


# TWIN RIDGES ELEMENTARY SCHOOL DISTRICT

16661 Old Mill Rd., Nevada City, California

Phone (530) 265-9052 ♦ Fax (530) 265-3049 ♦ www.twinridgeselementary.com

**BOARD OF TRUSTEES**  
**SPECIAL MEETING AGENDA**  
**TUESDAY OCTOBER 29TH, 2024**  
**4:00 PM**  
**GRIZZLY HILL SCHOOL-RM 4**

	<b>1. CALL TO ORDER</b>		
	<b>2. ROLL CALL</b>		
	Aubrey Puetz Jonathan Farrell Mindi Morton Lorien Whitestone Malik Goodman	President Clerk NCSOS Representative Member Member	
	<b>3. ATTENDEES:</b>		
<i>Action</i>	<b>4. APPROVAL OF THE OCTOBER 29TH , 2024 SPECIAL MEETING AGENDA –</b> Aubrey Puetz		
	<b>5. PUBLIC COMMENT</b> The Board of Trustees welcomes comments and suggestions from the public. While no action may be taken by the Board concerning items not on the agenda, comments are important for District information and for possible future action. Due to time considerations, the chair may request that comments by an individual be limited to two minutes. Suggestions and comments from the public regarding items listed on this agenda should be raised during the comment period for the specific agenda item. (Education Code 35145.5; Bylaw 9322, Government Code 54954.3)		
	<b>6. DISCUSSION / ACTION</b>		
<i>Discussion/Action</i>	<b>A.</b>	Shall the Board approve AEDIS as its architectural firm for the design and build of a new Preschool/TK/K facility on the Grizzly Hill Campus.	
	<b>7. FUTURE AGENDA ITEMS:</b>		
	<b>8. UPCOMING MEETINGS: November 12 ,2024 4PM</b>		
	<b>9. ADJOURNMENT:</b>		

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This agenda was posted at least 24 hours prior to the meeting at 16661 Old Mill Rd. Nevada City, CA 95959 and on the website at TRES.D.ORG

**NOTICE:**

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Board meeting room or to otherwise participate at this meeting, including auxiliary aids or services, contact the Twin Ridges Elementary School District office at 530.265-9052 ext. 201 at least 48 hours before the scheduled Board meeting so that we may make every reasonable effort to accommodate your needs. {G.C. §54953.2, §54954.2(a) (1); Americans with Disabilities Act of 1990, §202 (42 U.S.C. §12132)}

10/29/2024

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Dr. Erik Crawford, Superintendent/Principal

Date



10/29/2024

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Aubrey Puetz, Board President

Date



## NOTICE TO BIDDERS

1. Notice is hereby given that the governing board of the Twin Ridges Elementary School District (District) will qualify firms and receive Statements of Qualifications (SOQ) for the following:

**Request for Qualifications and Proposals (RFQ/P)  
for architectural and engineering services  
to address capital outlay projects within the District.  
The goal of the RFQ/P is to create a pool of architects  
from which to select one or more firms to  
design projects identified and needed within the District.**

2. SOQs must be received electronically via email by 2:00 P.M. on October 11, 2024, to the following recipients, after which time the SOQs will be opened and reviewed by the District:

**Sunshine Bender  
Twin Ridges Elementary School District  
sbender@tresd.org  
and  
Jordan Kohler  
Nevada County Superintendent of Schools  
Jordankohler@nevco.org**

3. All SOQs shall be in the format as described and provided by the District. Each SOQ must conform and be responsive to all questions and requests for information.
4. RFQ/P documents are available for review on the District website at:  
<https://twinridgeselementary.com/>
5. The District shall select the firm, if at all, based on the criteria delineated in the RFQ/P.
6. The governing board of the District reserves the right to reject any and all firms and qualifications and/or waive any irregularity(ies) in any qualification received.

**TWIN RIDGES  
ELEMENTARY  
SCHOOL DISTRICT**



**Statement of  
Qualifications for  
ARCHITECTURAL  
DESIGN SERVICES**

October 11, 2024

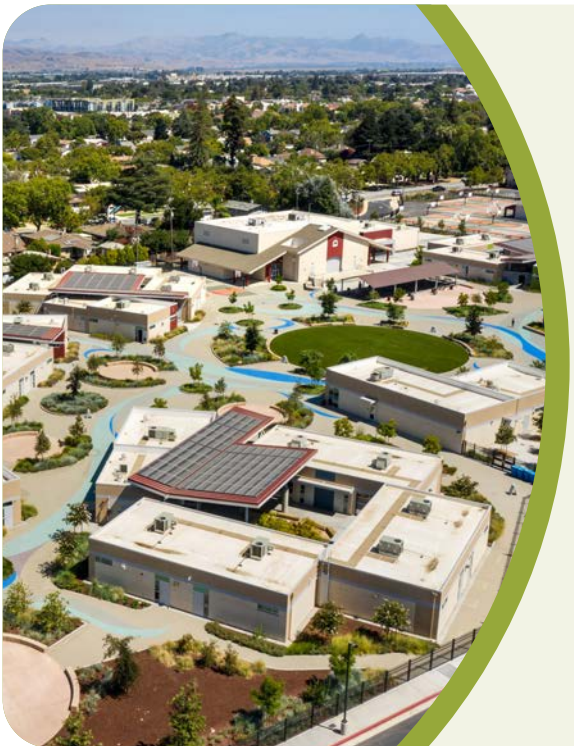
**aedis**  
architects

700 R Street, Suite 200  
Sacramento, CA 95811

(916) 970-0230  
[aedisarchitects.com](http://aedisarchitects.com)

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“ *...what Aedis Architects represented/ offered is in fact what they deliver! Most notably, they respect my budget and schedule throughout the project design. Their entire team is driven by creativity in design and educational planning--but are able to channel and execute that creativity without breaking the bank.* ”

**- Alvaro Meza**

Assistant Superintendent, Business Services/  
Chief Business Official  
Gilroy Unified School District

October 11, 2024

Sunshine Bender, Chief Business Official

Twin Ridges Elementary School District | 16661 Old Mill Rd | Nevada City, California 95959

**Re: Statement of Qualifications for Architectural Services**

Dear Ms. Bender and Mr. Kohler,

We are pleased to submit our Statement of Qualifications for the Twin Ridges Elementary School District architectural service needs. We know you are seeking a creative, reliable and attentive firm that understands your small and rural community, will deliver a great client experience, and a high-quality project. **Aedis is a firm with offices in Sacramento and the Bay Area with nearly 70 years of school design experience completing modernization, new construction, expansion and renovation projects for California K-12 traditional and charter schools.** Having worked in the greater Grass Valley and Nevada City area, you will find that we are uniquely qualified to work with TRESA, as we have the design expertise required for “snow country” projects, as well as insights and experience dealing with the Wildland Urban Interface codes, required for your area on all new construction.

Notably, we understand that TRESA is seeking to build new school facilities and modernize existing ones. Aedis has specialized education experience and the knowledge required to deliver on your goals and visions, while respecting your time-frame and budget, making Aedis uniquely qualified to be your partner. Aedis is deeply committed to supporting the mission of your school district to benefit the students and faculty of your community. Throughout the process, Aedis will work with you and your stakeholders to transform the TRESA facilities meeting the expectations of your community and addressing the health and well-being of the students and end users.

**The benefits of hiring Aedis include:**

- On budget and on schedule delivery of services
- Accountability to project goals and objectives
- Proactive, frequent, and clear communication
- Informed and involved stakeholder groups
- Sustainable and biophilic designs that put student well-being, social relationships and health on par with all other programmatic requirements
- Energy efficient and environmentally sustainable designs
- Seamless coordination with sub-consultants for efficiency and higher quality outcomes

In the pursuit of safe, efficient, and effective schools, we recognize your need for an architect that will respect your budgets, responsibly engage with your stakeholders, and work diligently to fulfill your programmatic needs. We trust that the coming pages supply the evidence you need to choose Aedis. We look forward to working with the Twin Ridges Elementary School District family. As your architect, we are confident that our professionalism, enthusiasm, and quality of service will exceed the expectations you have and deserve.

