation of a new Ground Transportation Lot. This includes enhanced signage, signal improvements, and overall traffic flow upgrades to accommodate increased passenger volumes.

Projects within this program are being executed through a Progressive Design-Build delivery method. Accenture I&CP provided comprehensive construction management services throughout all phases of the project— design, pre-construction, construction, and post-construction. Accenture I&CP also oversaw critical functions such as inspection, cost estimation, and scheduling to facilitate the successful and timely completion of each project component.



PROJECT INFORMATION	
Client:	City of Palm Desert
Project Name:	Library PDB
Prime:	Accenture Infrastructure and Capital Projects, LLC
Sub 1	Verdantes

Accenture I&CP Project Staffing Plan			
Position	Name	Billing Rate	Employee Status
Principal	Tyson Atwood	\$ 255.00	As Needed
Construction Manager, Senior	Stephen Mutch	\$ 240.00	Part-Time
Construction Manager, Associate	TBD / Kenny Casados	\$ 180.00	Full-Time
Admin / Document Control	Rachael Highley	\$ 110.00	Part-Time
Labor Compliance Manager	Kathryn Keating	\$ 135.00	As Needed
Labor Compliance Analyst	TBD	\$ 105.00	Part-Time
Scheduler/Claims, Technical Expert	Shawn Paroline	\$ 225.00	As Needed
Scheduler, Senior	Vidya Dixit	\$ 185.00	As Needed
Technical Expert (Estimating)	Andy Kleimoa	\$ 245.00	As Needed
Estimator, Supervising	Dustin Reinhart	\$ 185.00	Part-Time
Estimator, Junior	TBD	\$ 110.00	As Needed
-		\$ -	

ODCs (Reimbursable Expenses)				
Description	Quantity	Rate	Extended Costs	
Monthly Field Vehicle	21	\$ 1,300.00	\$ 27,300.00	
CM Software (C-MIS) - \$6,500 /year	3	\$ 6,500.00	\$ 19,500.00	



ACCENTURE I&CP BUDGET WORKSHEET Library PDB	Q4		Q1				Q2				Q3				Q4				Q1				Q2				Q3				Q4				Q1	
	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29									
	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Hours	Rates	Actuals						
SCOPE OF SERVICES (Task Name)																																				
Task Name																																				
City of Palm Desert Library																																				
Phase 1: Design Advancement & GMP Development																																				
Design Advancement																																				
GMP Development																																				
Final Design, Measurement, and Preparation, and																																				
Construction Documents																																				
Plan Check #1 & Comments																																				
Plan Check #2 & Comments																																				
Demolition																																				
Mobilization & Temp. Facilities																																				
Building Demolition																																				
Abatement																																				
Main Construction																																				
Utilities / Site OX /Grading																																				
UG Utilities																																				
Foundation & Structure																																				
Building Exterior																																				
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Interior Work																																				
Site Work																																				
Punch List / Closeout / Contingency																																				
ACCENTURE (STAFFING)																																				
Principal	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	108	\$ 255.00	\$ 27,540.00					
Construction Manager, Senior	10	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	2090	\$ 240.00	\$ 501,600.00					
Construction Manager, Associate		80	80	80	80				160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	3360	\$ 180.00	\$ 604,800.00					
Admin / Document Control			20	20	20	20	20	20	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	880	\$ 110.00	\$ 96,800.00					
Labor Compliance Manager		2	2	2	2				2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	46	\$ 135.00	\$ 6,210.00					
Labor Compliance Analyst		8	8	8	8				8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	184	\$ 105.00	\$ 19,320.00					
Scheduler/Claims, Technical Expert																												0	\$ 225.00	\$ -						
Scheduler, Senior				20	20	10	10	10	20	20	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	246	\$ 185.00	\$ 45,510.00					
Technical Expert (Estimating)					8	8	8	8	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	108	\$ 245.00	\$ 26,460.00						
Estimator, Supervising					80	80	80	80	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	472	\$ 185.00	\$ 87,320.00					
Estimator, Junior																												0	\$ 110.00	\$ -						
Accenture Labor	\$3,420.00	\$35,730.00	\$37,930.00	\$41,630.00	\$58,390.00	\$41,030.00	\$41,030.00	\$41,030.00	\$60,690.00	\$60,690.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$58,470.00	\$ 1,415,560.00				
Accenture (ODC)	\$0.00	\$7,150.00	\$650.00	\$650.00	\$650.00	\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$8,350.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$ 57,000.00				
Monthly Field Vehicle	\$0.00	\$650.00	\$650.00	\$650.00	\$650.00	\$0.00	\$0.00	\$0.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$ 28,000.00				
CM Software (C-MIS) - \$6,500 /year		\$6,500.00												\$6,500.00																		\$ 19,500.00				
Misc. Office/Field Expenses									\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$ 9,500.00					
Accenture Totals	\$3,420.00	\$42,880.00	\$38,580.00	\$42,280.00	\$59,040.00	\$41,030.00	\$41,030.00	\$41,030.00	\$62,490.00	\$62,490.00	\$60,270.00	\$60,270.00	\$60,270.00	\$66,820.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$60,320.00	\$66,820.00	\$60,320.00	\$ 1,472,560.00						
Subconsultants																																				
Verdantes	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$12,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$ 190,067.00					
Hazardous Abatement	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00																											\$ 24,000.00					
Quality Assurance Material Testing									\$5,000.00	\$5,000.00	\$5,000.00	\$12,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$ 166,067.00					
Subconsultant Totals	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 12,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 190,067.00					
Estimated Monthly Invoice	\$ 3,420.00	\$ 48,880.00	\$ 44,580.00	\$ 48,280.00	\$ 65,040.00	\$ 41,030.00	\$ 41,030.00	\$ 41,030.00	\$ 67,490.00	\$ 67,490.00	\$ 65,270.00	\$ 72,270.00	\$ 71,270.00	\$ 77,820.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,320.00	\$ 71,820.00	\$ 65,320.00	\$ 1,662,627.00						

Verdantas Inc.

