

CHICO UNIFIED SCHOOL DISTRICT

Statement of Qualifications for
Architectural Services

Submitted by Studio **W** Architects
November 28, 2023



STUDIO **W**
ARCHITECTS



November 28, 2023

Julie Kistle
Director, Facilities & Construction
Chico Unified School District
2455 Carmichael Drive
Chico, CA 95928



SUBJECT: Statement of Qualifications for Architectural Services

Dear Ms. Kistle and Members of the Selection Committee,

As the center of culture and commerce in Butte County, and as the greatest population of residents in the northern part of California above Sacramento and the Bay Area, the community of Chico is home to many diverse economies and individuals. It is often known for being a “college town” in support of Chico State University, but Chico’s history and its future are very much rooted in agriculture and natural history as much as the educational opportunities that have made its home there.

As such, **Chico Unified School District** has become a large and diverse school district offering a wide range of education opportunities to its student population in support of the vast opportunities that Chico itself presents. Therefore, its facilities, and the architectural teams that design them, should be among the most talented and dedicated firms that Northern California has to offer.

Studio W Architects is proud to have recently begun a working relationship with Chico USD on your **Central Kitchen Walk-In Freezer & Cooler Expansion** project, and we have **significant experience working in Butte County** and in places similar to Chico throughout California. As the sole architect for **Paradise Unified School District**, both before and after the Camp Fire in 2018, and for **Thermalito Union Elementary School District’s** new Plumas Avenue Elementary School Expanded Learning Opportunities Program Facility, we have developed a keen understanding of the local region, including **developing partnerships with consultants and contractors in the area** that have allowed us to deliver success near Chico.

Our focus is on school districts that have real challenges when it comes to **bringing resources and expertise to their region**. Our experience in understanding the public education design process, including local and State funding, the Division of the State Architect regulations and highly competitive, modern educational design solutions that go **well beyond design** is why we are the primary architects for so many districts statewide.

We believe we would be a great fit to provide design services to Chico USD as part of your pre-qualified pool of architects, and hope that we can develop a partnership that lasts many years, with many successful facility projects to come.

Sincerely,

Brian Whitmore, AIA, LEED AP

Principal-in-Charge
President & CEO

916.626.1303 c
BrianW@StudioW-Architects.com

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ARCHITECT'S QUALIFICATION FORM

A. THE ARCHITECT B. THE OFFICE



STUDIO **W**
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A. THE ARCHITECT

B. THE OFFICE



Studio W's Sacramento Office

A. THE ARCHITECT

Firm Name

Studio W Associates, Inc.

Principal-in-Charge

Brian Whitmore, AIA, LEED AP
President & CEO

CA Registration Number

Architect, CA No. C30345

Address

1930 H Street, Sacramento, CA 95811

Phone

916.254.5600

Email

BrianW@StudioW-Architects.com

Firm Type

California Corporation

Date Established

August 31, 1989

Completed State School Building Program Projects

450 completed Program projects;
over \$250 billion total

Chico Unified School District

K-12 Projects in Progress

- » 44 Program projects in progress
- » 68 K-12 projects in progress; approximately \$247 million total
- » Sacramento office manages 55 K-12 projects; totaling over \$160 million

All Projects in Progress

85 projects of all kinds being managed by the Sacramento office, totaling \$250 million

B. THE OFFICE

Employees in the Office

30 Professionals; 16 in Sacramento

Maximum Staff Employed at Any One Time

32 Professionals in 2021

How Many Staff Types?

- » 15 Architects
- » 4 Draftspeople
- » 0 Specification Writers
- » 4 Designers
- » 0 Engineers
- » 7 Clerical/Business Services

Firm History

Studio W Architects has extensive experience in the master planning, design, funding and construction administration of educational projects. With 30 employees across three offices in Sacramento, San Jose and Newport Beach, we provide **full service architecture to public school districts throughout California** and enjoy close proximity to the regulatory agencies that govern public education facilities.

Our expertise in the design of educational facilities has been developed over the firm's 34 years of history with successful delivery of over \$4 billion in projects. **Studio W's experience encompasses projects of all types and sizes, from master planning, facilities assessments, modernization and expansion projects to additions, historic retrofits and new campuses.** We provide a comprehensive approach to architectural design, and additional services include sustainable design, program management, financial strategies and entitlements assistance.



ARCHITECT'S QUALIFICATION FORM

C. ARCHITECT'S EXPERIENCE

C. ARCHITECT'S
EXPERIENCE



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C. ARCHITECT'S EXPERIENCE



Studio W's Sacramento Team

Key Personnel

- » **Brian Whitmore, AIA, LEED AP**
Principal-in-Charge
- » **Christopher Garcia, AIA**
Senior Project Manager, State
Agency Advocate
- » **Brie Gargano, AIA, LEED AP**
BD+C, CDT
Senior Project Manager, State
Agency Advocate
- » **Adriana Mouser, AIA, LEED GA, CDT**
Senior Project Architect
- » **Jason Mastly**
Contract/Construction
Administrator

1. TEAM QUALIFICATIONS

Studio W Architects' team was composed specifically to meet the needs of Chico USD. Each individual and every firm being proposed has strong experience with public education projects, including experience working with Chico USD, and brings a unique expertise and skill set that will benefit the development of your projects. Refer to the following pages for key team members' resumes.

Firm Capacity/Management of Workload

Studio W can respond quickly and effectively to provide capacity for Chico USD and your projects. We are able to successfully serve clients throughout California by leveraging staff over three offices statewide, utilizing resources in all offices as necessary to support projects in terms of staffing, expertise or other unique requests.

Studio W is capable of managing multiple projects simultaneously, and has proven to be able to manage capital programs in excess of \$130 million as exemplified in our current

work for Paradise Unified School District, where Studio W serves not only as the architect of record, but also as a program manager for the District.

Project Management

We are proposing two Senior Project Managers to oversee Chico USD's projects to ensure we have an appropriate depth of resources and expertise. With Chris Garcia performing as the client leader and primary contact for Chico USD, overseeing all project matters, and Brie Gargano available as an alternate should the opportunity arise to manage multiple projects concurrently. They will have a direct day-to-day role in managing your projects and coordinating with all internal team members and consultant partners.

Our Senior Project Managers are supported by Brian Whitmore, Principal-in-Charge, who will provide overall leadership to the team and offers the commitment of the firm to Chico USD. He stays engaged throughout the process — from contract discussions through occupancy — making sure your needs are met, working with our internal team to assure staffing and resource requirements are sufficient, and

ensuring our team provides top quality deliverables.