Sincerely,



Joe Vela, AIA LEED AP | Managing Principal – Central Valley, Aedis Inc. | Lic #C-27833  
jvela@aedisarchitects.com | (408) 687-7005 (m)

# 1 Firm Background and Resources



# 1 FIRM BACKGROUND AND RESOURCES

## LEGAL NAME, ADDRESS, TELEPHONE, FAX AND WEBSITE

Aedis Inc., dba Aedis Architects  
700 R Street, Suite 200  
Sacramento, CA 95811  
(916) 970-0230 phone  
(916) 970-0225 fax  
www.aedisarchitects.com

***(Services will be performed from this office.)***

## PROJECT ARCHITECT CONTACT

Joe Vela, AIA LEED AP  
Managing Principal – Central Valley,  
Aedis Inc. | Lic #C-27833  
jvela@aedisarchitects.com  
(408) 687-7005 (m)

## TYPE OF ORGANIZATION

California Corporation  
Tax ID # 94-1617114  
Business License # 179-2057-0

**70** Years in Business

**38** Employees

**10** Licensed Architects

**5** LEED Accredited Professionals

**2** CAsp (Certified Accessibility Specialists)

**1** ALEP (Accredited Learning Environment Professional)

**10** Staff Experienced in the State School Facilities Program

Aedis Architects is a full-service architectural firm which focuses on public and educational facilities. Our clients include municipalities, leading public and private educational institutions, and community organizations.

## HISTORY

Founded in 1954 by Kal Porter, Aedis has operated continuously through several generations of leadership. We are inventors, thought leaders, and genuinely caring people who have dedicated our creative selves to ensure the design of quality environments. In our 70 years of practice, we've discovered something about ourselves: we are always learning and changing. We learn because the needs of our communities change, the regulatory environments change, and trends change. Today, we design for flexibility, modularity, changing technology, and with the future in mind.

## PHILOSOPHY

Aedis's philosophy of "always listening" is apparent throughout our firm's methodology. We see our primary role as your architect is to be a partner and collaborator. We listen attentively to the critical stakeholders, process that information, reiterate the findings in the form of design, plans, and ultimately construction documents. The final outcome is well thought out, beautifully designed projects that meet the community's high level objectives.

## SUBCONSULTANTS

Aedis selects our consultants based on prior successful work history, expertise on project types, and ability to complete the work on schedule and within budget.

### Basic consultants we utilize:

Structural Engineering,  
Electrical Engineering, Lighting,  
Low Voltage and Fire Alarm,  
Mechanical, Plumbing and Fire  
Suppression, Civil Engineering,  
Landscape Architecture

### In-house services include:

Architecture, Planning, Code  
Compliance, Project Management,  
Interior Design, Master Planning,  
Stakeholder Engagement, Public  
Meeting Facilitation, Construction  
Administration, CASp advisors



Aedis' Sacramento Team





# 2 Team Members



## 2 TEAM MEMBERS

### TWIN RIDGES ELEMENTARY SCHOOL DISTRICT



**Joe Vela**  
Managing Principal  
Central Valley



**Robert Rudd**  
Senior Project Manager



**Scott Burnham**  
Construction Administrator

#### SUB-CONSULTANTS



**Structural**



**Mechanical**



**Civil**



**Electrical**



**Landscape**



## **JOE VELA** AIA, LEED AP PRINCIPAL-IN-CHARGE

### **ABOUT JOE**

Joe has over 40 years of construction experience in a variety of industries. Through the years, he has worked on a wide variety of building types from private projects, prisons, churches, police stations, fire stations, hospitals and education projects. In 1995 Joe joined Aedis as a project manager and for the past 30 plus years, Joe has focused on the K-12 educational sector of architecture. He has led all aspects of planning, design and construction. He is well known for his thorough knowledge of projects, positive client interaction, management skills, and understanding the large picture for his clients. Joe prides himself in unifying his clients and user groups during design and execution.

As a principal of the firm since 2006, Joe focuses on client relations, operations, and business development. Joe has led many of the firm's significant projects including, South Valley Middle School Replacement, Brownell Middle School Modernization and Replacement, Burrell Field and Pacific Sports Complex in San Leandro, and the expansion and transformation of San Benito High School in their \$140M construction program.

Joe currently volunteers with the Sacramento County Sheriff's Departments Search and Rescue, as well as, Sacramento Metro Fire's Emergency Response Team. Joe is also Disaster Service Work with Cal OES.

### **PROFESSIONAL REGISTRATION/MEMBERSHIP**

- California Architectural Registration C-27833
- LEED® Accredited Professional, U.S. Green Building Council
- American Institute of Architects: Member
- Construction Specifications Institute: Member
- Glenco/McGraw Hill Educational Advisory Board: Member
- AIA Emergency Preparedness Committee: Member

### **EDUCATION**

Bachelor of Architecture  
California Polytechnic State University, San Luis Obispo

### **REPRESENTATIVE PROJECTS**

Chicago Park Elementary School New TK Building  
*Chicago Park School District*

Lyman Gilmore Middle School Modernization  
*Grass Valley School District*

Bell Hill Academy Modernization and Addition  
*Grass Valley School District*

Grass Valley Charter School Modernization  
*Grass Valley School District*

Margaret Scotten Elementary School Modernization  
*Grass Valley School District*

ABLE Charter School  
*Stockton, CA*

Charter School at YCOE  
*Yolo County Office of Education*

Various Roofs, Cafeteria and Walk-in Cooler Projects  
*Fairfield Suisun Unified School District*

South Valley Middle School Replacement Campus  
*Gilroy Unified School District*

Brownell Middle School Modernization  
*Gilroy Unified School District*

Hollister High School Visual & Performing Arts Building  
*San Benito High School District*

Hollister High School Campus Modernization  
*San Benito High School District*

Hollister High School CTE Building  
*San Benito High School District*

Hollister High School Student Union Building  
*San Benito High School District*





## ROBERT RUDD LEED AP SENIOR PROJECT MANAGER

### ABOUT ROBERT

Robert is a highly skilled Project Manager. He has over 20 years of school facilities design experience and has been a critical team member in the Central Valley. His technical expertise, highly respected management style, and knowledge of the Sacramento and surrounding areas makes him an effective and valuable team leader. Robert enjoys working with the stakeholders and clients, responding to contractor RFIs and running construction administration for the firm's projects. Robert has a solid and long lasting working relationship with DSA Sacramento and is influential in getting projects approved expeditiously.

Robert is passionate about working on school projects as they have a direct impact on the experience that kids have at school. Having multiple school-aged children, Robert sees the importance of the work he is doing and what a big difference a good learning environment makes. He has brought his knowledge and passion to a wide variety of projects, including special needs preschools, k-12 schools, CTE programs, VAPA buildings, ADA projects, and Community College campuses.

### PROFESSIONAL REGISTRATION/MEMBERSHIP

- LEED® Accredited Professional, U.S. Green Building Council
- USGBC: Member

### EDUCATION

Associates Degree  
ITT Technical Institute

### REPRESENTATIVE PROJECTS

Lyman Gilmore Middle School Modernization  
*Grass Valley School District*

Bell Hill Academy Modernization and Addition  
*Grass Valley School District*

Grass Valley Charter School Modernization  
*Grass Valley School District*

Margaret Scotten Elementary School Modernization  
*Grass Valley School District*

Ellis Elementary School Modernization and New Classrooms  
*Sunnyvale School District*

ABLE Charter School  
*Stockton, CA*

\*Downey High School Athletic Complex  
*Modesto City Schools*

\*Downey High School Science Wing Modernization  
*Modesto City Schools*

\*Greengate School  
*Yolo County Office of Education*

\*Various Roofs, Cafeteria and Walk-in Cooler Projects  
*Fairfield Suisun Unified School District*

\* Chicago Park Elementary School New TK Building  
*Chicago Park School District*

*\*Prior to joining Aedis*





## SCOTT BURNHAM

### CONSTRUCTION ADMINISTRATOR

#### ABOUT SCOTT

Scott's professional background includes working on a variety of educational, healthcare, commercial and retail projects. He provides unmatched project management services from initial concept design through construction documentation and administration. His clients appreciate his straightforward communication, his attention to detail, and his commitment to the project goals. Scott prioritizes keeping the project on time and on budget, using a hands-on approach with his team to ensure high quality documentation and a problem-free construction process. Notably, Scott has experience with strategic campus planning and planning entitlements in diverse municipalities.