Table 1 Estimated Fees

Palm Desert Library

Geotechnical Observation and Testing

11/13/2025

Proposal # 41645

TASK DESCRIPTION	RATE	UNITS	COST	
Project Administration, Management, and Reporting				
Associate	Project Review/MetaField Setup	\$250.00 / hour	2	\$500.00
Principal	Review / Meeting	\$280.00 / hour	0.5	\$140.00
Field Supervisor	Precon Meeting	\$160.00 / hour	4	\$640.00
Project Administrator/Word Processor	Project Setup	\$95.00 / hour	2	\$190.00
Staff Engineer		\$160.00 / hour	4	\$640.00
SUBTOTAL				\$2,110.00
Onsite Prevailing Wage Inspection				
Field Soils/Material Tester (Prevailing Wage)	Relocate Utilities (10 days Full-time)	\$167.00 / hour	80	\$13,360.00
Field Soils/Material Tester (Prevailing Wage)	OX/Import Soils/Building Pad (15 Days Full-time)	\$167.00 / hour	120	\$20,040.00
Field Soils/Material Tester (Prevailing Wage)	Driveway and Parking Lot RG (5 days PT)	\$167.00 / hour	40	\$6,680.00
Field Soils/Material Tester (Prevailing Wage)	Backfill FW (5 days FT)	\$167.00 / hour	40	\$6,680.00
Field Soils/Material Tester (Prevailing Wage)	Install BFP/FDC/PIV/Hydrant & Ret. Basin (4 days FT)	\$167.00 / hour	32	\$5,344.00
Field Soils/Material Tester (Prevailing Wage)	Backfill Sewer/Water/SD (7 days FT)	\$167.00 / hour	56	\$9,352.00
Field Soils/Material Tester (Prevailing Wage)	Footing Inspection (3 day PT)	\$167.00 / hour	12	\$2,004.00
Special Inspector (Prevailing Wage)	Footing Rebar (4 day FT)	\$175.00 / hour	32	\$5,600.00
Special Inspector (Prevailing Wage)	Footing Concrete (5 days FT)	\$175.00 / hour	40	\$7,000.00
Special Inspector (Prevailing Wage)	Structural Steel Welding (20 days FT)	\$175.00 / hour	160	\$28,000.00
Special Inspector (Prevailing Wage)	Metal Decking (10 days FT)	\$175.000 / hour	80	\$14,000.00
Field Soils/Material Tester (Prevailing Wage)	Parking Lot Finish (2 days FT)	\$167.00 / hour	16	\$2,672.00
Special Inspector (Prevailing Wage)	Shear Wall Nailing (8 days FT)	\$175.00 / hour	64	\$11,200.00
Vehicle Usage		\$16.000 / hour	300	\$4,800.00
SUBTOTAL				\$136,732.00
Laboratory Testing				
Particle size - Sieve only 1½ inch to #200, (ASTM D6913/CTM 202)		\$155.00 / each	2	\$310.00
Sand Equivalent (SE, ASTM D2419/CTM 217)		\$115.00 / each	2	\$230.00
Modified Proctor compaction 4 inch mold (Methods A & B ASTM D1557)		\$235.00 / each	3	\$705.00
Modified Proctor compaction 6 inch mold (Method C ASTM D1557)		\$265.00 / each	2	\$530.00
R-Value (AASHTO T190/ASTM D2844/CTM 301) untreated soils/aggregates		\$335.00 / each	2	\$670.00
Pick-up & delivery - (weekdays, per trip, <50 miles from Leighton office)		\$110.00 / each	10	\$1,100.00
Concrete cylinders compression (ASTM C39 6" x 12") (4" x 8")		\$40.00 / each	80	\$3,200.00
SUBTOTAL				\$6,745.00
Project Management/Coordination				
Associate	Letter and Meetings	\$250.00 / hour	12	\$3,000.00
Senior Staff Engineer	Reports/Meetings	\$175.00 / hour	16	\$2,800.00
Project Administrator/Word Processor	Admin Services/Reports	\$95.00 / hour	12	\$1,140.00
Dispatcher	Scheduling	\$115.00 / hour	20	\$2,300.00
SUBTOTAL				\$9,240.00
Subcontractors				
Asbestos - Enviro-Vista		\$20,000.00 / LS	1	\$20,000.00
Mark-up			20%	\$4,000.00
SUBTOTAL				\$24,000.00
Final Design Support				
Senior Principal	Geotechnical Report	\$330.00 / hour	4	\$1,320.00
Associate	Geotechnical Report	\$250.00 / hour	12	\$3,000.00
Senior Project Geologist	Geotechnical Report	\$240.00 / hour	6	\$1,440.00
Senior Staff Engineer	Geotechnical Report	\$175.00 / hour	24	\$4,200.00
GIS Analyst	Geotechnical Report	\$180.00 / hour	5	\$900.00
Project Administrator/Word Processor	Geotechnical Report	\$95.00 / hour	4	\$380.00
SUBTOTAL				\$11,240.00
TOTAL ESTIMATED COST				\$190,067.00

ID	Name	Planned Duration	Start	Finish	2025				2026				2027				2028															
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul					
City of Palm Des...	City of Palm Desert Library	552d	15-Dec-25	17-Feb-28	City of Palm Desert Library																											
MILESTONES	MILESTONES	531d	15-Dec-25	19-Jan-28	MILESTONES																											
M1000	NTP - Phase 1	0d	15-Dec-25		◆ NTP - Phase 1																											
M1010	NTP - Phase 2	0d	12-Aug-26		◆ NTP - Phase 2																											
M1020	Site Demo Complete	0d		12-Aug-26	◆ Site Demo Complete																											
M1030	Building Pad Certified	0d		18-Sep-26	◆ Building Pad Certified																											
M1050	Foundations Complete	0d		05-Jan-27	◆ Foundations Complete																											
M1040	S.O.G. Concrete Complete	0d		11-Feb-27	◆ S.O.G. Concrete Complete																											
M1060	Structural Steel Complete	0d		05-Mar-27	◆ Structural Steel Complete																											
M1070	Roof Complete	0d		13-May-27	◆ Roof Complete																											
M1080	Interior Drywall Complete	0d		30-Jun-27	◆ Interior Drywall Complete																											
M1090	Building Exterior Complete	0d		29-Sep-27	◆ Building Exterior Complete																											
M1100	Energize Building	0d		12-Oct-27	◆ Energize Building																											
M1110	Fire Alarm Sign Off	0d		03-Nov-27	◆ Fire Alarm Sign Off																											
M1120	Site Work Complete	0d		05-Nov-27	◆ Site Work Complete																											
M1140	Substantial Completion	0d		28-Dec-27	◆ Substantial Completion																											
M1150	Owner Occupancy	0d		19-Jan-28	◆ Owner Occupancy																											
PHASE 1: DESI...	PHASE 1: DESIGN ADVANCEMENT & GMP DEVELOPMENT	164d	22-Dec-25	11-Aug-26	PHASE 1: DESIGN ADVANCEMENT & GMP DEVELOPMENT																											
Design Advan...	Design Advancement	72d	22-Dec-25	02-Apr-26	Design Advancement																											
PRCN-1000	Kickoff & Design Review Initiation	5d	22-Dec-25	29-Dec-25	◆ Kickoff & Design Review Initiation																											
A1170	Completion of Design Validation Report	15d	30-Dec-25	20-Jan-26	◆ Completion of Design Validation Report																											
A1060	Review Prelim Program, Budget and Schedule	10d	30-Dec-25	13-Jan-26	◆ Review Prelim Program, Budget and Schedule																											
A1110	Design Development Documents	57d	14-Jan-26	02-Apr-26	◆ Design Development Documents																											
GMP Develop...	GMP Development	26d	07-Jul-26	11-Aug-26	◆ GMP Development																											
A1340	BID Period (Plan Check Drawings)	20d	07-Jul-26	03-Aug-26	◆ BID Period (Plan Check Drawings)																											
A1380	Early Procurement Cost Approval	10d	07-Jul-26	20-Jul-26	◆ Early Procurement Cost Approval																											
A1360	GMP Submission to City	5d	04-Aug-26	10-Aug-26	◆ GMP Submission to City																											
A1350	City GMP Review and Approval	1d	11-Aug-26	11-Aug-26	◆ City GMP Review and Approval																											
Phase 2: Full D...	Phase 2: Full Design, Abatement, Site Preparation, and Construct...	149d	14-Jan-26	11-Aug-26	Phase 2: Full Design, Abatement, Site Preparation, and Construction																											
A1310	Demo Permit	1d	14-Jan-26	14-Jan-26	◆ Demo Permit																											
A1250	Construction Documents	65d	03-Apr-26	06-Jul-26	◆ Construction Documents																											
A1300	Plan Check #1	10d	07-Jul-26	20-Jul-26	◆ Plan Check #1																											
A1260	Plan Check #1 Comment Revisions	10d	21-Jul-26	03-Aug-26	◆ Plan Check #1 Comment Revisions																											
A1320	Plan Check 2nd Round and Architectural Review Board Approval	5d	04-Aug-26	10-Aug-26	◆ Plan Check 2nd Round and Architectural Review Board Approval																											
A1270	Building Permit	1d	11-Aug-26	11-Aug-26	◆ Building Permit																											
EARLY PROCU...	EARLY PROCUREMENT PACKAGES	402d	15-Jan-26	12-Aug-27	EARLY PROCUREMENT PACKAGES																											
MECHANICAL...	MECHANICAL EQUIPMENT EARLY RELEASE	215d	12-Aug-26	17-Jun-27	MECHANICAL EQUIPMENT EARLY RELEASE																											
MAIN ELECTR...	MAIN ELECTRICAL, PV SYSTEM, GENERATOR EQUIPMENT EAR...	270d	21-Jul-26	12-Aug-27	MAIN ELECTRICAL, PV SYSTEM, GENERATOR EQUIPMENT EARLY RELEASE																											
ABATEMENT	ABATEMENT	15d	15-Jan-26	04-Feb-26	ABATEMENT																											
STORM DRAI...	STORM DRAINAGE BASIN EARLY RELEASE	75d	21-Jul-26	03-Nov-26	STORM DRAINAGE BASIN EARLY RELEASE																											
SUBMITTALS / ...	SUBMITTALS / PROCUREMENT	383d	12-Aug-26	17-Feb-28	SUBMITTALS / PROCUREMENT																											
MUNICIPAL LIB...	MUNICIPAL LIBRARY & COMMUNITY CENTER CONSTRUCTION	531d	15-Jan-26	17-Feb-28	MUNICIPAL LIBRARY & COMMUNITY C																											
MOBILIZATIO...	MOBILIZATION & TEMP FACILITIES	8d	15-Jan-26	26-Jan-26	MOBILIZATION & TEMP FACILITIES																											
A1000	Install Temp Fence / Portable Restrooms	3d	15-Jan-26	19-Jan-26	◆ Install Temp Fence / Portable Restrooms																											
A1010	Install Construction Entrances	3d	20-Jan-26	22-Jan-26	◆ Install Construction Entrances																											
A1020	Install SWPPP BMP's	5d	20-Jan-26	26-Jan-26	◆ Install SWPPP BMP's																											
BUILDING & S...	BUILDING & SITE DEMO EARLY PACKAGE PRIOR TO PHASE 2 NTP	47d	27-Jan-26	01-Apr-26	◆ BUILDING & SITE DEMO EARLY PACKAGE PRIOR TO PHASE 2 NTP																											
SAFE OFF / ...	SAFE OFF / CUT & CAP	3d	27-Jan-26	29-Jan-26	◆ SAFE OFF / CUT & CAP																											
ABATEMENT	ABATEMENT	14d	05-Feb-26	24-Feb-26	◆ ABATEMENT																											
BUILDING D...	BUILDING DEMO & SITE DEMO	40d	05-Feb-26	01-Apr-26	◆ BUILDING DEMO & SITE DEMO																											
RELOCATION ...	RELOCATION UTILITIES/SITE OX / GRADING	21d	26-Aug-26	24-Sep-26	RELOCATION UTILITIES/SITE OX / GRADING																											
SD1007	Relocate Utilities	6d	26-Aug-26	02-Sep-26	◆ Relocate Utilities																											
SG1000	Survey Building Pad / Corners	1d	03-Sep-26	03-Sep-26	◆ Survey Building Pad / Corners																											
SG1010	OX/Import Soil / Building Pad	10d	04-Sep-26	18-Sep-26	◆ OX/Import Soil / Building Pad																											
SW1000	Survey Driveway / Parking Lot / Retention Basin	2d	21-Sep-26	22-Sep-26	◆ Survey Driveway / Parking Lot / Retention Basin																											
SW1040	Driveway & Parking Lot: Rough Grade	2d	23-Sep-26	24-Sep-26	◆ Driveway & Parking Lot: Rough Grade																											
UG UTILITIES	UG UTILITIES	51d	25-Sep-26	09-Dec-26	UG UTILITIES																											
U1000	Survey UG Utilities	1d	25-Sep-26	25-Sep-26	◆ Survey UG Utilities																											
U1010	Trench FW / SD/ Driveway / Retention Basin	2d	04-Nov-26	05-Nov-26	◆ Trench FW / SD/ Driveway / Retention Basin																											
U1020	Install FW / SD @ Driveway / Retention Basin	5d	06-Nov-26	13-Nov-26	◆ Install FW / SD @ Driveway / Retention Basin																											
U1030	Backfill FW / SD @ Driveway / Retention Basin	2d	16-Nov-26	17-Nov-26	◆ Backfill FW / SD @ Driveway / Retention Basin																											
U1035	Install FW BFP / FDC / PIV / Hydrant	5d	18-Nov-26	24-Nov-26	◆ Install FW BFP / FDC / PIV / Hydrant																											
U1040	Trench Sewer	2d	25-Nov-26	30-Nov-26	◆ Trench Sewer																											
U1050	Install Sewer	5d	01-Dec-26	07-Dec-26	◆ Install Sewer																											
U1060	Backfill Sewer	2d	08-Dec-26	09-Dec-26	◆ Backfill Sewer																											
FOUNDATION...	FOUNDATION & STRUCTURE	60d	10-Dec-26	05-Mar-27	FOUNDATION & STRUCTURE																											
FOUNDATION	FOUNDATION	17d	10-Dec-26	05-Jan-27	FOUNDATION																											
FS1110	Footings: Excavation	3d	10-Dec-26	14-Dec-26	◆ Footings: Excavation																											
FS1120	Footings: Install Rebar	5d	15-Dec-26	21-Dec-26	◆ Footings: Install Rebar																											
FS1130	Footings: Install Templates Pre-Pour Survey	3d	22-Dec-26	24-Dec-26	◆ Footings: Install Templates Pre-Pour Survey																											
FS1135	Footings: Inspection	1d	24-Dec-26	24-Dec-26	◆ Footings: Inspection																											
FS1140	Footings: Place Concrete	2d	28-Dec-26	29-Dec-26	◆ Footings: Place Concrete																											
FS1150	Footings: Cure Time / Post Pour Survey	5d	29-Dec-26	05-Jan-27	◆ Footings: Cure Time / Post Pour Survey																											