Additional coordination efforts throughout the project include:

- » Your Senior Project Manager will lead the **quality control efforts**, ensuring coordination & consistency in the drawings, both architecturally & with subconsultants
- » One **Project Administrator** will assist with all correspondence & paperwork
- » **Weekly project team meetings** will be held to provide updates, share results & resolve current issues
- » Frequent **team meetings with each engineering discipline** for coordination of drawings, followed by meeting minutes that are forwarded to each consultant
- » Our in-house project team will **meet with Chico USD at the end of every phase** to evaluate the progress & discuss the next steps as a team
- » During the construction administration phase, we hold **weekly check-in meetings** that include the contractor & construction manager, as applicable



BRIAN WHITMORE, AIA, LEED AP

Principal-in-Charge, President & CEO

As President & CEO of Studio W Architects, Brian manages the firm's education market. He is heavily involved in early design, master planning and programming, providing leadership and bringing stakeholders to consensus in the design of comprehensive new construction and modernization projects. Brian has an expertise in assisting clients in defining contemporary educational environments, including a focus on collaboration, flexibility, sustainability and integrated technology.

Relevant Project Experience

Chico Unified School District—Chico, CA

- » Walk-In Freezer/Cooler Addition at District Bakery

Calistoga Joint Unified School District—Calistoga, CA

- » Calistoga Jr./Sr. High School STEM Building

Natomas Unified School District—Sacramento, CA

- » Jefferson School Modernization
- » K-8 Conversions at Three Campuses
- » Natomas High School Pool Modernization
- » North Natomas Community Center & Aquatics Complex (in association with the City of Sacramento)

Paradise Unified School District—Paradise, CA

- » District-Wide Revised Facilities Master Plan & Post-Disaster Insurance Support
- » District-Wide Emergency Generator Upgrades and Maintenance & Operations Facility
- » Cedarwood Elementary, Paradise Junior High, Paradise Ridge Elementary & Pine Ridge Elementary Schools Renovations
- » Paradise High School Gateway & Education Center & Campus Modernization
- » Paradise Ridge Elementary School Multipurpose/Administration Building
- » Ridgeview High School

San Juan Unified School District—Sacramento, CA

- » Stadium Concessions, Restroom & Ticket Facilities at Nine High Schools

Thermalito Union Elementary School District—Oroville, CA

- » Plumas Avenue Elementary School Expanded Learning Opportunities Program (ELOP) Facility

Washington Unified School District—West Sacramento, CA

- » Elkhorn Village Elementary School Modernization
- » Westmore Oaks School Modernization

Winters Joint Unified School District—Winters, CA

- » District-Wide Long-Range Facilities Master Plan & Project Implementation
- » Rominger, Waggoner & Wolfskill Elementary Schools Modernizations
- » Winters High School Modernization & New Construction

California State University—Chico, CA

- » Student Services Plaza/1st Street Improvements *
- » University Police Station/Parking Facility *
- » Various Projects as Campus Consulting Architect *

* Project completed prior to Studio W

Chico Unified School District



Experience

25 years total; 9 years with Studio W

Education

Bachelor of Architecture—
California Polytechnic State University,
San Luis Obispo

Registrations

Architect, California No. C30345

National Council of Architectural Review
Boards (NCARB) No. 62105

Accredited Professional,
Leadership in Energy & Environmental
Design (LEED AP)

Professional Associations

American Institute of Architects (AIA),
Central Valley Chapter; Past President &
Board Member

City of Rocklin Past Planning
Commissioner

Coalition for Adequate School
Housing (CASH)

Community College Facility
Coalition (CCFC)

RECON Board Member

U.S. Green Building Council (USGBC)

Availability

75%



CHRISTOPHER GARCIA, AIA

Senior Project Manager & State Agency Advocate, Senior Associate

Chris has 20 years of experience serving as senior project manager for educational facilities. His hands-on approach to projects results in proficiency in all stages of project development, including management of schedules and budgets, understanding of the California Building Code, agency coordination, quality control oversight and conflict resolution. Chris has managed a broad range of projects from small, deferred maintenance projects and modernizations to building additions and new school campuses.

Relevant Project Experience

Chico Unified School District—Chico, CA

- » Walk-In Freezer/Cooler Addition at District Bakery
- » Inspire School of Arts & Sciences Master Plan *

Fortuna Union High School District—Fortuna, CA

- » Fortuna High School Modernization

Galt Joint Union High School District—Galt, CA

- » Galt High School Greenhouse Upgrade

Lassen Union High School District—Lassen, CA

- » Lassen High School Basketball Backstop Replacement & Parking Lot Upgrade

Natomas Unified School District—Sacramento, CA

- » Jefferson School Modernization
- » K-8 Conversions at Three Campuses
- » Natomas High School Pool Modernization
- » Paint Projects & Shade Structures at Multiple Campuses

Nevada Joint Union High School District—Grass Valley, CA

- » Nevada High School Adaptive PE Modernization

Paradise Unified School District—Paradise, CA

- » District Maintenance & Operations Facility
- » District-Wide Emergency Generator Upgrades
- » Paradise High School Tennis Courts Parking Lot
- » Paradise Junior High School Modernization
- » Pine Ridge Elementary School Modernization

San Juan Unified School District—Sacramento, CA

- » District-wide High School HVAC Upgrades *
- » Stadium Concessions, Restroom & Ticket Facilities at Nine High Schools

Sacramento City Unified School District—Sacramento, CA

- » Bret Harte Elementary School Hardcourt Replacement
- » West Campus High School New Athletic Field *
- » West Campus High School New STEM Building *

Tahoe Truckee Unified School District—Truckee, CA

- » Alder Creek Middle School Wellness Center Expansion
- » North Tahoe Junior/Senior High School Modernization

* Project completed prior to Studio W



Experience

20 years total; 5 years with Studio W

Degree

Bachelor of Architecture—Roger Williams University

Registrations

Architect, California No. C32487

Professional Associations

American Institute of Architects (AIA),
Architecture for Education Committee

Coalition for Adequate School
Housing (CASH), School Facilities
Leadership Academy, Cohort 8 Alumni

Sacramento Regional Builders' Exchange
(SRBX) CREATE Program, Board Member

Community College Facility
Coalition (CCFC)

U.S. Green Building Council (USGBC)

Availability

50%



BRIE GARGANO, AIA, LEED AP BD+C, CDT

Senior Project Manager & State Agency Advocate, Associate Principal

Brie brings 22 years of architectural design experience for major public education projects. Her background includes projects of all sizes and types, from minor campus renovations to full new campuses. Brie is very familiar with the code requirements and functional needs of educational facilities.