Outside of work, Scott spends the majority of his time coaching and watching his kids' sports games. His two daughters play competitive soccer, and Scott coaches his son's travel baseball team. Scott truly believes team sports teach valuable life lessons in teamwork, accountability, and the overall importance of hard work.

#### PROFESSIONAL REGISTRATION/MEMBERSHIP

- American Institute of Architects: Associate Member

#### EDUCATION

Bachelor of Environmental Design and Architecture  
University of Colorado, Boulder

#### PROFESSIONAL RECOGNITION

2015 San Jose Business Journal Award Nomination-  
Best Commercial Project: Westside Sutter Santa Cruz  
Medical Office Building

#### REPRESENTATIVE PROJECTS

Fairfield Campus Building 300 Feasibility Study  
*Solano Community College District*

Fairfield Campus Bldg 300, Feasibility & Modernization  
*Solano Community College District*

Building 1600 – Cosmetology, Feasibility,  
Modernization and Renovation  
*Solano Community College District*

Interior Refresh Assessment  
*Solano Community College District*

Mare Island Technology Academy  
Replacement Campus  
*Griffin Technology Academies*

Lyman Gilmore Middle School Modernization  
*Grass Valley School District*

Bell Hill Academy Modernization and Addition  
*Grass Valley School District*

Brownell Middle School Modernization  
*Gilroy Unified School District*

South Valley Middle School Replacement Campus  
*Gilroy Unified School District*

Modernization and New Construction  
*Charter School of Morgan Hill*

HVAC Modernization, 8 Campuses  
*San Mateo-Foster City School District*

Westmoor High School Addition and Modernization  
*Jefferson Union High School District*

# 3

## Necessary Technical Equipment/ Firm Resources



### 3 NECESSARY TECHNICAL EQUIPMENT/ FIRM RESOURCES

#### NECESSARY TECHNICAL EQUIPMENT

The Aedis design process involves the utilization of various CAD (computer aided design) & BIM (building information modeling) technologies to ensure each and every Aedis project is provided with a clear, concise, and well-coordinated set of construction documents.

Aedis employs a package of industry standard Autodesk tools – including Revit, Navisworks, and Autocad- to generate a precise 3D model. These 3D models are tools that allow us to visualize and manipulate various 3D building design elements and to generate accurate floor plans, ceiling plans, roof plans, elevations, and sections. These are then included in our detailed construction documentation packages.

As the design evolves, and consultants are brought onboard, the teams use these 3D models to streamline the collaboration process, and ensure cross-discipline efficiency and accuracy. Recent developments in our chosen cloud-based platforms enables real-time collaboration among us and our consultants. By having these 3D models live-sync'd, the project team is able to ensure that all 3D components of the building are

taken into consideration when making design decisions. This ultimately improves overall aesthetic quality, while simultaneously facilitating clash detection and conflict avoidance between building systems. As an additional checks and balances measure, Aedis regularly uses Clash Detection software – Navisworks Manage- to identify and resolve any additional overlooked clash issues. This two-pronged approach ensures that our building designs are well coordinated, constructible, and beautiful.

Our designers have access to several other convenient software packages, which are used when appropriate and needed. These include the complete Adobe Create Suite, File Maker, Office 360, Lumion, Cove Tool, Deltek and Enscape and are used to support our design team with:

- the creation of renderings and presentations
- building system performance evaluation
- graphic design
- database project management
- communications
- business management

#### Project Spotlight



#### Kindergarten Building • Atherton, CA

This 4,000 sf building has four classrooms, each with its own bathroom, with natural exposed wood and large floor to ceiling windows. Students and staff get to enjoy the biophilic benefits of being surrounded by wood grains and an abundance of natural light, which research has shown create an atmosphere that is calming, improves student performance and increases the overall happiness of occupants.

“ Two of the things we liked most about the TimberQuest™ classroom design is the ‘daylighting’ created by the structure’s large windows combined with the exposed wood interior that make the classrooms very pleasant and appealing. ”

- Michael Dwyer  
Sacred Heart Schools

## FIRM RESOURCES

After evaluating each project for scope, complexity, and schedule requirements, Aedis will create a strategic and intentional staffing plan, with District review if requested, to ensure a quality and timely project completion. At any stage of Design, should extra resources be required to ensure schedule adherence, Aedis has additional staff that can be allocated and assigned to a TRES D project. In addition, Twin Ridges Elementary School District will benefit from Aedis' long standing relationships and partnerships with consulting firms who will offer flexible staffing capacity and expert personnel.

The Aedis team for Twin Ridges ESD includes:

**Joe Vela, Principal in Charge** – As Principal in Charge, Joe is responsible for fulfilling contractual obligations, including scope, schedule and budget constraints. He will provide oversight to the design team, striving daily for client satisfaction, and ensuring project success by delivering on goals, vision, and needs of TRES D and its community.

**Robert Rudd, Project Manager** – Robert's role as Senior Project Manager is to provide day-to-day "hands-on" design administration using his technical experience to map decisions and interactions, supervising and managing the complete design team communication, assisting in the control of the project budget and schedule, and meeting facilitation. His wealth of K-12 experience helps him ensure the construction documents are complete and coordinated for DSA approval and construction.

**Scott Burnham, Construction Administrator** – As Construction Administrator, Scott's responsibilities include ensuring construction is executed according to the design intent, and per the specifications and plans approved by DSA and the TRES D. He will facilitate project related communication such as responses to RFIs, review material submittals, and assist in keeping the project on schedule.

### Project Spotlight



Phased & Occupied



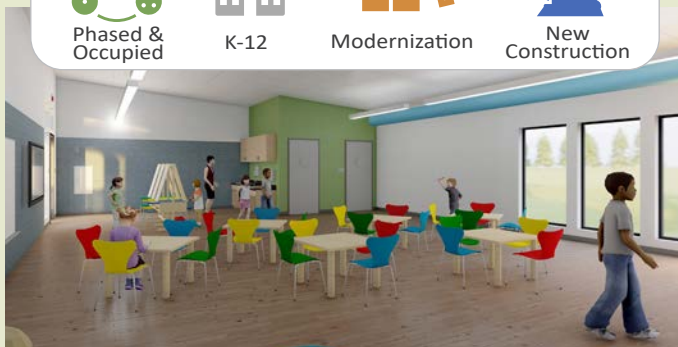
K-12



Modernization



New Construction



## Chicago Park Elementary School TK and Campus Modernization • Grass Valley, CA

Chicago Park Elementary School is a TK-8 campus with less than 200 students. Prior to this project, the school lacked the classroom space to serve TK and Kindergarten students. Aedis was hired to design a new TK building for their campus so the school can offer full-day TK opportunities for their community. Nestled in a small community in the Sierra Nevada Mountains, this building was required to meet snow load and Wildland Urban Interface requirements. As this project nears completion, Aedis is beginning another project on campus, a modernization, that should be in construction late 2024.