■ Current
■ Progress
■ Critical
◆ Milestones
▬ Summary



Date	Revision	Checked	Approved



**TYSON ATWOOD, PE,
QSD**
Principal



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
(EXPIRED)

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

City of Palm Desert, North Sphere Fire Station No. 102, Palm Desert, CA
Project Cost: \$11.6M | Project Timeline: 2023 - Current

Principal-in-Charge. Tyson is the Principal for designing and constructing the City of Palm Desert's newest North Sphere Fire Station No. 102. This new facility will enhance the delivery of public safety services by expanding the existing services provided by the fire department and allow for faster response times which will help improve the delivery services including medical, fire, and other service calls. The facility is designed to include the following features: a 9,700 SF building with 3-apparatus bays, office space, living quarters, a workshop, a gym, parking facilities, solar PV with batteries, and EV charging capabilities). Additionally, there will be off-site improvements, such as road widening, a new traffic signal, and bike lanes.

City of Menifee, Quail Valley Fire Station No. 5, Menifee, CA
Project Cost: \$8.6M | Project Timeline: 2022 - 2024

Project Manager. Tyson is providing project management support services on the Quail Valley Fire Station No. 5, a new state-of-the-art facility that will provide a significant increase in the amount of personnel and equipment that can be utilized at the station. The new fire station will replace the existing Quail Valley Fire Station No. 5, located at the intersection of Goetz Road and Palm Drive/Ave Roble. The current station was built in the 1950s and is limited in capacity, housing only a few firefighters and two small-size fire trucks. The new, modern Fire Station No. 5 will be a 9,000-square-foot facility that can house up to 6 fire personnel and has a three-bay garage that can house large equipment, with room for future expansion. The new fire station has been designed to meet the needs of the community for at least the next fifty years.

San Bernardino County Transportation Authority (SBCTA), West Valley Connector BRT, Ontario, CA

Project Cost: \$120M | Project Timeline: 12/2023 - 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. This bus rapid transit (BRT) system promises travelers an alternative to overcrowded freeways between Fontana, CA, and Pomona, CA. This project is the construction of 3.5 miles of center-running lanes on Holt Boulevard in Ontario, CA. The construction of new stations in Pomona, Montclair, and Rancho Cucamonga, CA is scheduled in 2025. The first phase of the project includes a 19-mile rapid transit route that will connect San Bernardino and Los Angeles counties, featuring 21 stops between Rancho Cucamonga and Pomona. Eventually, the West Valley Connector will extend to Fontana, CA.

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.

SBCTA, I-10 at Alabama Street Interchange Project, Redlands, CA

Project Cost: \$14.38M | Project Timeline: 03/2020 – 06/2023

Resident Engineer. Tyson was the resident engineer on this project which widened two existing off-ramps from two to four lanes to relieve traffic congestion in the City of Redlands. Project elements to achieve this were to construct Type 1 Retaining Walls, install new drainage systems, ADL excavation and handling, HMA mill/overlay, Rapid Set JPCP, new signal poles, ramp metering system, signage, striping, landscaping and irrigation and SWPPP Risk Level 1 Compliance. Tyson was responsible for the day-to-day coordination and management of the contractor which included duties such as weekly statement of working days, pay quantity calculation and estimates, drafting change orders, reviewing project schedules, oversight of inspection staff, surveyors, biologists, and material testers, conducting weekly meetings, Caltrans LCS coordination, and public outreach coordination with SBCTA Public Relations.

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

Construction 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.