In her role as Senior Project Manager, Brie serves as the primary contact for Chico USD and the design team. She will manage all facets of your projects, including continual tracking of scope, budget, schedule and quality metrics. Brie brings a deep background in State funding, including maximizing available contingency and garnering monies from other funding programs. Brie's strong communication, detail-oriented and problem solving skills allow her to effectively lead project teams, ensuring project milestones and deliverables are met.

Relevant Project Experience

Chico Unified School District—Chico, CA

- » Chico High School Lincoln Hall & Auxiliary Gymnasium *

Calistoga Joint Unified School District—Calistoga, CA

- » Calistoga Jr./Sr. High School STEM Building

East Nicolaus Joint Union High School District—Nicolaus, CA

- » East Nicolaus High School Re-Roof/ADA Upgrades

East Side Union High School District—San Jose, CA

- » Santa Teresa High School New Classroom Building

Paradise Unified School District—Paradise, CA

- » Cedarwood, Paradise Ridge & Pine Ridge Elementary Schools Modernizations
- » Paradise High School Gateway & Education Center & Campus Modernization
- » Paradise Ridge Elementary School Multipurpose/Administration Building
- » Post-Disaster Insurance Support
- » Ridgeview High School

San Juan Unified School District—Sacramento, CA

- » Stadium Concessions, Restroom & Ticket Facilities at Nine High Schools

Twin Rivers Unified School District—Sacramento, CA

- » Various Modernizations District-Wide

Washington Unified School District—West Sacramento, CA

- » District-Wide Standards
- » Elkhorn Village Elementary School Modernization
- » Various Modernizations District-Wide
- » Westmore Oaks School Modernization

Winters Joint Unified School District—Winters, CA

- » District-Wide Long-Range Facilities Master Plan & Project Implementation
- » District-Wide Campus Modernizations
- » Winters High School Modernization & New Construction

* Project completed prior to Studio W



Experience

22 years total; 8 years with Studio W

Degree

Bachelor of Architecture—Washington State University

Bachelor of Science, Architectural Studies, with an Emphasis in Sustainable Design—Washington State University

Registrations

Architect, California No. C32549

Accredited Professional, Leadership in Energy & Environmental Design with a concentration in Building Design + Construction (LEED AP BD+C)

Construction Documents Technologist (CDT)

Professional Associations

American Institute of Architects (AIA)

Coalition for Adequate School Housing (CASH); School Facilities Leadership Academy; Cohort 5 Alumni

Community College Facility Coalition (CCFC)

Sacramento Regional Builders' Exchange (SRBX) CREATE Program, Mentor

U.S. Green Building Council (USGBC)

Availability

35%



ADRIANA MOUSER, AIA, LEED GA, CDT

Senior Project Architect

A 12-year experienced architect, Adriana is an advanced user of design software, which will be critically important in conveying design concepts and creating project documents for Chico USD. She brings a background in educational, public works, retail and healthcare design. She is well-versed in the California Building Code and the regulatory requirements of the various jurisdictional agencies.

Adriana is skilled at assembling project documents from schematic design through construction administration. She will assist the team in gathering documents and producing drawings and materials boards for submissions and presentations to your various stakeholders.

Relevant Project Experience

Chico Unified School District—Chico, CA

- » Chico High School Lincoln Hall & Auxiliary Gymnasium *

Cabrillo Unified School District—Half Moon Bay, CA

- » Farallone View Elementary School Modernization

Calistoga Joint Unified School District—Calistoga, CA

- » Calistoga Jr./Sr. High School STEM Building

Paradise Unified School District—Paradise, CA

- » District-Wide Revised Facilities Master Plan
- » District Maintenance & Operations Facility
- » Cedarwood Elementary, Paradise Junior High, Paradise Ridge Elementary & Pine Ridge Elementary Schools Modernization
- » Paradise High School Reconstruction
- » Paradise Ridge Elementary School Multipurpose & Administration Building
- » Ridgeview High School

Thermalito Union Elementary School District—Oroville, CA

- » Plumas Avenue Elementary School Expanded Learning Opportunities Program (ELOP) Facility

Washington Unified School District—West Sacramento, CA

- » Elkhorn Village Elementary School Modernization
- » Westmore Oaks School Modernization

Weaver Union School District—Weaver, CA

- » District Office Remodel

Winters Joint Unified School District—Winters, CA

- » Waggoner Elementary School Modernization
- » Winters High School Modernization & New Construction

Los Rios Community College District—Folsom, CA

- » Folsom Lake College Rancho Cordova Center Phase 1 *
- » Folsom Lake College Rancho Cordova Center Phase 2

* Project completed prior to Studio W.



Experience

12 years total; 4 years with Studio W

Degree

Bachelor of Architecture—
California Polytechnic State University,
San Luis Obispo

Registrations

Architect, California No. C37198

Green Associate, Leadership in Energy &
Environmental Design (LEED GA)

Construction Documents
Technologist (CDT)

Professional Associations

American Institute of Architects (AIA)

Coalition for Adequate School
Housing (CASH)

Community College Facility
Coalition (CCFC)

Sacramento Regional Builders' Exchange
(SRBX) CREATE Program, Mentor

U.S. Green Building Council (USGBC)

Availability

35%



JASON MASTY

Contract/Construction Administrator

Jason brings over 23 years of related architectural experience in the design of public projects. As Construction Administrator, Jason oversees all site coordination with the representatives involved in a project, including general contractors, construction managers (if applicable) and the District. He ensures timely processing of RFIs, clarifications and change orders. Jason supports the project in the close-out and certification process and throughout the bidding/negotiation phase, assisting with maintaining the budget, schedule and quality, as well as agency inspection. He will maintain regular communication with the District to convey all decisions that may affect the project schedule, scope or cost through the course of construction.