# 4 Relevant Experience



# Grass Valley Charter School

Grass Valley Unified School District • Grass Valley, CA



**Year Completed/Current Status:** Completed 2021

**Client Contact:** Grass Valley Unified School District  
Brian Martinez, Assistant Superintendent  
(530) 273-4483 x2014 | bmartinez@gvsd.us

**Contractor Contact:** Hardcore Construction  
Sam Hochwald, (530) 274-2644 | hcisamh@gmail.com

**Inspector of Record Contact:** MHL Enterprises  
Dennis Dooley, (530) 362-6868 | mhle@mindspring.com

**Project Description:** Grass Valley Charter was a school that was long overdue for a modernization. Funded by local bond funds, and OPSC, Aedis coordinated with a funding consultant and the construction manager to carefully match the project scope and phasing with the highly regulated funding sources. New roofing, HVAC and updated finishes were prioritized as well as a new large outdoor play structure and play equipment, designed to meet the school's needs and that of the community at large, after hours. Sustainable finishes and low VOC products were incorporated to provide a healthy environment for students and staff.

# Margaret G Scotten School

Grass Valley Elementary School District • Grass Valley, CA



PHASED & OCCUPIED      K-12      MODERNIZATION



**Year Completed/Current Status:** Completed 2020

**Client Contact:** Grass Valley Elementary School District  
Brian Martinez, Assistant Superintendent  
(530) 273-4483 x2014 | bmartinez@gvsd.us

**Contractor Contact:** BOBO Construction  
Austin Bobo, (916) 383-7777  
abobo@boboconstructioninc.com

**Inspector of Record Contact:** MHL Enterprises  
Dennis Dooley, (530) 362-6868 | mhle@mindspring.com

**Project Description:** This K-4 Campus was in need new roof, telecom, fire alarm, and HVAC replacements. Site utilities were failing and inadequate. Sitework was not access compliant, and classrooms were not supporting educational program. The budget was extraordinarily tight and deemed insufficient to achieve all that the campus required. From day one, the project was in a dynamic state of re-scoping, as market conditions were shifting, and delivery methods were considered and re-considered. In the end, with the support of a construction-oriented management firm, and a funding consultant, we opted for a multi-prime format to maintain scope flexibility. Our focus on client service and responsiveness was the key to this project's success.

# Yolo County Career Technical Education Suite

Yolo County Office of Education • Woodland, CA



K-12



MODERNIZATION



**Year Completed/Current Status:** Completed 2019

**Client Contact:** Yolo County Office of Education  
Matt Juchniewicz, Director, Support Operation Services  
(530) 668-3777 | [Matthew.juchniewicz@ycoe.org](mailto:Matthew.juchniewicz@ycoe.org)

**Contractor Contact:** Monley Hamlin Construction  
Jimmy Hamlin, (530) 750-1930 | [jhamlin@monleyhamlin.com](mailto:jhamlin@monleyhamlin.com)

**Inspector of Record Contact:** Senior Building Inspector  
Darrell Mayes, (530) 661-5834  
[darrell.mayes@cityofwoodland.org](mailto:darrell.mayes@cityofwoodland.org)

**Project Description:** The Yolo County Office of Education needed to provide a welding curriculum as part of their Career Technical Education Program. This converted warehouse space allowed for new shop and welding areas, multiple classroom spaces, as well as staff offices for the program.

# Bell Hill Academy Elementary School Modernization

Grass Valley Unified School District • Grass Valley, CA

PHASED & OCCUPIED      K-12      NEW CONSTRUCTION



**Year Completed/Current Status:** Completed 2021

**Client Contact:** Grass Valley Unified School District  
Brian Martinez, Assistant Superintendent  
(530) 273-4483 x2014 | bmartinez@gvsd.us

**Contractor Contact:** Hansen Bros. Enterprises  
Jeffery Hansen, (530) 273-3381 | admin@gohbe.com

**Inspector of Record Contact:** MHL Enterprises  
Dennis Dooley, (530) 362-6868 | mhle@mindspring.com

**Project Description:** The Bell Hill Academy school site is the longest continuing operating school site in the state of California. Starting operation in the 1800's, and located in downtown Grass Valley, the school sits on a small 1.93 acre sloped lot with the oldest buildings dating back to the 1950's. Challenges with this project included the age of the facility, the site's topography, and the extreme need for the construction of a multi-purpose building. Working with the school district we were able to design a Multipurpose building that minimized the impact of the sloped site while still meeting the district's needs. The building includes a dining space, warming kitchen, restrooms, storage, and a small library.

# 5 Proposed Consultants



## 5 PROPOSED CONSULTANTS

### STRUCTURAL ENGINEERS



Response Structural Engineers (RSE) is dedicated to providing safe and economical structures for a variety of project types. We have broad experience that includes successful completion of residential, commercial, institutional, equipment anchorage, telecommunications, seismic bracing and specialty ceiling projects. We are well versed in projects under the jurisdiction of DSA and OSHPD and we have completed projects in a wide range of geographic regions including snow country. Founded by Todd Kemen, S.E., and headquartered in Sacramento, California, RSE is a full service engineering firm licensed in multiple western states.

### MECHANICAL ENGINEERS



Founded in 1969, Peters Engineering has been in business for fifty-three years, providing quality consulting mechanical and electrical engineering services. The company became a California Corporation in June 1973. We employ a staff of fourteen (13) full time employees. Our primary role is to add value for our clients. From the initial planning stages to design, construction, and commissioning, we offer our clients full service. Experience, community and many other types of projects has given us the experience in the need to be flexible in design, yet holding closely to the goals and budget of the Owner.

### CIVIL ENGINEERS



Warren Consulting Engineers has designed and supervised the construction of numerous private and public site development projects throughout northern California. As a result, Warren Consulting Engineers has developed a strong working relationship with many of the local agencies and is knowledgeable of local requirements. Warren Consulting Engineers specializes in site development. Since 1988, we have been involved in the civil design services for over 6,600 projects and land surveying services of over 3,000 projects, with 825 clients, 192 school districts and 38 of California's 58 counties. WCE prides itself on our 99% repeat customer rate.

### ELECTRICAL ENGINEERS



EDGE Electrical Consulting, Inc. was established in 2013. The four principals, Donny, Gordon, Miguel, and Meida, have combined experiences of over 75 years. The firm provides electrical and low voltage engineering services for various market sectors including: Airports, Critical Facilities/ Data Center, Education (K-12 and Higher Education), Exterior Site, Food Service, Healthcare, Hospitality, Industrial, Institutional, Office, Parks, Renewable Energy, Residential, Retail, Sports/Recreation, and Theatrical.



The Engineering Enterprise, a consulting electrical and low voltage design engineering firm founded on March 17, 1974, is dedicated to providing services of unique quality and range. With 47 years of experience and 41 employees in three offices to serve the California market, TEE was recently ranked among the 40 largest Electrical Design Firm in North America by EC&M Magazine. Our Alameda office serves the San Francisco Bay Area, our Auburn office serves the Sacramento and Central Valley areas and our recently opened Santa Barbara office serves Central and Southern California.

### LANDSCAPE ARCHITECTS



After working together at various firms for 15 years, Bill and David founded Roach & Campbell in 2016. We named ourselves Roach & Campbell because you will work with us. We are committed to personal service and direct involvement. Roach & Campbell was founded on the idea that people work with people. We provide a personal approach to Landscape Architecture. We focus on listening to and understanding our client's needs and desires. Good design works on any budget, and with many constraints. But, good design only works by responding meaningfully to users, clients, and others who experience a space.



Todd G. Kemen, SE

CEO/Structural Engineer

Professional Resume

August 2024

PROFESSIONAL SUMMARY

With 20 years of experience in the engineering industry, Todd Kemen has completed a wide variety of commercial, and public projects. Todd is proficient with commercial structures based on the California Building Code, as well as school and institutional projects whose designs adhere to the regulations of the Division of the State Architect (DSA), the Office of Statewide Health Planning and Development (OSHPD), and Caltrans.

Throughout his career, Todd has had the opportunity to design multiple types of projects using a wide array of structural materials. On most of these projects Todd has overseen the construction phase and has extensive experience in specification formulation and review. As he has demonstrated throughout his career, Todd's view is that project success requires more than just good design – it requires solid execution and cooperation with the construction team.



Todd has also invested time giving back to the community and the profession, performing pro bono engineering services for public art projects and for non-profit organizations such as the American Legion. Passionate about introducing future generations to the profession, he has visited high school classes and scout troops to introduce students to structural engineering. He has also served at the highest levels of the Structural Engineers Association of California (SEAOC).