**STEPHEN MUTCH, PE,
CCM, QSD**
SENIOR CONSTRUCTION
MANAGER



EDUCATION

BS, Civil Engineering,
California State
University, Long Beach,
1990

**LICENSES /
CERTIFICATIONS**

Certified Construction
Manager (CCM),
Construction
Management Association
of America (CMAA),
#2384

Registered Civil
Engineer,
California, #66757

Qualified SWPPP
Developer (QSD), #01240

Design Build Associate

EXPERIENCE

Years of Experience:

34+

Years with Firm:

23

Mr. Stephen Mutch brings over 34 years of extensive civil, program, and construction management experience, specializing in the delivery of complex public agency capital improvement projects through traditional and alternative delivery methods including **Design Build**. His expertise spans vertical building construction, heavy horizontal and underground utility work, and essential facilities, including piers and ports. Mr. Mutch is highly regarded for his proficiency in permitting, project commissioning, stakeholder engagement, and environmental compliance. He has successfully navigated regulatory processes with agencies such as the California Department of Fish and Wildlife, RWQCB, AQMD, Cal DHS, U.S. Army Corps of Engineers. His portfolio includes tenant improvements and new construction for critical enterprise programs at the Ports of Los Angeles, Long Beach, and Hueneme, as well as municipal facilities such as parks, community centers, and public safety buildings,- many delivered under **Design-Build framework**.

REPRESENTATIVE EXPERIENCE

Palm Springs Library Renovation Project, Palm Springs CA

Project timeline: August 2025 - Ongoing

Sr. Project Manager (RE) for the Palm Springs Public Library Renovation Project encompasses the modernization of the historically significant 35,470-square-foot Main Library and the 3,057-square-foot J.C. Frey Building. The scope includes core infrastructure upgrades, seismic retrofit of the Main Library, new fire sprinkler systems, glazing replacements, and comprehensive interior and exterior improvements. Funded by the State of California's Building Forward Library Infrastructure Grant Program and the City's Measure J Program, the project also incorporates revised interior layouts, upgraded finishes, expanded parking areas, and enhanced landscaping. Additionally, traffic operations will be improved along S. Sunrise Way, featuring a new northbound left-turn pocket, landscaped medians new lighting and trees.

City of Anaheim, Sustainability Education Center, Anaheim, CA

Project Timeline: 2023 – September 2025

Design Build Construction Manager. Stephen was the design build construction manager for this project. The facility is intended as an educational Center for informing the community of sustainability systems and methods. The facility will consist of small office space hey large exhibit area to promote and highlight various sustainability systems in an adjacent classroom setting for community meetings and other educational presentations. This facility is also achieving the LEED silver designation. Stephen's role is to facilitate the design review and permitting efforts and confirm these details are consistent with the owners intent identified in the design build proposal documents. This coordination includes assisting the city staff with design reviews designed considerations in preparation for construction activities.

County of Santa Barbara Department of Public Works, Tajiguas Resource Recovery Project, Santa Barbara, CA

Project Size: 95,000 SF | Project Timeline: 2017 – 2020

Design Build County Representative. Accenture dba Simplus is the County Department of Public Works representative on the Design Build for the design and construction of a material recovery and anaerobic digester facilities totaling 95,000 square feet. Mr. Mutch's role is to assist the County and coordinate design review and construction details as a representative of the County staff. The projects' goal is to achieve source reduction of the Tajiguas landfill to extend the operational times of the landfill.

The project entails the coordination with the design build firm to resolve plan check, permitting and approvals of building plans; updates and reconfiguration of the landfill gas systems; expansion of the landfill gas collection and reuse systems to generate about 1 mega-watt of power production for the site. Additional efforts include evaluation of groundwater sources to serve the new facilities and disposal options.

SGVCOG, Diamond Bar Golf Course Renovation Project, Diamond Bar, CA

Project Timeline: 2021 – 2024

As Senior Construction Manager (RE), Mr. Mutch is responsible engineer in charge of the CM oversight for renovation of the course to allow for the expansion of the 57/60 FWY. Accenture I&CP is SGVCOG's representative on the re-construction of the Diamond Bar Golf Course (DBGC) to reconfigure/construct new fairways, greens and other golf amenities. The reconfiguration also requires construction of two major box culverts to capture and discharge 1100CFS of storm flows and surface grading and improvements to allow positive drainage in these areas. Other project aspects include replacing the existing golf course irrigation system with new pipe, watering heads and controllers, install new potable and fire water services, construct a new 9000 Sf golf maintenance facility. Demolition of existing structures and clearing and grubbing of large areas as part of the reconfiguration efforts. All work must be coordinated with other major roadway widening projects and tight construction schedules. Mr. Mutch is also overseeing the relocation of a Southern California Edison 66kV Tubular Steel Pole that supports overhead conductors and 2300 LF of 12kV duct banks and overhead power transmission lines. The project will grade an area for the new pole and allow SCE access for construction of the pole foundation and restringing the conductions. Because the golf course is being reconfigured, the existing 12kV overhead power line will be relocated underground. Mr. Mutch is also overseeing the construction of a about 2,800 LF of 12kV duct back, multiple manholes and junction structures through the Northeast portion of the project.

City of Seal Beach, Seal Beach Tennis & Pickleball Renovation Project, Seal Beach, CA

Project Timeline: 2023 – 2024

Senior Program Manager. As the senior program manager Stephen and the Accenture I&CP team worked with the city staff and architects. Accenture I&CP's role was to perform a constructability review and monitoring the incorporation of comments into a revise plan set. Accenture I&CP also assisted city staff in bidding support, assisted with review and response to questions and evaluations of bids for contractor selection. Project details included renovation of the club house, construction of new locker rooms, upgraded electrical systems, new lighting and a new warming kitchen. Pickleball court updates included new poles/light fixtures and removal of the old locker room building allowing more space for future tennis/pickleball court expansion. Upgrades to facility telecommunications, and security systems were also added.

City of Seal Beach, Pier Abutment and Restroom Renovation Projects, Seal Beach, CA

Project Timeline: 2023 – 2024

Senior Program Manager. As the senior program manager Stephen and the Accenture I&CP team worked with the city staff, architects, structural observation reports and other consultants to develop the rehabilitation requirements for the concrete pier abutment and the pier restrooms. Accenture I&CP worked with city staff in developing detailed project description for each work task, developing through bid item descriptions quantity takeoffs assisting with bidding, review of contractors bids, and kickoff of he work efforts. Additionally, Stephen and the Accenture I&CP team participated in the construction management efforts, review and processing RFI's submittals, and change requests throughout the reconstruction and rehabilitation of these historic pier facilities. This project consists of Project Management and future Construction Management services to restore the Seal Beach pier concrete abutment and pier restrooms.



KENNY CASADOS
ASSOCIATE
CONSTRUCTION
MANAGER



EDUCATION

B.S. Civil Engineering,
University of Wisconsin-
Madison, 2015

EXPERIENCE

Years of Experience:

10

Years with Firm:

4.5

Kenny has ten years of experience serving as Project/Field Engineer responsible for processing RFIs, reviewing plans and specifications, weekly meetings, and managing schedules and budgets. He is skilled in software programs such as BlueBeam, P6, Revit, Navisworks, BIM 360 Glue, SketchUp, Asta, PowerBI and Microsoft programs.

REPRESENTATIVE EXPERIENCE

City of Palm Springs, Public Library Renovation, Palm Springs, CA
Construction Cost: \$100M+ | Project Timeline: 07/2025 - Current

Assistant Construction Manager/Inspector. Kenny is responsible for plans and specifications review, coordination with the City and contractor, submittals, RFIs, site inspection, ADA compliance, and subconsultant coordination. This project consists of the renovation and modernization of the historical 35,470 square-foot Main Library building as well as the 3,057 square-foot J.C. Frey Building. The work consists of core infrastructure upgrades, exterior and interior repairs, system replacements, new glazing for both buildings, a new fire sprinkler system, and a seismic retrofit for the Main Library. The project also consists of a new parking lot entrance, including an extension of the center median, a new northbound left-turn pocket serving adjacent residential access, landscaped medians and new irrigation tied to existing system, and lighting for newly planted trees.

Coachella Valley Association of Governments (CVAG), CV Link Multi-Modal Transportation Corridor, Coachella Valley, CA
Construction Cost: \$100M+ | Project Timeline: 09/2021 - 08/2025

Field Inspector/Office Engineer. Kenny was responsible for field inspection, weekly meetings, submittals, contractor coordination, punch lists RFIs, and project closeout. This project consisted 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: City of Palm Springs, City of Palm Desert, City of La Quinta, City of Indio, City of Coachella, and Coachella Valley Water District.

Los Angeles Unified School District, Venice High School Modernization Project, Los Angeles, CA
Construction Cost: \$124M | Project Timeline: 04/2020 - 09/2020

Project Engineer. Kenny managed a team of four office engineers. He was responsible for reviewing and creating RFIs, verifying accuracy and timely resolution. He executed complex problem-solving related to MEPF coordination, framing challenges, and structural issues. Kenny developed and presented a structural beam solution that supported the critical path of the erection sequence. In addition, he led weekly owner meetings to streamline solutions, maintain alignment, and negotiate project costs effectively.