Relevant Project Experience

East Nicolaus Joint Union High School District—Nicolaus, CA

- » East Nicolaus High School Re-Roof/ADA Upgrades

Fortuna Union High School District—Fortuna, CA

- » Fortuna High School Modernization

Paradise Unified School District—Paradise, CA

- » District-Wide Revised Facilities Master Plan & Post-Disaster Insurance Support
- » District-Wide Emergency Generator Upgrades
- » District Maintenance & Operations Facility
- » Cedarwood Elementary, Paradise Junior High, Paradise Ridge Elementary & Pine Ridge Elementary Schools Renovations
- » Paradise High School Gateway & Education Center & Campus Modernization
- » Paradise Ridge Elementary School Multipurpose/Administration Building
- » Ridgeview High School

Round Valley Unified School District—Covelo, CA

- » Round Valley High School Gymnasium
- » Round Valley Elementary School Custom Modular Buildings

San Antonio Elementary School District—Lockwood, CA

- » District-Wide Long-Range Facilities Master Plan
- » San Antonio Elementary School Modernization

Summerville Union High School District—Tuolumne, CA

- » Summerville High School Stadium Renovation
- » Summerville High School Modernization

Washington Unified School District—West Sacramento, CA

- » Various Modernizations District-Wide

Wilmar Union School District—Petaluma, CA

- » Wilson Elementary School Modernization

Winters Joint Unified School District—Winters, CA

- » District-Wide Long-Range Facilities Master Plan & Project Implementation
- » District-Wide Campus Modernizations
- » Winters High School Modernization & New Construction



Experience

23 years total; 8 years with Studio W

Degree

Architecture & Civil Engineering—
University of Arizona

Professional Associations

Coalition for Adequate School
Housing (CASH); School Facilities
Leadership Academy

Community College Facility
Coalition (CCFC)

U.S. Green Building Council (USGBC)

Availability

25%



ARCHITECT'S QUALIFICATION FORM

D. ENGINEERING ASSOCIATES

D. ENGINEERING
ASSOCIATES



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D. ENGINEERING ASSOCIATES

1. STRUCTURAL ENGINEER

Name

MLA Structural Engineers



Registration

Structural Engineer, CA No. SE3824
(2.4.94)

Address

1132 Suncast Lane, Suite 6,
El Dorado Hills, CA 95762
916.941.2425 | mla-se.com

Total number of K-12 jobs

MLA has provided engineering services for 97 K-12 school projects.

Remarks

MLA Structural Engineers, Inc. is a structural engineering firm specializing in analysis and design of buildings and related structures. Established in 2004, MLA Structural Engineers has completed numerous educational and civic facilities. MLA is ready and able to provide structural engineering services for both small and large building projects. Their commitment to bringing personalized, focused service to each project has served their clients well.

MLA and Studio W have partnered on 88 projects over the past 9 years.

2. MECHANICAL & 3. ELECTRICAL ENGINEER

Name

LP Consulting Engineers



Registration

Mechanical Engineer, CA No. M32311
(1.23.03)

Electrical Engineer, CA No. E11798 (3.16.84)

Address

1209 Pleasant Grove Boulevard,
Roseville, CA 95678
916.771.0778 | lpengineers.com

Total number of K-12 jobs

LP has provided engineering services for over 320 K-12 school projects in the past five years.

Remarks

Established in 2003, LP Consulting Engineers (LPCE) designs and implements cost-effective engineering solutions for a sustainable future. LPCE specializes in reliable, full service engineering, integrated project management and dedicated customer service for mechanical, plumbing, electrical, lighting, low voltage, sustainability, fire sprinkler and commissioning services.

LP and Studio W have partnered on 101 projects over the past 9 years.

4. CIVIL ENGINEER

Name

NorthStar



Registration

Civil Engineer, CA No. 68511
(6.24.05)

Address

111 Mission Ranch Blvd, Suite 100,
Chico, CA 95973
530.893.1600 | northstareng.com

Total number of K-12 jobs

NorthStar has provided engineering services for over 150 K-12 school projects.

Remarks

Established in 1983, NorthStar is a multi-disciplinary engineering, architectural, surveying and

environmental firm. With a staff of 30 professionals, NorthStar can manage complex projects from conception through construction for both the public and private markets.

NorthStar and Studio W have partnered on 47 projects over the past 9 years.

5. ADDITIONAL CONSULTANTS

Landscape Architect

MSLA Landscape Architecture



306 Canyon Falls Drive, Folsom, CA 95630
916.989.337 p | msladesign.com

Acoustical Consultant

Bollard Acoustical Consultants



3551 Bankhead Road, Loomis, CA 95650
530.537.232 p | bacnoise.com

Food Service Consultant

AMD FoodService Design



PO Box 163, Garden Valley, CA 95633
530.333.4606 |
amdfoodservicedesign.com

Door/Hardware

Studio W will work with manufacturer's representatives at the time of material selection to implement doors and hardware.

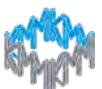
Energy Consultant

Studio W will provide basic sustainability services.

Security Electronics Consultant

KMM Services

5433 El Camino Avenue, #5,
Carmichael, CA 95608
916.359.4000 p | kmmsservices.com



ARCHITECT'S QUALIFICATION FORM

E. ORGANIZATIONAL CHART

E. ORGANIZATIONAL
CHART



STUDIO **W**
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E. ORGANIZATION CHART

1. ORGANIZATIONAL CHART



PROJECT LEADERSHIP



BRIAN WHITMORE
AIA, LEED AP
Principal-in-Charge

Primary Contact(s) *(additional, as needed)*



CHRISTOPHER GARCIA
AIA
Senior Project Manager

or



BRI GARGANO
AIA, LEED AP BD+C, CDT
Senior Project Manager

SUPPORT RESOURCES



ADRIANA MOUSER
AIA, LEED GA, CDT
Senior Project Architect



JASON MASTLY
Construction
Administrator

SUB-CONSULTANTS

**MLA STRUCTURAL
ENGINEERS**
Structural Engineering

LP CONSULTING ENGINEERS
Mechanical, Electrical,
Plumbing Engineering

NORTHSTAR
Civil Engineering

**MSLA LANDSCAPE
ARCHITECTURE**
Landscape Architecture

**BOLLARD ACOUSTICAL
CONSULTANTS**
Acoustics Consultant

**AMD FOODSERVICE
CONSULTANTS**
Food Service Consultant

KMM SERVICES
Security Electronics



2. METHODOLOGY

Design Approach/ Qualifications

Studio W has significant experience in designing and implementing new, modernized and renovated projects from ADA improvements and HVAC/re-roof remodels to comprehensive, 21st Century campus modernizations and new school campuses. Our services during project implementation include:

- » **Full service design capability**, including BIM for schematic design, design development and construction documentation
- » Significant expertise and strong **relationships with OPSC, CDE and DSA**, which enable funding and permitting efficiency
- » Significant expertise in a variety of **construction delivery methods**
- » Full service **construction administration staff** with expertise in all aspects of the public school construction process

Project Implementation

Studio W Architects' architectural design process includes pre-design (project initiation and programming), schematic design, design development, construction documents, bidding, construction administration and close-out. Layered within each of the phases are procedures for communication and iterative feedback with Chico USD's Board, administration, facilities and site staff and the community in the form of presentations, meetings, site visits and workshops.