EDUCATION

- 2003: Bachelor of Science, University of the Pacific
o Major: Civil Engineering
o Minor: Engineering Management

PROFESSIONAL REGISTRATIONS

- California SE 5409
California CE 68561
Arizona CE 69659
Georgia PE 45896
Idaho CE 18810
Nevada CE & SE 24864
North Carolina PE 055755
New Mexico CE 24465
Ohio PE 85985
Oregon PE 92590
Texas PE 138410
Tennessee PE 126398
Utah CE & SE
Washington CE 56209

AFFILIATIONS

- Structural Engineers Association of Central California (President 2017-2018)
Structural Engineers Association of California (Board of Directors 2017-2019)
American Society of Civil Engineers
International Code Council
Tau Beta Pi, Engineering Honors Society
AISC: American Institute of Steel Construction



## Sean Tichenor, P.E., LEED AP

Principal and Mechanical Engineer

### EDUCATION

Bachelor of Science in Mechanical Engineering  
California State University, Sacramento 1994

### REGISTRATION

California	M31176	1999
Nevada	016552	2004
Oregon	90924PE	2016

### PROFESSIONAL AFFILIATIONS

- American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
- California Society for Healthcare Engineering, Inc.
- LEED AP

### EXPERIENCE

Mr. Tichenor joined Peters Engineering in 2000 and is now a Principal with the firm. With 40 years of experience, Sean has been involved in projects ranging from K-12, Higher Education, Master Planning, Healthcare, Controls, Laboratories, Kitchens, Fire Stations, Police Facilities and Site Infrastructure. His experience also includes studies of projects prior to design to determine the feasibility and cost to remodel or create new projects to meet the Owner's needs. His experience includes knowledge of new and existing facilities and how to make them the most efficient and cost effective choice for the owner.

He strives to accomplish the goals and objectives of the owner set forth in the early evaluations and assessments. Sean knows the importance of the relationship between owner and consultant and has a motivated staff at Peters Engineering striving to listen, respond, and guide the owner to a successful outcome.



7750 College Town Drive, Suite 101  
Sacramento, CA 95826  
916.447.2841

consulting for  
mechanical, electrical  
and plumbing engineering



Twin Ridges Elementary School District

Name Anthony J. Tassano, P.E.

Role: Principal in Charge, Civil Engineer



**Professional Qualifications**

Anthony will be the Principal-in-Charge for Civil Engineering Services work at Twin Ridges Elementary School District. Anthony is very familiar with the scope of work for this RFQ, having provided services on 1,100 similar projects, during his 19 years with the firm. He has experience with the District Area, DSA, CDE and other local and State agencies. He has the proven ability to get the projects done on time and on budget.



B.A. Civil Engineering California State University Chico, CA



Registered Civil Engineer, CA:  
C74696

Years of experience: 19

Years with WCE: 19

**Anthony's Experience with Aedis Architects**

- Cesar Chavez Community School, Woodland, CA
- Chicago Park Elementary School, Grass Valley, CA
- Bell Hill Academy, Grass Valley, CA
- Grass Valley Charter School, Grass Valley, CA
- Lyman Gilmore Middle School, Grass Valley, CA
- Margaret Scotten School, Grass Valley, CA
- Cesar Chavez Community School, Woodland, CA
- Margaret Scotten School Site Improvements, Grass Valley, CA
- Lyman Gilmore Middle School Site Improvements, Grass Valley, CA
- Downey High School Athletic Complex, Modesto, CA

WCE has worked with Aedis on 11 projects.



**Donny Lee, P.E., RCDD**  
Principal

### EDUCATION

Bachelor of Science in Electrical and Electronic Engineering  
California State University,  
Sacramento

Bachelor of Science in Business Administration.  
California State University  
Sacramento

### REGISTRATION

Registered Professional Engineer  
AZ: 42427  
CA: E17376  
HI: 15155  
NV: 17111  
OR: 86976  
WA: 42724  
RCDD

Donny has 32 years of experience in the industry and is licensed in 6 States. He has two Bachelor of Science degrees, the first in Business Administration Strategic Management and the second in Electrical and Electronics Engineering from California State University, Sacramento. He has extensive project experience in residential, commercial, healthcare, K-12 educational, higher education, institutional, mission critical, and the food service sectors.

Donny has extensive experience in all phases of project construction from pre-design through construction administration. This experience includes both remodel and new construction of numerous projects with complex power distributions and low voltage systems.

### SELECTED PROJECT EXPERIENCE

*UC Davis Campus, University of the Pacific, Chico Unified School District, Marysville Joint Unified School District, Tahoe Truckee Unified School District, etc.*

Projects in the K-12 and higher education sector involved design of electrical and low voltage systems for modernizations, additions to existing buildings, new gymnasiums, library buildings, administration buildings, and campus infrastructures.

- Folsom Cordova USD – Folsom High School CTE Building.
- Galt High School Agriculture CTE Addition.
- Cosumnes Oaks High School Patient Care CTE.
- Davis Joint USD Emerson Davinci Science.
- James Rutter Elementary School New Science Center.
- Joseph Kerr Middle School Science Center.
- Galt High School Science Technology Engineering Building.
- Pleasant Grove High School – Bioscience Building.
- Mitchell Middle School Science Classroom.
- Elk Grove U.S.D. Modernizations and Prop 39 Projects, Elk Grove Unified School District
- Franklin Elementary School Portables, Elk Grove Unified School District
- Hamilton Elementary School Fire Alarm Upgrade, Stockton Unified School District
- Marigold Elementary School Modernization, Chico Unified School District
- McManus & Partridge Elementary School Library, Chico Unified School District
- McManus Elementary School Modernization, Chico Unified School District
- McManus School Reconstruction, Chico Unified School District
- Neal Dow Elementary School Addition, Chico Unified School District
- Nelson Avenue Middle School New Media Center, Thermalito Union School District
- Shasta Elementary School, Chico Unified School District
- Sierra View Elementary School Modernization, Chico Unified School District
- Truckee Elementary Multipurpose Room, Tahoe/Truckee Unified School District

400 R Street, Suite 333, Sacramento, CA 95811 916.256.2460  
1151 Harbor Bay Parkway, Suite 123A, Alameda, CA 94502 510.634.7200  
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612 949.566.8699  
EDGE-eConsulting.com



**The Engineering Enterprise**  
www.eegpt.com



**Danny McKevitt, LEED® AP**

Principal in Charge

Danny brings 30 years of invaluable industry experience, serving in diverse roles including CAD drafting, electrical and lighting designer, and project management. His journey began with a local electrical contractor, where he laid the foundation for their CAD Department. His career progressed from a drafter to a proficient electrical and lighting designer. This multifaceted background equips him with a profound understanding of constructability and the inherent value it adds to the design process. Within TEE, Danny has honed his expertise predominantly within the educational sector, where he has overseen a multitude of K-12 and Community College projects. His enduring relationships with various architects, school districts, and colleges attest to his commitment and proficiency. Over the span of his career, he has contributed his talents to countless projects across Northern California.