American Airlines LAX Terminal 4&5 Redevelopment Program, Los Angeles, CA
Construction Cost: \$1.5B | Project Timeline: 07/2017 - 03/2020

Office Engineer. Kenny served as the Office Engineer/Lead BIM Coordinator for this Construction Manager at Risk (CMAR) project. He implemented clash detection processes to complete full 3D coordination of structural, framing, conveyor, and MEPF systems. He led and facilitated BIM coordination meetings with the owner, end user, architect, consultants, and the structural engineer of record (SEOR). Kenny utilized Navisworks, Revit, BIM 360 Glue, and laser scanning technologies to manage and resolve design coordination issues effectively. In addition, he managed subcontractor costs related to BIM coordination activities.



RACHAEL HIGHLEY

DOCUMENT CONTROL
ADMINISTRATOR



EDUCATION

Administration; Riverside
City College, Riverside CA

**LICENSES /
CERTIFICATIONS**

Anser Education CM
Course Certificate

Procore Admin
Certification

EXPERIENCE

Years of Experience:

12

Years with Firm:

5+

Ms. Highley brings over 12 years of professional experience in providing client support in a variety of roles. Rachael assists our project team on several projects both in the field and administratively. Her duties include recording meeting activities, reviewing documents and processing correspondences. Additionally, she supports Anser Advisory's labor compliance services by conducting and documenting site employee interviews. She is well-versed in several different types of funding requirements including local, state, and federal funds. Rachael thoroughly documents all information and compares the information to the project requirements for compliance.

REPRESENTATIVE EXPERIENCE

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

Project Cost: \$100M+ | Project Timeline: 09/2021 – Ongoing

Document Control. Ms. Highley is providing Document Control responsible for 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 City of Palm Springs, City of Palm Desert, City of La Quinta, City of Indio, City of Coachella, and Coachella Valley Water District.

LA County Fire Department Station 158, Gardena, CA

Project Cost: \$800K | Project Timeline: 2023 – 01/2024

Senior Project Coordinator. Senior Project Coordinator for the \$800K upgrades to this fire station. This work included lead and asbestos abatement, new framing and ceilings with wall repairs, new lighting and lighting control, and coordination with the existing Emergency Fire Call System. It also included new rooftop HVAC and exhaust units, wall, fire pole, kitchen, dormitory, team room and toilet room upgrades. New ductwork and plumbing infrastructure were also added.

Fire Station No. 5, City of Menifee, CA

Project Timeline: 12/22 – 12/2024

Construction Management Support Services. Ms. Highley is providing construction management support services on the Quail Valley Fire Station No. 5, a new state-of-the-art facility that will provide a significant increase in the amount of personnel and equipment that can be utilized at the station. The new fire station will replace the existing Quail Valley Fire Station No. 5, located at the intersection of Goetz Road and Palm Drive/Ave Roble. The current station was built in the 1950s and is limited in capacity, housing only a few firefighters and two small-size fire trucks. The new, modern Fire Station No. 5 will be a 9,000-square-foot facility that can house up to 6 fire personnel and has a three-bay garage that can house large equipment, with room for future expansion. The new fire station has been designed to meet the needs of the community for at least the next fifty years.

Community Recreation Center Renovations Phase 1, City of Temecula, CA

Project Timeline: 10/22 – 12/23

Project Coordinator. Project Coordinator supporting the Project Manager for the renovation project that consists of three separate phases. This first phase will include a new roof, new flooring throughout the facility, improvements to the kitchen, and ADA upgrades.

Work includes renovation of the building interior including safety features, concrete slab, flooring, roof, and restroom facility access; ADA compliance; renovation and expansion of existing office space and recreation rooms, sitework including concrete and AC paving, and any other work required by the plans and specifications.

Construction of 6-Inch and 12- Inch Water Main, Crescenta Valley Water District

Project Timeline: 06/23 – 10/23

Assistant Construction Manager. Assistant CM on this project constructing a 6-Inch and 12-Inch Water Main on the 3600-2700 blocks of Orange Ave and the 5000 block of El Adobe Lane. This project took place within the County of Los Angeles. There was coordination needed both with LA County as well as the local School District. Aside from the Water Main installation the project also included excavation, backfill, trench resurfacing, water services, fire hydrants, traffic control and other appurtenant work. The workflow was managed through Procore Construction Management software.

Victoria 1 Lift Station Rehab CIP 15-100, City of Laguna Beach, CA

Project Cost: \$1.7M

Project Coordinator. Project Coordinator for this \$1.7M lift station project. This includes replace all piping, mechanical and electrical equipment, and install a new odor control system. This will be the first complete overhaul of the lift station and will allow the City to better serve the Victoria Beach community. Project features include rehabilitate the existing lift station, install new pumping equipment, install new electrical components, perform site improvements, and construct piping. Provided construction observation/inspection services for the work the contractor performed during the construction activities.

Neighborhood Park Renovations, City of Lake Forest, CA

Project Coordinator. Project Coordinator for the renovation of Darrin, Montbury and Pebble Creek Parks. Improvements at Darrin Park consist of grading, landscaping, irrigation, site furnishings, redesigning of its play area with resilient surfacing, new playground equipment, a new shade structure and repairs to an asphalt trail along El Toro Road and Trabuco Road. At Montbury and Pebble Creek Parks, the improvements consist of removal and replacement of various park amenities.

Various Capital Improvement and Development Projects, City of Murrieta, CA

Project Cost: \$Various

Project Coordinator/Labor Compliance Field Investigator. Project Coordinator/Labor Compliance Field Investigator supporting the Project Manager on multiple projects that involve facility improvements. Maintains project documentation, prepares for progress meetings (agendas/meetings), tracks submittals, compiles reports and correspondence and assists with various administrative record keeping activities. Projects include:

- Vietnam Veteran's Memorial (\$400,000)
- Library Roof Replacement (\$400,000)
- Senior Center Outdoor Recreation Area/B Street Station Project (\$1.1M)
- Community Center (\$250,000)
- Town Square Park Improvements (\$6.1M)



SHAWN PAROLINE
SCHEDULER/CLAIMS,
TECHNICAL EXPERT



EDUCATION

BS, Magna Cum Laude,
Engineering Technology
with emphasis in
Construction
Management, California
State University, Long
Beach, 1994

EXPERIENCE

Years of Experience:
29+

Years with Firm:
9

Mr. Paroline has more than 29 years of professional experience in program management, scheduling, risk management, and claims analysis. He has served as the construction manager, chief schedule engineer, and/or claims analyst on several major California public works civil infrastructure programs each in excess of \$2B.

Mr. Paroline has expertise in auditing the contract management protocols in place in the field office and providing strategic leadership to the owner's CM team in the areas of delay analysis, documentation for claims avoidance, and contemporaneous schedule review and monitoring. He has prepared contract phasing language for complex projects, developed Critical Path Method (CPM) scheduling specifications, turnaround of troubled projects, and real-time dispute management as a supplement to the agency's construction management field staff.

Mr. Paroline's proactive approach to identifying early risk mitigation measures have proven to reduce any downtime as well as protect the owner and improve the effectiveness of the contractor's schedule.

REPRESENTATIVE EXPERIENCE

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

Project Cost: \$130M+ | Project Timeline: 04/2023 – Ongoing

Risk Mitigation Manager. As risk mitigation manager, Mr. Paroline reviewed, monitored, and returned comments on CPM schedule updates, reviewed time impact analyses (TIA), prepared independent TIAs, and provided suggested response language to return to the Contractor. This project consists of 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 City of Palm Springs, City of Palm Desert, City of La Quinta, City of Indio, City of Coachella, and Coachella Valley Water District.

Pasadena City College, Sarafian Natural Sciences Building, Pasadena, CA

Project Cost: \$42M | Project Timeline: 01/2024 – Ongoing

Risk Mitigation Manager. Mr. Paroline evaluated the Contractor's itemized request for reimbursement of field office and home office expenses resulting from an alleged delay. He prepared recommended response letter to the General Contractor setting many grounds for rejection of the improper time impact analysis methodology and extended overhead request. Mr. Paroline met with the City Attorney's office and City E&CP executives to discuss defense strategies. This \$42 million project involved construction a five-level science classroom building with laboratories on an operational campus.