One of the initial tasks we will complete with the District is establishing a **Steering Committee** to guide the decision making process and serve as an advisory council to the Studio W Team. The Committee is comprised of district administrators, the facilities team, site staff, community members and any other stakeholders identified by the District. This group remains intact throughout the project development process and is instrumental in vetting design and programming concepts.



PHASE 1: Pre-Design Initiation/Visioning

We will begin by establishing a broad understanding of work that has been done to date, such as reviewing

the Facilities Master Plan, District Standards, site surveys, infrastructure drawings, geotechnical reports and any other documents or reports that can be made available by the District. This will inform our initial knowledge about the current state of your existing facilities, the recommended improvements, budget and timeline.

Studio W will assist in hosting a **visioning meeting** as a "kick-off" for the project, where we will garner and document input from participants about project goals and ideas.

Programming

Before starting the design, we make sure we thoroughly understand the project objectives of the various stakeholders and the intended use of the facilities. This information is gathered through workshops, where discussion topics include **functional and space requirements, the look and feel of the facility, community use and sustainability**, bringing everyone's ideas together for discussion, consensus and ownership of design goals.



PHASE 2: Schematic Design

During the schematic design phase, Studio W will conduct interactive design workshops around the parameters established by the District on important aspects of the project, such as scope, budget and schedule. Based on this information, we will create multiple options for the design layout of the project(s).

Conceptual design options will include building placement, siting, materials, finishes, equipment, basic engineering design and systems identification, preliminary landscape design and potential sustainability strategies. We will cite advantages and disadvantages of each option to assist with decision making. We intend to be as **collaborative and transparent** as possible, as we find this approach produces the greatest outcome for our clients and projects.

Studio W will present the conceptual design options to district administration, facilities staff, the Steering Committee and other stakeholder groups for input and feedback. We will lead the participants to consensus on a single preferred option within the limits of the established program, scope and budget. All design decisions



PHASE 1: Pre-Design



PHASE 2: Schematic Design



PHASE 3: Design Development



PHASE 4: Construction Documents



PHASE 5: Agency Coordination



PHASE 6: Bidding/Contract Award



PHASE 7: Construction Administration



PHASE 8: Close-out/Certification

are ratified back to the Steering Committee prior to finalizing this phase to ensure effective communication.

A presentation to the Board at the completion of this phase is vital. We also recommend that we bring our Steering Committee to the board meeting and give them credit for the ultimate solution.



PHASE 3: Design Development

At the onset of this phase, we will reassemble the Steering Committee and any user groups previously involved to **validate assumptions** that may have changed from the last approval. Our engineering consultants often have specific questions that can only be answered through meetings with the various parties.

At the end of this phase, we will present the modified plans to the Board once all plans have been ratified by the users, estimates have been reconciled to the established budget and the schedule has been refined around the developed scope of work. Studio W also holds a series of **value engineering workshops** to validate design decisions around the established budget.





PHASE 4: Construction Documents

Once the design development phase has been completed, Studio W and our engineering design team begins the process of carefully **documenting the project to get to bid**. We hold a series of additional value engineering workshops to validate design decisions around the established budget. Cost estimates at 50% and 90% construction document completion levels are prepared and presented to the District for approval.



PHASE 5: Agency Coordination

Designing the project to the established scope, budget and schedule is certainly important; however, we must also design the project to meet the rigorous requirements of DSA and any other jurisdictions that may be involved (CEQA, CGS, local fire, environmental health, etc.). The requirements of the Field Act and DSA's unique approach to access compliance are among the measures necessary to consider when documenting for agency approval.

Concurrent to the documentation process, should a project be eligible for matching State funds, Studio W will also achieve CDE approval and garner preliminary approval from OPSC for such funding. Immediately following DSA approval, Studio W will assist the District in filing for State eligibility (if part of the project). This will ensure that funds become available as soon as possible.



PHASE 6: Bidding/Contract Award

Studio W will work with the facilities department to prepare the **bid packages to obtain competitive bids** for the project. Studio W will conduct pre-bid conferences, answer any and all questions of bidders, and ultimately, evaluate each bid and make a recommendation to the District on the most responsive contractor for the project.



PHASE 7: Construction Administration

We commit to providing **day-to-day support** to the District and the project during the construction administration phase. We have individuals that are experienced in and dedicated to this stage of work. They understand the nuances of delivering public works



projects and know how to work effectively with the District and the contractor to achieve successful results.

Studio W's Senior Project Manager and Construction Administrator will collaborate with the contractor during the construction administration phase through on-site meetings and constant communication to expediently process all RFIs, submittals, shop drawings, change orders and DSA required approvals.

Our standard practice is to hold a kick-off meeting with the District and the contractor's team at the beginning of the project to set clear expectations and to agree upon turnaround time for critical information. These agreements are vital to every project to avoid disputes during construction. Studio W's design team will provide regular construction updates to the District to ensure all parties are current on the status of our project(s).



PHASE 8: Close-out/Certification

Proper close-out of the project is critical to the District's overall relationship with DSA. Through the course of construction, Studio W will process all State required documents to ensure that the project, once completed, can easily be certified by DSA (typically within 90 days). The final post-occupancy commissioning step taken is at approximately one year of occupancy with a lessons-learned meeting between the design and engineering team, the District, the users and the contractor.

Minimizing Interim Housing Needs

Studio W addresses the imperative need to minimize interim housing costs through a strategic approach that implements a project in phases. We will perform a critical site plan analysis, as we strive to allow as much of the site to remain operational throughout construction of the project. This will ensure operational continuity

and demonstrates not only financial prudence but also a forward-thinking and efficient approach to construction.

Creative Problem Solving

Studio W is proud of our problem-solving capability. Our team possesses exceptional skill in developing value engineering solutions, master scheduling and site logistics. In addition, our project management and field supervision staff are adept at overcoming site and logistical challenges as they arise in the field.

Stadium Concessions, Restrooms & Ticketing Facilities at Nine High Schools

An example of our unique problem-solving ability includes the Stadium Concessions, Restrooms & Ticketing Facilities at nine high schools throughout San Juan USD. Six of these CRT facilities were awarded/procured through a competitive design-build process, where we developed a prototypical facility that could be replicated at all sites, saving both time and money.