**Education / Training**

- Associate of Science Degree, Computer Aided Design, Sierra College
- Certified, Lighting Design, Consumnes River College
- Certified, Commercial and Industrial Wiring, Sierra College
- Certified, Lighting Design Fundamentals, IESNA

**Registrations**

- LEED Accredited Professional, U.S. Green Building Council

**Affiliations**

- U.S. Green Building Council

**Total Years of Experience**

- 30

**Total Years with TEE**

- 19

**Representative Project Experience**

*Butte Unified School District*

- River Islands High School Gym Complex, Chico, CA

*Chico Unified School District*

- Chico High School New Science Building, Chico, CA
- Pleasant Valley High School Culinary Arts & Medical CTE, Chico, CA

*Elk Grove Unified School District*

- Harriett Eddy Middle School Gym, Elk Grove, CA
- T.J. Smedberg Middle School Gym, Elk Grove, CA

*Maple Valley Unified School District*

- American Canyon Middle School Student Commons & Site Improvements, American Canyon, CA

*Mathews Unified School District*

- Underlum High School Gym, Sacramento, CA
- Matomas Middle School Gym, Sacramento, CA

*Placer Union High School District*

- Colfax High School Multi-Purpose/Cafeteria, Colfax, CA
- Del Oro High School Courtyard Restoration, Loomis, CA
- Placer High School Modernizations, Auburn, CA

*Roseville Joint Union High School District*

- Westpark Area High School Gym, Roseville, CA

*San Juan Unified School District*

- John Barrett Middle School Science Wing & Gym, Carmichael, CA
- Bella Vista High School Science Classroom Additions and Modernization, Sacramento, CA
- Casa Ruble High School Student Union & Admin Building, Orangevale, CA
- San Juan High School Campus Master Plan, Citrus Heights, CA

*Stockton Unified School District*

- Franklin High School Auto Body Shop CTE, Stockton, CA

*Washington Unified School District*

- River City High School Gym, West Sacramento CA

*Yuba City Unified School District*

- Barry School New Gym, Yuba City, CA



**Andrea Strahlo**

Senior Landscape Architect  
California Registered Landscape Architect #6111

With 18 years of experience in the Landscape Architecture field, Andrea has a passion for creating spaces that inspire and bring people together. This passion drives her focus on the design and implementation of parks and schools. Through collaborative, innovative, and thoughtful design, Andrea strives to create functional and distinctive spaces that engender an appreciation for nature and shared experience.

To ensure the projects and owner's goals are achieved, Andrea prioritizes construction support, bridging the design intent and implementation. Her experience translates into finding creative solutions during construction and applying these 'lesson learned' on current projects.

Education

2006, BS, Landscape Architecture | Colorado State University

Professional Affiliations

ULI Associate Member

Project Experience

**Wood Creek High School | 2024 \*\***

**Roseville Joint Union High School District | Roseville CA**

Addition of two girls softball fields to an existing campus to comply with Title 9. The two fields will be installed within the existing open turf on campus to provide onsite facilities. The varsity girls field will be a fully fenced field, with covered dugouts, new backstop, scoreboard, and batting cage to be utilized by both varsity and JV players. The JV field will have a new backstop and fenced dugouts, this field will be unfenced to allow multi-use of the turf to the south.

**Richmond High School | 2024**

**West Contra Costa Unified School District | Richmond CA**

Roach & Campbell is providing landscape architecture and site design for a \$185M modernization of the existing campus. Our work includes creating a cohesive design integrating the existing site with the new buildings and existing buildings.

**Grantline Elementary School | 2024**

**Elk Grove Unified School District| Elk Grove, CA**

This new TK-6<sup>th</sup> grade campus will include seven new buildings on a site with a 15' grade change from one end to the other. Roach & Campbell is providing the overall site design to integrate the grade changes with a creative and functional solution integrating learning and gathering areas within the central core of the campus. In addition to the new buildings site improvements will include new hardcourts, outdoor classrooms, age appropriate play grounds, covered dining, and a landscape that is adaptive to our climate and low maintenance.

947 Enterprise Drive, Loft B | Sacramento, California 95825  
916.945.8003 | 916.342.7119

# 6 Strategy and Approach



# 6 STRATEGY AND APPROACH

## PROPOSED STRATEGY AND APPROACH

Aedis has been working on new construction and multi-phased modernization projects for 70 years, as long as we have been in business. We have experience with project big and small, from new campus designs to phased modernizations of all sizes on occupied facilities. We have worked with Districts and their stakeholders to bring to life their vision, carefully incorporating their programmatic needs, all the while being respectful of any budget and schedule restrictions. In addition, we have the resources and professional expertise to successfully oversee the planning, design, bidding, construction, closeout, and final occupancy of our projects.

Aedis understand that TRES D is contemplating new TK classrooms. Due to funding requirements, a quick design and review process may be required. Aedis is the ideal partner to help TRES D be successful accomplishing this as we have extensive experience fast tracking projects through DSA and the Authorities Having Jurisdiction. In addition, our experience in rural communities near the Sierra Nevada Mountains has given us insight and expertise with projects requiring snow loads and Wildland Urban Interface. We are aware that modular buildings are

challenging to procure in such areas as the specialized requirements needed for the community are not standard for the industry and modular manufacturers. Frustratingly, modular manufacturers are often unwilling to assist getting buildings with special requirements through DSA. In an effort to meet TRES D’s goals, Aedis will investigate modular manufacturer options and present possible solutions for a TK classroom building. One such option is to deliver this project with a “plan re-use” process, using a design for a building that Aedis recently completed. This solution is both cost and time saving as our existing plans could be reused with minimal modifications for specific site implementation, such as ADA access, walkways, foundation requirements, and any programmatic changes that may be needed. This would fast track the normal planning and design process as well as the DSA approval timeline, allowing this project to go to bid sooner.

TRES D’s other modernization projects may go through a traditional design process that involves Programing, Schematic Design, Design Development, and DSA and AHJ Approvals. If a more traditional design process is required, Aedis will support the District throughout the

### Project Spotlight



Phased & Occupied    K-12    Modernization    New Construction

## Ellis Elementary School Modernization and New Classrooms • Sunnyvale CA

Ellis Elementary School is undergoing a massive, multi-phased reconfiguration. Phase 1 includes a new 2-story classroom building, which completed in the Spring of 2023. It has a total of 22 classrooms, is adjacent to a new, central campus courtyard, and feature wide open walkways, large windows for natural light, and HVAC units for each classroom. This is just the beginning of the modernization project which has been phased to minimize disruption to the school while maximizing the transformation. In subsequent phases, the school will receive a new Multi-Purpose Building with an outdoor covered lunch seating area, a new Library, additional kindergarten classrooms, new fencing around the entire campus, and re-envisioned pick-up/drop-off areas to ease congestion on the campus and surrounding neighborhood. The entire campus modernization is expected to be complete by 2025.

entire bidding and procurement process, whether the project is Design Bid Build or Lease Lease Back. Our support continues through Construction Administration reviewing RFIs, submittals, change orders and payment applications. We will also hold on-site Owner Architect Contractor meetings on a weekly or bi-weekly basis and drive the final DSA-closeout across the finish line. To note, Aedis has dedicated staff specifically tasked with assuring a timely certified closeout of all projects. In fact, our DSA-closeout staff has a track record of closing projects out with certification within three to six months of receiving the Notice of Completion.

### LEAD TIME REQUIREMENTS & SCHEDULING

When scheduling services and milestone goals, we recognize the critical importance of lead time for effective project management. Our scheduling process prioritizes early engagement and proactive planning to ensure that all necessary resources are allocated, and milestones are met in a timely manner. Aedis takes pride in our record of successfully meeting project schedules. We routinely meet District schedule objectives and regulatory agency requirements on all of our projects.

The key to minimizing potential delays is preparedness and responsiveness at critical times of a project. We have proven, time and time again, that when given extremely

restrictive or shifting timelines, we apply creativity and flexibility to the project management to ensure that objectives are more than just met, they are exceeded. In fact, if necessary, and the situation demands, we will assign extra staff to the project to maintain a high degree of progress.

On many of our projects, we use a variety of practices to “fast-track” school construction to reduce construction time. To that end we use pre-fabricated and pre-engineered construction wherever appropriate, to reduce fabrication and installation time. In addition, we may phase construction in a way that allows the most critical portions to be finished and occupied earlier, while the rest of the project continues under construction.

During construction administration, the response time to RFIs is critical to continue forward momentum and not delay construction activities, so to that end, we respond the RFIs thoroughly and in a timely manner. In addition, our Construction Administrators attend regular meetings to monitor construction progress, and clarify design intent.

Ultimately, responsiveness is the key to schedule adherence thus our approach to scheduling and lead time requirements is proactive and collaborative, with a focus on early engagement, thorough planning, and effective communication.