Performing Arts Building ADA Improvements, LA Pierce College, Woodland Hills, CA

Project Cost: \$30M | Project Timeline: 2013

Risk Mitigation Manager. Mr. Paroline prepared CPM schedule updates, prepared update narratives, conducted time-impact analyses, and prepared delay and disruption narratives for several change related issues, on behalf of the general contractor, Taisei, working collaboratively with their field office staff. This \$35M project involved renovation the theater stage, seating, foyer, audio-visual, drama classrooms, and locker rooms.

Long Beach Airport, Phase II Terminal Area Improvements, Long Beach, CA

Project Cost: \$80M | Project Timeline: 1/2020 – 05/2022

Senior Schedule Engineer. As senior schedule engineer, Mr. Paroline returned monthly comments on Contractors' monthly CPM schedule updates. This design-build project involved the construction of a new, 6,200 square-foot, in-line baggage security screening system (Checked Baggage Inspection System); 850 square feet of new public (nonsecure) restrooms; new baggage service office; new canopies for passenger protection from inclement weather; decommissioning of Claim Units 1 through 3; construction of 3 claim devices totaling 380 linear feet of within the non-secure public area; 250-linear feet of inbound baggage belts within the secure area; construction of 13,000-square feet of ticketing facilities; and renovation and recommissioning of the historic terminal building.

San Bernardino County Transportation Authority (SBCTA), North 1st Avenue Bridge Over the BNSF Railroad, Barstow, CA

Project Cost: \$30.7M | Project Timeline: 10/2023 – 11/2023

Risk Mitigation Manager. Mr. Paroline evaluated the Contractor's itemized request for reimbursement of cost escalation, and field office and home office expenses resulting from a delay to NTP from a right-of-way issue. The project consists of building a three-frame cast-in-place post tensioned 1,200-foot-long bridge over the BNSF rail yard spanning over three mainline tracks and fourteen-yard tracks. Upon opening the new bridge to traffic, the existing steel truss and timber bridge will be demolished and hauled off site. A soil nail retaining wall will also be constructed near the bridge approach. New roadway alignments will be completed to tie in the new bridge alignment to the existing roadway with HMA and Class 2AB. Other project improvements will include construction of traffic signals, drainage improvements and utility relocations from SCE, Frontier and Charter.

City of San Diego, Otay Mesa Truck Route Phase IV, San Diego, CA

Project Cost: \$12M | Project Timeline: 05/2022 – 08/2022

Risk Mitigation Manager. Mr. Paroline evaluated the Contractor's itemized request for reimbursement of field office and home office expenses resulting from an alleged delay. He prepared recommended response letter to the General Contractor setting many grounds for rejection of the improper extended overhead request using the Eichleay formula. Mr. Paroline met with the City Attorney's office and City E&CP executives to discuss defense strategies. This \$12 million project involved construction of an additional lane to the existing Otay Truck Route from La Media Road to Drucker Lane.

City of San Diego, Tierra Santa Pump Station Improvements, San Diego, CA

Project Cost: \$11.6M | Project Timeline: 02/2022 – 03/2022

Risk Mitigation Manager. Mr. Paroline evaluated the Contractor's itemized request for reimbursement of \$1.2 million of field office and home office expenses resulting from an alleged delay. He prepared recommended response letter to the General Contractor setting many grounds for rejection of the improper extended overhead request using the Eichleay formula.

Orange County Department of Public Works, John Wayne Airport Rental Car Reconfiguration, Santa Ana, CA

Project Cost: \$4,261,401 | Project Timeline: 05/2021 – 07/2022

Risk Mitigation Manager. Mr. Paroline provided expert strategic advice and drafted suggested response letters on behalf of OCPW identifying objections to \$1M claim for extended field office overhead. Mr. Paroline evaluated four separate time impact analyses for proper methodology and overhead expense supporting documentation for allowable time related charges.



DUSTIN REINHART
SUPERVISING
ESTIMATOR



EDUCATION

Associate of Science,
Lansing Community
College, Lansing, MI

LICENSES / CERTIFICATIONS

Construction Manager-in-
Training (CMIT)

EXPERIENCE

Years of Experience:

8+

Years with Firm:

6+

Mr. Reinhart is an estimating professional with seven years of experience analyzing project documentation (plans, specifications, and details) and all other applicable documents and collaborating with owners, architects, engineers, contractors and consultants to ensure a complete and accurate estimate. Mr. Reinhart is experienced in working on estimates at all project stages from concept through completion. In addition to estimating experience, Mr. Reinhart also focuses on compiling and maintaining a comprehensive historical database to assist in pricing estimates at early stages of design. Mr. Reinhart has extensive experience in variety of market sectors and has estimated projects ranging in values up to \$1.3 billion with a strong focus on structural and architectural estimating.

REPRESENTATIVE EXPERIENCE

West LA Veterans Association (West LA VA), Road Upgrade Project, Los Angeles, CA

Project Cost: \$11.7M

Cost Estimator. Mr. Reinhart provided conceptual cost estimating services for the \$11.7 million West LA VA Road Upgrade Project. The scope of this project included revisions to existing roadways and green spaces to create new bike paths and roadways as well as widen existing roadways to accommodate bike lanes and on street parking. The project was split into four different phases each on a different timeline, costs for escalation and phasing were calculated for each part of the project to give a comprehensive cost for each element.

West Los Angeles Veterans Affair (West LA VA), Infrastructure Backbone Improvements, Los Angeles, CA

Project Cost: \$5.9M

Cost Estimator. Mr. Reinhart provided cost estimating services for the \$5.9 million West LA VA Infrastructure Backbone Improvements Project. This project consisted of demolition and replacement of the electrical, low voltage, and gas utilities as well as repair of the roads and landscaping in effected areas. Considerations for maintenance of traffic and impacts associated with replacing existing utilities were made to assist the owner in determining construction sequence to avoid unnecessary impacts and delays.

San Gabriel Valley Council of Governments (SGVCOG), Diamond Bar Golf Course Renovation, Diamond Bar, CA

Project Cost: \$40M

Cost Estimator. Mr. Reinhart provided cost estimating services for the project. The project included the realignment and reconfiguration of six holes west of Grand Avenue and three holes east of Grand Avenue. Improvements include demolition for removing existing cart paths, AC pavements, fencing, relocation of protective netting, removing golf course features reconstructing bunkers and tee and green complexes for all holes. The project also includes changes to the existing drainage system, sprinkler system replacement, site improvements, storm drain improvements, water, fire water, maintenance facility and electrical duct including trenching, backfilling, and conduits. The \$40 million project required phasing to continuously operate as an 18-hole golf course while not diminishing from the user experience.

Los Angeles County Metropolitan Transportation Authority (LACMTA), Division 20 Portal Widening Turnback Facility, Los Angeles, CA

Cost Estimator. Mr. Reinhart assisted in the preparation of an independent third-party estimate based on the bid documents. Mr. Reinhart was responsible for coordinating efforts of the estimating team, verifying scope was not duplicated or omitted, assembling the final estimate, and inputting the information into the bid form. The project aims to accommodate increased service levels on the LACMTA Red and Purple lines. To achieve this, LACMTA is undertaking facility improvements to the Division 20 Rail Yard, located within the Arts District in Downtown Los Angeles.

Improvements include widening of the heavy rail tunnel portal south of the US-101 freeway, a new turnback facility, and expansion and reconfiguration of rail storage tracks. With these improvements, new tracks and switches will allow for improved service times at Union Station and throughout the Red/Purple Line system. Our estimate of \$431 million was within 2% of the awarded contract value.

Charlotte International Airport (CLT), Various Projects, Charlotte, NC

Lead Estimator. Mr. Reinhart provided conceptual and program estimating for the following projects:

- \$63M Phase 9 Terminal Addition
- \$516M Phase 2&3 New Terminal Addition
- \$71M Charlotte CBP Renovation
- \$338M North End Around Taxiway
- \$150M Taxiway F
- \$24M Joint Operations Center
- \$30M Central Receiving and Distribution Center
- \$24M Atrium Renovation
- \$14M Airfield Maintenance Facility
- \$362M New Runway Project

As the Lead Estimator, Mr. Reinhart was responsible for assigning the scopes of work, preparing the estimate template, pricing the quantity takeoff, pricing the contractor costs, and working with the client to develop and price all owner related costs to ensure a complete project budget could be presented to the financing team.