Throughout the project, we overcame multiple challenges: the delivery method was changed to lease-leaseback for four of the six campuses; multiple construction managers were assigned to the projects; and each campus was already in different stages of completing a full stadium renovation concurrently. Our team has been able to coordinate well with the three construction managers to maintain each campus' scope and schedule, and we have worked with the District to transition into the different delivery methods the projects now face.

The District has since added three more stadium CRT projects using this prototypical design, proving that we rose to the challenge of implementing our facility prototype district-wide, we are agile in our team roles, understand what the District is looking for and work well together to provide San Juan USD quality facilities.



ARCHITECT'S QUALIFICATION FORM

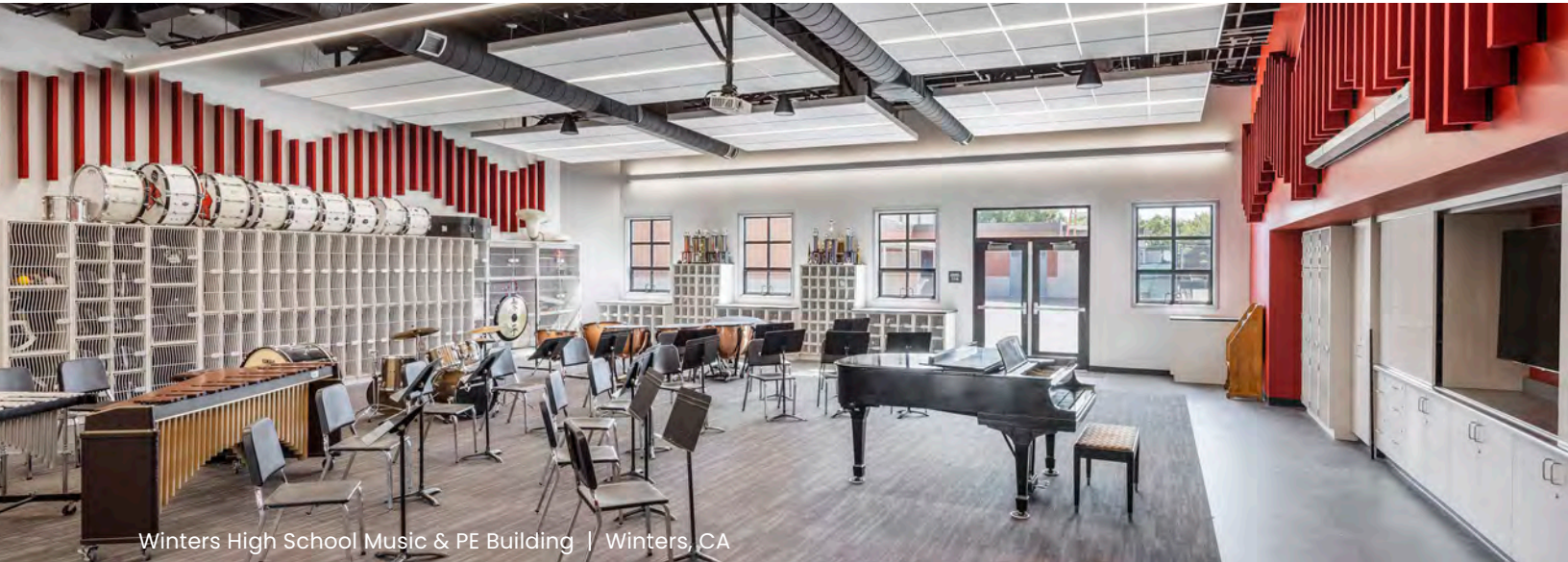
F. FIRM RESOURCES

RIDGEVIEW HIGH SCHOOL



STUDIO **W**
ARCHITECTS

F. FIRM RESOURCES



Winters High School Music & PE Building | Winters, CA

1. DESIGN CAPABILITIES

Design Philosophy

Studio W's design philosophy is centered on providing award-winning architecture that integrates into the campus and larger community, while also meeting the core needs of its users, the program and the pragmatics of code, budget and schedule.

Our work is only successful if it responds to the challenges our clients are trying to resolve. We forge strong partnerships with the owners, users, community members and other stakeholders involved in developing a project, as these individuals inform the design process and ultimately benefit from and thrive in the buildings long after construction is completed.

As trusted advisors for the districts we work with, it is our responsibility to **actively partner with Chico USD in achieving your facilities goals.** A key component of this is effectively communicating our planning efforts to all stakeholders involved in the development of your projects. We have a highly successful interactive,

workshop-based process that leads community-oriented committees, district staff and others through the process of designing complex public school facilities.

We have experience working with neighboring districts, such as Paradise USD and Thermalito UESD and are excited to have just started our first project with Chico USD, giving us an initial familiarity with your local demographics and culture. Our ultimate goal, and our promise to you, is to create state-of-the-art **learning environments that support your educational mission, are equitable across the District's sites and are good representations of tax-payer dollars.**

Team Strength/Ability to Manage Multiple Projects Simultaneously

We are proposing two senior project managers in Chris Garcia and Brie Gargano to ensure we have the capacity and expertise to effectively manage multiple projects for Chico USD should the opportunity arise. Chris will be the primary contact and client leader for Chico USD, providing consistency and continuity to the District and our in-house team. Brie is available as an alternate project

manager to strengthen Studio W's capacity if needed. Supporting them is a deep bench of design and technical resources to carry out the drawing production and documentation efforts of the projects.

Studio W is working in this capacity with clients such as Paradise Unified, Washington Unified, Winters Joint Unified and Huntington Beach City School Districts. With Paradise USD, for example, we have multiple renovation and new construction projects across all their campuses. We have kept the same team members engaged throughout the process, including a primary senior project manager and supporting project managers, to ensure the knowledge of district procedures and standards, document development and lessons learned are carried through in the day-to-day work, thus creating efficiencies in our work and cost savings to the districts.

Design/Modeling Software

We integrate computer aided design (CAD) systems from beginning to end for all projects. Our design studio utilizes both **CAD and BIM** project modeling from the AutoDesk Architectural Desktop and Revit



software packages. Additionally, we find that visualization programs, such as **Lumion, SketchUp, Photoshop and Illustrator**, assist our clients in more fully understanding the design intent in the early project stages. All our staff and project designers have access to this software and receive regular training and continuing education on how to deploy and use it effectively.