“ Working with the Aedis team has been a true pleasure...It is so refreshing to work with an architect who truly listens to and values our identity, working hard to ensure we can see ourselves in the final design. ”

- Paul Nadeau

Director of Facilities Planning & Management  
Gilroy Unified School District



# 7

## Client References



# 7 CLIENT REFERENCES

## KATIE KOHLER

Superintendent / Principal  
Chicago Park School District  
15725 Mt. Olive Rd | Grass Valley, CA 95945  
(530) 346-2153 x202  
katiek@chicagoparkschool.org  
**Project Name:** Chicago Park Elementary School New TK Building and facilities Modernization

## BRIAN MARTINEZ

Assistant Superintendent and Facilities Director  
Grass Valley School District  
10840 Gilmore Way | Grass Valley, CA 95945  
(530) 273-4483 x2014  
bmartinez@gvsd.us  
**Project Name:** Margaret Scotten Elementary School Modernization and Additions

## CRAIG ROUSE

Senior Director of Facilities, Maintenance & Operations  
Rocklin Unified School District  
2615 Sierra Meadows Drive | Rocklin, CA 95677  
(916) 630-2246  
crouse@rocklin.k12.ca.us  
**Project Name:** Rocklin Elementary School Fire Alarm Replacement

## ALVARO MEZA

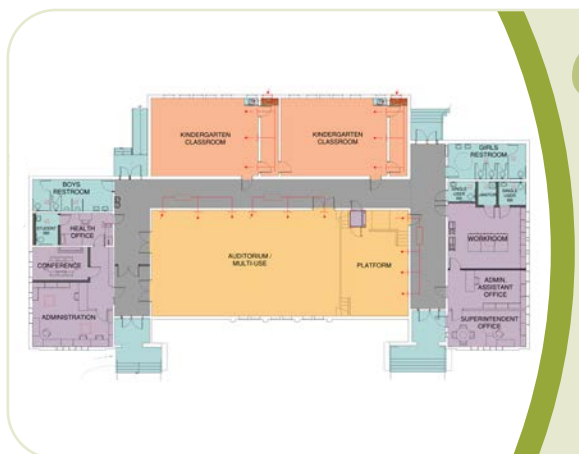
District Representative  
Gilroy Unified School District  
7810 Arroyo Circle | Gilroy, CA 95020  
(669) 771-1600  
alvaro.meza@gilroyunified.org  
**Project Name:** Brownell Middle School Modernizations and South Valley Middle School Campus Replacement

## SCOTT DAVIS

Director of Facilities  
Roseville Joint Union School District  
2 Tiger Way #2 | Roseville, CA 95678  
916-782-4707  
scdavis@rjuhsd.us  
**Project Name:** Granite Bay High School Roof Replacement

## MATTHEW JUCHNIEWICZ

Director, Support Operation Services  
Yolo County Office of Education  
1280 Santa Anita Ct. #100 | Woodland, CA 95776  
(530)-668-3777  
matthew.juchniewicz@ycoe.org  
**Project Name:** Cesar Chavez Community School Outdoor Learning



“ I have been so impressed with the phenomenal team from Aedis! ... They listen carefully, take copious notes, and then turn our vision and input into a well-designed and thoughtful plan. ”

- Molly Barnes

Superintendent, Sunol Glen School District



**GILROY UNIFIED SCHOOL DISTRICT**  
**Business Services**

7810 Arroyo Circle, Gilroy, California 95020  
Tel. 669-205-4000 fax: 408-486-7561  
www.gilroyunified.org

**SUPERINTENDENT**

Dr. Deborah A. Flores, Ph.D.

**BOARD OF EDUCATION**

Enrique Diaz ♦ B.C. Doyle ♦ Tuyen Fiack ♦ Mark Good  
Anisha Munshi ♦ James E. Pace ♦ Linda Piceno

Wednesday, October 23, 2019

Re: Recommendation for Aedis Architects

To Whom It May Concern,

It is with great pleasure that I write this letter of recommendation for Aedis Architects.

Several years ago, I lead the process you are leading now- circulating a RFQ for Gilroy Unified School District to establish an excellent 'pool' of architects. It is how our District came to work with Aedis Architects. They have since won our largest project among our pool; a \$70 million modernization project of Brownell Middle School.

Reflecting back on their interview, I offer that what Aedis Architects (Joe & John) represented/ promised, is in fact what they deliver! Most notably, they respect my budget and schedule throughout the project design and now into construction. We are in fact well under budget (we have a Maximum Guaranteed Price on our LLB) and will be able to add scope to the project at our discretion. Their entire team is driven by creativity in design and educational planning – but are able to channel and execute that creativity without breaking the bank. They are diligent in their attention to detail that is necessary in our school environment. They are also very responsive and do not cut corners to meet our needs.

As a CBO in our County, I would not stir you in the wrong direction. I whole-heartedly recommend Aedis Architects to be part of your architect pool. You will not be disappointed. Best of luck with your projects, and do not hesitate to call me with any follow up questions you may have.

Sincerely,

Álvaro Meza  
Assistant Superintendent, Business Services/  
Chief Business Official

Superintendent Robert R. Bravo, Ed.D.

Board of Trustees:  
Kristina Arrasmith  
Stacey Brown  
Kalen Gallagher  
Linda Goytia  
Robert Varich



## Campbell Union High School District

Branham High School  
Del Mar High School  
Leigh High School  
Prospect High School  
Westmont High School  
Boynon High School

CACE: Campbell Adult/Community Education

October 22, 2019

To Whom It May Concern:

The Campbell Union High School District has been working with Aedis Architects on a new classroom addition, with outdoor learning and assembly space and a special education modernization for Prospect High School.

We are enjoying the collaborative and trusting relationship. Aedis is responsive to our needs and sensitive to the interests of stakeholders and the administration. They have engaged with teachers creatively and with empathy. Aedis has taken care to protect the interests of the District by diligently exploring options to deliver the project on time, and within budget. In addition to being sensitive to the programmatic goals of the project, we asked them to facilitate a design that created exciting and inviting environment that communicates school pride and spirit, and they have, enhancing a cohesive sense of identity for the campus.

Aedis has a broad understanding of campus operations and maintenance, balancing the long term impacts of design decisions. All in all, I feel confident that our district gets reliable, high quality and responsive service from Aedis. I would recommend them for work with any school district.

Sincerely,

Eric Wasinger,

Executive Director of Facilities

[ewasinger@cuhsd.org](mailto:ewasinger@cuhsd.org)

408.710.5384

3235 UNION AVENUE, SAN JOSE, CALIFORNIA 95124-2096		PHONE: 408-371-0960	FAX: 408-558-3006	WWW.CUHSD.ORG
Boynon High School S. Thomas, Principal 408-626-3404	Branham High School C. Lawton, Principal 408-626-3407	Del Mar High School L. Lopez, Principal 408-626-3403	Leigh High School K. Butler, Principal 408-626-3405	Prospect High School P. Pinza, Principal 408-626-3408
			Westmont High School J. Miller, Principal 408-626-3406	CACE U. Narayanan, Director 408-626-3402

AN EQUAL OPPORTUNITY EMPLOYER



Campbell Union School District  
155 North Third Street  
Campbell CA 95008

T 408-364-4200  
F 408-341-7280

Website:  
[www.campbellusd.org](http://www.campbellusd.org)

**Governing Board Members:**

Pablo A. Beltran  
Danielle M.S. Cohen  
Chris Miller  
Richard H. Nguyen  
Michael L. Snyder

**Governing Board Phone No:**  
408-341-7251

**Superintendent**  
Shelly Viramontez, Ed.D.  
408-364-4200

October 22, 2019

To Whom It May Concern:

I am pleased to write this letter of recommendation for Aedis Architects.

Aedis has been providing quality architectural services for Campbell Union School District for more than 23 years. While, in all that time, we have been satisfied with the firm's work, Aedis has gone above and beyond the role of the traditional architect to help us realize our aggressive initiative to provide safe and modern facilities for our students in an environment that fulfills STEAM and Common Core requirements.