Greater Orlando Aviation Authority (GOAA), Orlando International Airport (MCO) South Terminal C Program, Orlando, FL

Project Cost: \$3.8B

Estimator. Mr. Reinhart served as an Estimator for the \$3.8 billion South Terminal C Program at the Orlando International Airport. Mr. Reinhart was responsible for quantity takeoff and pricing of various scopes of the project and prepared these estimates at all major design milestones. The project design included provisions to expand the 16-gate first phase to an ultimate 60-gate unit terminal complex. The approach of project phasing and value engineering enabled the project to be executed within an established Phase 1 budget and then added scope elements could be added in the future when financially feasible. The role required Mr. Reinhart to attend and provide input during reconciliation meetings with design firms, independent estimating teams, and CMAR teams to verify scope and price were correct. In addition, Mr. Reinhart has provided independent estimating services during the construction to verify the price and validity of change order work.



KATHY KEATING

LABOR COMPLIANCE
MANAGER



EDUCATION

Grossmont College

University of Phoenix,
Business Management

EXPERIENCE

Years of Experience:

30+

Years with Firm:

1

Kathy has over 30 years of experience in Construction Management, Labor Relations, Contract Compliance, and Disadvantaged Business Enterprise (DBE), involving capital improvements, major roadways, bridges, airports and Design-Build projects for cities, agencies, and municipalities. Provided Project Labor (PLA) administration and Skilled and Trained Workforce management. Managed projects that include private, state, and federal funding, in addition to Transnet, FHWA, FTA, FAA, ERA, CARB and CDBG funding.

Independently, she has provided over 10 years of prevailing wage and LCP/tracker training for contractors, local agencies, and professional organizations such as the Associated General Contractors Association-San Diego and Riverside Chapters, Metrolink, Port of Long Beach, Central California Builders Exchange, SBCTA, SANDAG, San Diego Regional Airport Authority, and the California Department of Transportation.

REPRESENTATIVE EXPERIENCE

Kathy leads labor compliance management and auditing for various projects at Accenture I&CP:

- **Riverside County Transportation Commission, 1-15 SMART Freeway**
Construction Cost: \$30M | 2024 - 2025
- **LACMTA ExpressLanes PMSS support services, Los Angeles, CA**
Construction Cost: \$1B | 2024 - Present
- **Pier G234 Wharf & Pier G S. Slip Fill, Port of Long Beach, CA**
Construction Cost: \$360M | 2025 - Present
- **City of Temecula, PW23-11 Ped Ramp Upgrades, Temecula, CA**
Construction Cost: \$Various | 2025 - Present
- **City of Bakersfield, Centennial Corridor Loop Connector**
Construction Cost: \$27M | 2024 - Current

SANDAG Bayshore Bikeway - Barrio Logan Segment, San Diego, CA
Construction Cost: \$19M | 2023 - Present

Providing contract and labor compliance auditing and management for the new 2.3-mile Barrio Logan Segment including a two-way, 10-foot-wide paved path with two-foot-wide paved shoulders that extend along Harbor Drive between Park Boulevard and 32nd Street. Funding by a combination of federal, state and local funds, including Caltrans Active Transportation Program grant to name a few. Ensure adherence to SANDAG CIS requirements and monitor subcontractor payments. Identify potential red flags and prepare required reports. Compare CIS data to labor compliance reports to ensure all subcontractors are entered into CIS correctly.

SBCTA - I-10/Alabama Street, Redlands, CA
Construction Cost: \$14.3M | 2022 - 2025

Provided contract and labor compliance auditing and management for the improvement project of the 1-10 at Alabama Street Interchange between Orange Tree Lane and Industrial Park Avenue.

Metrolink, Los Angeles, CA
Construction Cost: \$5B | Project Timeline: 2023 - Sept 2024

Accounting auditor for Metrolink contractors' monthly invoices to ensure all charges, equipment and wages billed are correct, pursuant to work directives and contract agreements.

SANDAG Del Mar Bluffs Stabilization Phase 5 Project, San Diego, CA

Construction Cost: \$88M | 2023 – Sept 2024

Led the Project Management role as DBE Compliance Manager. Ensures contract and federal compliance, reporting and monitoring DBE performance to ensure DBEs are performing a commercially useful function (CUF). Perform CUF interviews and enter data into SANDAG customer information system (CIS). Ensure adherence to SANDAG CIS requirements and monitor subcontractor payments. Identify potential red flags and prepare required reports. Compare CIS data to labor compliance reports to ensure all subcontractors are entered into CIS correctly.

SANDAG Transportation Projects, San Diego, CA

Construction Cost \$2B | 2016 – Sept 2024

Led the Project Management roles as Labor and DBE Compliance Manager for the SANDAG \$2B Mid-Coast Corridor Light Rail Project, Inland Rail Trail Phase II, Del Mar Bluffs Stabilization Phase 4 Project, El Portal Undercrossing and the Poinsettia Station Improvements Project. Monitored and Enforced Skilled and Trained Workforce reporting and requirements for the Poinsettia and El Portal projects.

SBCTA Redlands Passenger Rail Project, San Bernardino, CA

Construction Cost: \$360M | Project Timeline: 2016 – 2022

Led the Project Management role as Labor Compliance Manager for the San Bernardino County Transit Authority Early Utility Project and \$360M Redlands Mainline Passenger Rail Project

Gerald Desmond Bridge Replacement, Long Beach, CA

Construction Cost: \$1B | Project Timeline: 2012 – 2016

Led Project Management roles for PLA administration, Labor and UDBE Compliance for the Port of Long Beach Gerald Desmond Bridge Replacement \$1B Design-Build Project.

North Torrey Pines Road Bridge Replacement, Del Mar, CA

Construction Cost: \$33M | Project Timeline: 2010 – 2012

Provided office engineering and labor compliance services for the North Torrey Pines Road historical bridge at an estimated cost of \$33M of State Prop 1B, FHWA and City of Del Mar funds. The FHWA considered this a high-profile project due to the construction required while maintaining roadway, pedestrian, and railway traffic.

San Diego Regional International Airport, San Diego, CA

Construction Cost: \$1B | Project Timeline: 2009 – 2010

Provided contract and labor compliance auditing and management for the San Diego International Airport's \$1B Design/Build Terminal 2 Green Build project. Responsibilities included ensuring that all state, federal (AIP and FAA), Davis-Bacon Act and PLA regulations were met. Provided oversight and support to an estimated 200 contractors and more than 1200 workers, including LCPtracker electronic payroll system training. Project highlights include construction of ten new gates; a Smart Curb; a dual-level roadway, 12 security lanes, and an expanded concession area.



ANDY KLEIMOLA, CEP
TECHINICAL EXPERT
(ESTIMATING)



EDUCATION

Bachelor of Construction
Engineering &
Management, Purdue
University, IN

LICENSES / CERTIFICATIONS

Certified Estimating
Professional (CEP) No.
00421

Certified Professional
Constructor (CPC) 11587

OSHA 30-Hour
Construction

CESSWI Stormwater
Inspector

EXPERIENCE

Years of Experience:

37+

Andy Kleimola brings nearly four decades of construction experience, primarily focusing on cost estimating, preconstruction services, scheduling, and construction management. In April 2015, Andy joined Accenture Advisory after more than 23 years with an ENR Top 25 General Contractor, where he held roles of both chief estimator and operations manager. In the capacity of Chief Estimator, he was responsible for the management of all aspects of the estimating department with a staff of ten estimators responsible for estimating projects ranging in value from \$10,000 up to \$2.2 billion with a strong focus on Value Engineering, Constructability Review, and Program Budget Management.

Andy has experience with many general contract delivery methods, including Construction Manager at Risk (CMAR), CM Agency, Design-Build, CM Multi-Prime, and Public-Private Partnership (P3). Much of his experience in general contracting was in the government/public works, aviation, light industrial and manufacturing, and education sectors.

REPRESENTATIVE EXPERIENCE

Los Angeles County Metropolitan Transportation Authority (LACMTA), Division 20 Portal Widening & Turnback Facility, Los Angeles, CA

Andy prepared an independent third-party estimate based on the bid documents. The project aims to accommodate increased service levels on the Metro Red and Purple lines. To achieve this, Metro is undertaking facility improvements to the Division 20 Rail Yard, located within the Arts District in Downtown Los Angeles. Improvements include widening the heavy rail tunnel portal south of the US-101 freeway, a new turnback facility, and expanding and reconfiguring rail storage tracks. With these improvements, new tracks and switches will improve service times at Union Station and throughout the Metro Red/Purple Line system. Our estimate of \$431 million was within 2% of the awarded contract value.