Integrating Flexibility & Future Technology

Studio W prioritizes the design of flexible learning environments that cater to modern teaching methods and diverse needs. Our approach allows for simultaneous collaboration between large and small groups, with a focus on maintaining a smooth flow of occupants, daylight, sound and air. We integrate outdoor spaces when appropriate and utilize versatile furniture to maximize adaptability. We also incorporate rapidly changing technology into our designs by coordinating with district technology staff to accommodate additional capacity for future data, power and pathways, ensuring the learning environments can seamlessly incorporate emerging technologies.



The Bayshore School | Daly City, CA

We emphasize flexibility, collaboration and future-proofing to create dynamic and inclusive learning spaces.

Safety & Security Systems

Studio W is considered a leader in the design and implementation of security and safety systems in public schools and has been featured in articles in *Green Building & Design* magazine (January/February 2019), the *Los Angeles Times* (June 24, 2014) and in *US Glass Magazine* (December 17, 2014) that described steps schools can take to create safer and more thoughtful approaches to environmental design. Some of the technological features that enhance campus safety include:

- » Add **high-resolution/definition security cameras** throughout the school to visually control all areas of the campus, including athletic fields, to monitor potential intruders. In addition to keeping administrative offices informed and in control, it offers the local police department the opportunity to also monitor the campus.
- » Ensure the administration building is positioned in a key location to **facilitate visual connectivity** to everyone coming and going and to provide better campus control. By utilizing aesthetically pleasing fencing and using buildings as barriers, this will also create a **single point of access** when the school is in session, which is fundamental to student and staff protection to prevent intruders from gaining campus access.
- » Implement **smart locking devices** that allow classroom doors to be locked immediately from remote locations in the event of an intruder or lockdown on campus, entirely. **These systems can also control the use of keys and prevent duplication of such items that enable access by uninvited parties in the future.**
- » Restructure **window type and placement** in school facilities. Windows can provide greater safety for children and teachers in classrooms. Hardened glass placed at the entry of the administrative office creates a buffer to prevent a shooter from easily entering the site. Placing windows at a higher level on exterior buildings prevents easy intrusion without compromising natural daylight.



Perhaps the greatest challenge in integrating campus technology is in making sure the flexibility exists to provide these devices as needed for the future of ever changing technology. We have learned that with the addition of enough pathway (conduit and boxes) located in walls and beneath the ground that campuses will always have the flexibility to pull whatever is needed through them. These are relatively inexpensive solutions that enable long-term and cost effective expansion if placed in the right amount and in proper locations.

Sustainable Design

Studio W frames every project around our commitment to sustainability. This focus brings benefits of cost effective building systems and operations, environmental stewardship and healthy learning environments. Studio W will involve our experienced team of architects and consultants early in the design process to collaborate with Sacramento City USD and determine the desired and achievable level of sustainability for your projects.

Studio W has several in-house professionals with experience in Leadership in Energy and Environmental Design (LEED) requirements. Many local utilities encourage high performance building design by offering design and construction subsidies. Therefore, one





Ridgeview High School | Paradise, CA

of Studio W’s first tasks in a new project is to research the latest local incentive programs to assess project eligibility and the benefits of participation.

Sustainable design includes not only thoughtful architectural design, but begins in the earliest design phases, with careful consideration of the envelope and localized climate. Selection of building systems is critical to controlling energy usage (high performance HVAC, plumbing fixtures and lighting). Material selection itself is an art, with factors such as embodied energy, maintenance and life-cycle costing all requiring analysis. For example, optimizing the design of a daylighting system requires tight coordination of the building envelope (new or pre-existing); lighting design and controls; and heating, ventilation and air conditioning systems; and commissioning.

The following are a few of the sustainability solutions we have integrated into our designs and will explore on your projects:

- » Building envelope design, including R-value and glazing selection
- » Integrating recycled building materials and programs for recycling demolished materials
- » High efficiency HVAC equipment, plumbing fixtures and lighting solutions (including occupancy & daylight sensors)
- » Building commissioning

These strategies are often evaluated and selected based upon their ability to provide initial cost/maintenance savings, long-term cost/maintenance savings and to satisfy the requirements of high performance certification programs, such as LEED, CHPS or to exceed California Title 24 measures.

Our sustainable experience includes:

LEED Gold

- » **Cañada College Facilities Maintenance Center**, San Mateo County CCD
- » **Skyline College Facilities Maintenance Center**, San Mateo County CCD
- » **Bayshore Elementary School**, Bayshore ESD *
- » **Chula Vista High School Performing Arts Center & Library**, Sweetwater UHSD *
- » **Dartmouth Middle School STEM Lab**, Union SD *
- » **Southwest Middle School Modernization**, Sweetwater UHSD *
- » **Sweetwater High School Gateway Complex**, Sweetwater UHSD *

LEED Silver

- » **Folsom Lake College Rancho Cordova Center Phase 2**, Los Rios CCD (in progress)
- » **Mendota Elementary School**, Mendota USD *
- » **Southwestern College Bistro Cafe**, Southwestern CCD *

* Certification equivalent. Project was designed to certification criteria, but is not certified by the USGBC.

2. TECHNICAL CAPABILITIES

Cost Estimating

Studio W teams with professional cost estimators, such as Cumming Corporation or Sierra West Group, to provide professional cost estimates. They both have extensive experience with education clients throughout Northern California, are **familiar with the region’s current construction climate** and are able to provide accurate estimates for your projects.

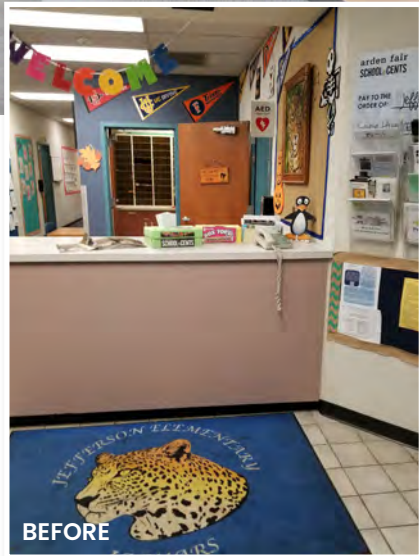
Our cost estimating process is an iterative one that involves developing an initial estimate during the schematic design phase, then continually updating and refining it as the project progresses. We start early in the project’s development to make sure our initial design concepts are on par with the budget and schedule expectations. Concurrently, communication is occurring back and forth with the design team and the District regarding the evolving estimate. **The goal is to get the estimate progressively more accurate** as the project nears design completion and moves into the bidding stage. By the time the project reaches the bid phase, we are confident that the estimate we have developed for the contractors to prepare their bids is as accurate as possible.