On several projects, but most notably on the renovation of Campbell School of Innovation, a new TK-8 school, Aedis has exceeded our expectations in designing facilities that align closely with our goals, working closely with teachers, staff, members of the community, and stakeholders in educational planning facilities. They designed a \$20 million signature stick-to-build innovative building from the ground up that implemented feedback they received from staff and the community. The plans are currently awaiting approval from DSA.

I believe Aedis' signature strength is its ability to listen carefully to what is important to us, laying the groundwork for projects that ultimately reflect our educational mission and objectives. Aedis continually surprises us with the ingenuity of its design solutions and the thoroughness of their quality control, almost always exceeding what is requested or expected of them.

Aedis has stepped up to our challenge of meeting tight schedules and strict budgets while advocating for the District's interests during bidding and construction phases. The Measures G and CC programs required them to handle a number of multi-phase projects simultaneously, and when asked to accelerate additional projects, such as our recent \$3.9 million Rosemary Elementary playground project that needed to be completed within 3.5 months, Aedis provided multiple teams to handle the load, with consistent leadership and standards.

Campbell Union School District highly recommends Aedis Architects based on our successful history with the firm and the individuals who service our projects.

Sincerely,

Biling "Nelly" Yang  
Assistant Superintendent, Administrative Services



January 13, 2022

Jason Yi  
Project Manager, Bond/Capital & Facilities  
4000 Suisun Valley Road  
Fairfield, CA 94534  
(707) 864-7257  
[jason.yi@solano.edu](mailto:jason.yi@solano.edu)

RE: Letter of Recommendation for Aedis Architects

To Whom It May Concern,

I am pleased to write this letter of recommendation for Aedis Architects. Since 2020, Aedis has been working continuously with the Solano Community College District on a number of different types of projects. In that time, Aedis has:

- Kept me and other team members well informed of project issues and progress
- Met or exceeded our expectations for accuracy and timeliness.
- Been thorough in their analysis of conditions, offering insightful recommendations and options.
- Worked effectively with DSA to resolve difficult facilities challenges.

Aedis has a deep understanding of DSA processes, technically skilled, and is also collaborative and creative in helping the District achieve its goals. We enthusiastically recommend Aedis Architects to any institution of higher education.

Sincerely,

Jason Yi  
Project Manager, Bond/Capital & Facilities  
Solano Community College District

4000 SUISUN VALLEY ROAD | FAIRFIELD, CA 94534-3197 | 707.864.7000

# 8

## General Price List



# 8 GENERAL PRICE LIST

President/CEO	\$ 260.00 / hr
Principal	\$ 250.00 / hr
Associate Principal	\$ 235.00 / hr
Director of Education Planning	\$ 210.00 / hr
Senior Project Manager	\$ 210.00 / hr
Project Manager/Contract Administrator	\$ 190.00 / hr
Senior Designer	\$ 180.00 / hr
Assistant Project Manager	\$ 160.00 / hr
Designer, Architecture	\$ 135.00 / hr
Interior Designer 1	\$ 160.00 / hr
Interior Designer 2	\$ 135.00 / hr
Office Manager	\$ 150.00 / hr
Administrator	\$ 123.00 / hr

The Architect's Fee Schedule covers Basic Design Services and Basic Contract Administration Services, and shall be calculated as follows:

## FEE STRUCTURE

For larger projects (projects greater than \$4 million), our fee structure is modeled after the OPSC fee schedule and covers basic design services: Architectural, Structural, Electrical, Mechanical, Landscape, Civil, and DSA Approval through Construction Administration. Specialty consultants are not included in the basic fee i.e. acoustic, audio visual, theater, food service, and third party cost estimating (now required by DSA) are in addition to our services and not included in the standard fee structure. We request that a construction budget be established based on a true scope of work that the District and Architect agree to before a fee is finalized. Our standard fee structure is suited only to larger projects. Small projects (projects less than \$4 million) fees are calculated using hourly rates and time expected to complete the project by the appropriate personnel. Billing occurs in monthly payments based on a percentage completion of project phases.

## NEW CONSTRUCTION ON DEVELOPED SITES

1. Ten percent (10%) of the first one million dollars (\$1,000,000.00) of computed cost.
2. Nine and one-half percent (9 1/2%) of the next one million dollars (\$1,000,000.00) of computed cost.
3. Nine percent (9%) of the next two million dollars (\$2,000,000.00) of computed cost.
4. Eight and one-half percent (8 1/2%) of the next eight million dollars (\$8,000,000.00) of computed cost.
5. Eight percent (8%) of the next eight million dollars (\$8,000,000.00) of computed cost.
6. Five percent (5%) of the computed cost of work over twenty million dollars (>\$20,000,000.00).
7. Six percent (6%) on the cost of factory-built portables. (Building shell cost only. All other upgrade costs are included in items (1) through (6) above).

## MODERNIZATION

1. Twelve (12%) of the first one million dollars (\$1,000,000.00) of computed cost.
2. Eleven and one-half percent (11 1/2%) of the next one million dollars (\$1,000,000.00) of computed cost.
3. Eleven percent (11%) of the next two million dollars (\$2,000,000.00) of computed cost.
4. Ten percent (10%) of the next eight million dollars (\$8,000,000.00) of computed cost.
5. Nine percent (9%) of the next eight million dollars (\$8,000,000.00) of computed cost.
6. Eight percent (8%) of the computed cost of work over twenty million dollars (>\$20,000,000.00).

Definition of Computed Cost: Sum of all bid items and bid alternates (based on the successful bidder) and change orders, both additive and deductive.

## REIMBURSABLES

All reimbursable expenses are billed at cost + 10%

**Printing and Plotting Costs:** All printing costs other than for in-house use.

**Shipping and Handling:** Bill for shipping and handling of plans and submittals and necessary document shipping.



# 9

## Legal Issues



## 9 LEGAL ISSUES

### LEGAL QUESTIONS

- Is there currently any pending legal action alleging violations of the law in California against the firm or any employee of the firm? If so, please describe such pending action.

**No**

- Have there been any settlements or judgments involving such actions within the last five (5) years? Please describe each such settlement or judgment, including the nature of the action and the amount of recovery.

**No**

- Are there pending legal or disciplinary matters involving such actions against the firm by any State or Federal regulatory agency? If yes, describe. Include information about any criminal indictments or convictions against the firm.

**No**

# 10 DVBE Guidelines



# 10 DVBE GUIDELINES

## DVBE GUIDELINES

At the District’s request, we will commit to submitting bids having met the DVBE participation goal as established by the Office of Public School Construction or be able to demonstrate a good faith effort by submitting

- records of contact with the District, agencies, and local DVBE organizations to identify DVBEs,
- proof of advertisement if not waived, and
- invitations to responding DVBEs to bid as a sub-consultant.



### Campbell School of Innovation

#### The Mission:

To design a building that supports and reflects an educational program that is itself based around Design-Thinking, accomplished through “neighborhood”-format learning communities that connect groups to the culture of the whole campus.

#### The Solution:

A non-traditional configuration of learning stations reinforces the innovative culture to which the Campbell School of Innovation aspires. The earlier phases include a highly customized modular small learning community “DOWNTOWN” for TK-2 and a complete renovation of existing classroom buildings into a flexible “MIDTOWN” 3rd-5th grade learning community.” UPTOWN” is the 6th-8th Grade Learning Community project.

#### All phases represent:

- Flexibility
- Indoor/outdoor connection
- Biophilic design features
- Shared collaboration spaces

#### The “UPTOWN” Design

- The building’s facade evokes wonder with its nested cantilevers, drawing students in to seek out opportunities to explore their surroundings.
- The internal monument stair invites ad hoc collaboration in an unstructured “watering hole” environment.
- Integrated colorful nooks are places to rest and rejuvenate, spark creativity, or focus on research.
- Balconies, patios, and retractable walls simplify the movement of a collaborative project activity outdoors.