Anaheim Transportation Network, Manchester Administration & Bus Maintenance Facility, Anaheim, CA

This project comprised a conceptual estimate for the approximately 22,000-square-foot maintenance and office building. The overall square footage of was approximately 66,000 square feet. The building was a pre-engineered metal building that houses the maintenance facility, including a mezzanine level. Additionally, there is a second-floor office space which was included inside the building footprint. The building is anticipated to be utilized to service the city's electric buses. The first-floor maintenance space included a small section of offices, restrooms, and kitchenettes. The second-floor office included conference rooms, training areas, file storage, and electrical/mechanical/IT spaces. As the Chief Estimator, Andy was responsible for overseeing the budget preparation and cost-estimating requirements of the project. He provided final quality assurance/quality control of the final estimate.

San Gabriel Valley Council of Governments (SGVCOG), Diamond Bar Golf Course Renovation, Diamond Bar, CA

Andy provided cost-estimating services for the project. The project included the realignment and reconfiguration of six holes west of Grand Avenue and three holes east of Grand Avenue. Improvements include demolition for removing existing cart paths, AC pavements, fencing, relocation of protective netting, removing golf course features, and reconstructing bunkers and tee and green complexes for all holes.

The project also includes changes to the existing drainage system, sprinkler system replacement, site improvements, storm drain improvements, water, fire water, maintenance facility, and electrical duct for trenching, backfilling, and conduits. The \$40 million project required phasing to continuously operate as an 18-hole golf course without diminishing the user experience.

US Department of Veterans Affairs, Veterans Affairs Coatesville Clinic, Coatesville, PA

Andy prepared estimating services for the \$6.1 million project. The project's scope was to repurpose an existing warehouse/manufacturing facility and convert it into a new medical office building with exam rooms for the VA. Project scopes of work consist of demolition and remodeling the building to provide a new waiting area, new medical exam rooms, and offices, along with exterior façade modifications to provide an updated main entry. 25% of the floor plan will be leased to a separate medical service company and includes new clean rooms and office space.

West Los Angeles Veterans Affairs, Medical Center Infrastructure Backbone, Los Angeles, CA

Andy provided cost-estimating services for the campus's Infrastructure Backbone. The \$6 million backbone upgrade and replacement portion of this work included electrical, communications, and gas utility upgrades. The utility path was located down the middle of one of the main roads through the campus. This required analyzing the most efficient way of installing the 4,700 lineal feet of utilities while also minimizing impacts to traffic. Productivity, schedule, and cost were all considered throughout the process to ensure the most effective solution was chosen.

Greater Orlando Aviation Authority (GOAA), Orlando International Airport (MCO) South Terminal C Program, Orlando, FL

Andy was the Preconstruction Manager for the \$3.8 billion South Terminal C Program at the Orlando International Airport. He was responsible for the overall program cost estimation and management of construction managers at risk (CMARs) and owner-authorized representatives (OARs) estimating teams through the design development phase. The project design included provisions to expand the 16-gate first phase to an ultimate 60-gate unit terminal complex. The approach of project phasing and value engineering enabled the project to be executed within an established Phase 1 budget. Then, added scope elements could be added in the future when financially feasible. The role required direct engagement with the design firms, cost estimating teams, and CMAR teams to establish the scope of additional work on the \$645 million South Automated People Mover (APM)/Intermodal Transportation Facility (ITF) Complex Program. Responsibilities included cost control management and oversight for the GMP approval, change order cost management, and invoice processing and approval. Andy also provided oversight and review of construction job order contracts and change orders on additional programs for the airport.

Des Moines International Airport, New Terminal Project, Des Moines, IA

Andy provides overall program advisory services including conceptual and program budgeting and construction cost estimating services and validation, delivery method recommendation, and construction management services in preparation for the New Passenger Terminal Project. The overall program estimate, including soft costs, for the program had a value of \$769 million. The program was broken into three phases, with individual estimates established, including the anticipated funding. The team provided an escalation and inflation analysis to determine the appropriate values to be carried in the estimate based on the phasing and schedule to ensure appropriate values were provided.

Sacramento County Department of Airports, Capital Program Definition, Sacramento, CA

Andy provides advisory services in Project Delivery Method Selection through meetings and workshops with members of the County, Airport Staff, and additional partnering entities. In addition, he has assisted the Airport Staff in creating the Airport's first Construction Manager at Risk Request for Qualifications for a pilot Sacramento International Airport (SMF) capital improvement project, including advisory services in developing the award criteria, process, and scoring. In addition, he provides estimating services for the pilot project as well as the new Terminal Program.



VIDYA DIXIT, CCP, PSP

SENIOR SCHEDULER



EDUCATION

Master of Science,
Mechanical Engineering,
Drexel University,
Philadelphia, PA, 1988

Bachelor of Science,
Mechanical Engineering,
University of Mysore, 1984

LICENSES / CERTIFICATIONS

AACE International,
Certified Cost
Professional (CCP) No.
2101 (expires 11/03/2025)

AACE International,
Planning and Scheduling
Professional (PSP) No. 188
(expires 05/03/2026)

EXPERIENCE

Years of Experience:

33+

Years with Firm:

3

Vidya Dixit is a consummate project control professional with an excellent record of success as Director of Project Controls reporting to MD for the Anser Building Division. An energetic leader, he highly motivated, Vidya surpasses demanding objectives and achieves or exceeds set goals. His vast background includes planning, scheduling, forensic risk analysis, project claims, cost engineering, earned value management (EVMS) and change order management. He strives to continually improve processes to maintain optimum efficiency. Skilled at coordinating plans, personnel, and resources to complete work under tight deadlines, he is ready to take on new challenges in project controls especially contract claims, risk analysis,

REPRESENTATIVE EXPERIENCE

Port of Long Beach, Long Beach, CA

Project Control Specialist | Timeline: 05/2022 – Ongoing

Programs

- Developing a Master Integrated Schedule (MIS) to overview the overall portfolio
- of projects for the Port through input from all stakeholders
- Monitoring the MIS through updates from designers, PM's and other stakeholders
- Development of program/project wide metrics to monitor performance
- Development of policies and procedures and implementing training for staff

Construction

- Establishing Baseline Schedule Review Process along with other SOPs.
- Analyzing Baseline Schedules review through review of plans, specifications
- stakeholder input and establishing target for measurement
- Monitoring on periodic basis through look ahead, last planner system, weekly
- updates and proactive resolution of issues
- Analyzing Time-Impact Analysis submitted by the contractor and recommend
- resolution to the client.
- Development of policies and procedures and implementing training for staff

Projects:

- Pier G Wharf Construction, POLB, CA \$45 Million
- Pier G Infrastructure Development, POLB, \$20 Million
- Pier G Births G 212-213 Shiploader, POLB, \$40 Million
- Terminal Island Wye Track Realigning, POLB, \$40 Million

Bernard Brothers Inc., San Fernando, CA

Director, Planning/Scheduling | Timeline: 05/2018 – 05/2022

- Established planning/ scheduling department and reports directly to Sr. VP of Operations
- Develop Baseline Schedules through contract drawings, BIM and superintendent input
- Monitoring on periodic basis through the last planner system, weekly updates and proactive resolution of issues
- Development of program/project wide metrics to monitor performance
- Development of policies and procedures and implementing training for staff

Projects:

LAUSD – Poly Highschool and Ascot Elementary Schools, Fresno County Jail, James Musiac Detection Center, Fresno County Zoo, Chumash Museum. Forensic Claim Analysis for various projects under Bernards.

Turner Construction, Anaheim, CA

Scheduling Manager | Timeline: 02/2015 – 05/2018

- Developed master schedule for LAX Midfield Satellite Concourse (MSC) at LAX Airport
- Managing 5 project control professionals
- Monitoring for potential schedule delays and cost impacts and developed recovery schedules to mitigate delays
- Developed 4-D model using Synchro to integrate schedule with BIM model (Virtual Construction)
- Negotiating change orders along with estimating to request time extension with compensation
- Implementing Earned Value metrics and Time-Impact Analysis through forensic Scheduling

Projects:

- LAWA, Terminal 2 Improvements
- LAWA, Midfield Satellite Concourse