COST ESTIMATING HISTORY	ESTIMATED	BID	VARIANCE
American Lakes K-8 Conversion Natomas USD (7.24.19 vs. 5.14.20)	\$21.3 M	\$21.1 M	<0.01%>
Jefferson School Mod. Natomas USD (2.15.18 vs. 4.27.18)	\$8.2 M	\$8.2 M	-
North Tahoe Jr./Sr. HS Mod. Tahoe Truckee USD (3.29.23 vs. 6.7.23)	\$5.7 M	\$5.7 M	-
Ridgeview HS Paradise USD (11.2.20 vs. 5.14.21)	\$11.6 M	\$11.6 M	-
Winters HS Classroom Building Winters JUSD (4.16.22 vs. 10.24.22)	\$11 M	\$9.6 M	<14.9%>





Jefferson School Modernization |
Sacramento, CA



BEFORE

Scheduling

The Studio W Team utilizes **Microsoft Project** to develop schedules, milestones and critical paths for our design projects. We will collaborate with Chico USD at the beginning of each project to create a schedule, which is then consistently tracked and updated as the design progresses. The master project schedule is used to allocate manpower and resources based on the expected tasks in each phase of the project.

Workload planning is conducted on a weekly basis by the Senior Project Manager to ensure that the appropriate personnel are assigned to projects at all times. This helps assure

Change Order History

Studio W's change order history is in line with the industry standard of 3% for E&O changes of the overall construction cost of a project, as shown in the chart below. When problems and change orders arise, Studio W proactively collaborates with the other members of our team, the engineers and specialty consultants to work together to discover the source and reason for the potential changes. Keeping the project moving is important, especially in the construction phase, and although it is best to resolve issues right away so the change order background is not forgotten, there will be times a change order will need to be discussed in depth prior to proceeding with construction. When this occurs, Studio W works with the contractor to get the best price for the District's budget and scope.

We will keep the District informed of proposed change orders or change requests as they are submitted, and Studio W will consult with the District

on all items that make it to an actual change order to ensure the cost and schedule impacts are understood and properly documented.

Changes during construction are a natural part of the process. Should a design conflict or unforeseen condition occur in the field, our Construction Administrator, Jason Masty, will be available to respond quickly. Because Jason will engage in the project during the design development and construction documents phases, he is knowledgeable of the decisions that lead up to the ultimate design solution and can therefore make an informed decision in the field to remedy the problem at hand. By employing our thorough quality control program throughout the design phases, we endeavor to catch as many discrepancies and potential design issues before final construction documents are complete. When issues do arise, we work with the District, construction manager and general contractor to identify a solution and avoid change orders when possible.

CHANGE ORDER HISTORY	COSTS		CHANGES		
	Changes	Contract	Client	Architect	Cont.
American Lakes K-8 Conversion Natomas USD	<\$1.4 M>	\$21.1 M	<70.61%>	<45.07%>	<89.39%>
Jefferson School Mod. Natomas USD	\$645,133	\$8.15 M	4.53%	0.93%	0%
North Tahoe Jr./Sr. HS Mod. Tahoe Truckee USD	<\$312,638>	\$6.0 M	<47.64%>	<0.01%>	<83.88%>
Ridgeview HS Paradise USD	\$391,552	\$11.6 M	1.93%	0.07%	1.36%
Winters HS Classroom Building Winters JUSD	<\$614,022>	\$9.6 M	2.7%	<0.29%>	0.6%

TIMELINE & REVIEW DATES	DSA SUBMITTAL	ESTIMATED COMPLETION	ACTUAL COMPLETION
American Lakes K-8 Conversion Natomas USD	6.19	7.21	7.21
Jefferson School Mod. Natomas USD	12.17	11.18	11.18
North Tahoe Jr./Sr. HS Mod. Tahoe Truckee USD	1.23	10.24	Under Construction
Ridgeview HS Paradise USD	12.20	5.22	8.22
Winters HS Classroom Building Winters JUSD	10.19	5.21	5.21





Jefferson School K-8 Conversion | Sacramento, CA

schedules, milestones and critical path items are met.

When developing a project schedule, the Studio W Team takes into consideration various factors specific to each project. These may include limitations on the construction timeline during certain months or school breaks, identification of long lead items for early procurement, project phasing, dividing the scope into increments for DSA review, interim housing needs and ensuring the safety of site staff, students and visitors. These critical elements and any others relevant to the project are discussed and vetted to reach an optimal design and construction schedule that meets the needs of the District and the specific project.

One **recent example** of Studio W's successful scheduling is in the **K-8 Conversions** at three campuses for Natomas USD. These projects had a combined budget of \$50 million and involved nearly 100,000 square feet of building area and additional site improvements. The scope included site adaptation of multipurpose buildings at each of the three sites, site adaptations of a five- and seven-classroom building at two of the three sites, along with eight modular classrooms to meet their individual needs. Finally, site improvements included a central quad for middle school students, as well as a new track and field and play structures for each site. The primary goal was to create new facilities for the introduction of grades seven and eight within the elementary school sites.

The project was delivered via lease-leaseback, with a contracting team dedicating a superintendent to each of the three sites. The entire

delivery was orchestrated with the contractor, inspection team and DSA to streamline both the approval process and construction at each site. **Studio W worked closely with both Natomas USD and our contracting partner to ensure the three sites were constructed concurrently to meet the District's schedule.**

Studio W and the District created a two-phase design schedule, placed the project on hold for six months to secure funding and implemented a 16-month construction schedule during the COVID 19 pandemic, beginning construction May 2020, and which we completed on time despite materials issues due to the pandemic. These projects were completed in July 2021.

Quality Control Program

Studio W's quality control (QC) program has been developed over 34 years of delivering well-coordinated and comprehensive documents for educational and public works facilities. While the program is holistic and **includes multiple checklists, examples and specific areas requiring review at each phase**, it is also a process that continually gets updated and refined based on lessons learned from current projects. The California Building Code (CBC) and standards of approval agencies are continually changing and we understand the importance of keeping our procedures current with the requirements that matter most in keeping your projects progressing forward.

Program Implementation

Studio W's QC program is overseen initially by our Senior Project Manager. He/she maintains consistency and standardization for all phases of

documentation amongst internal staff and consultants. At the completion of each phase, Studio W's QC Manager, Michael Henning, along with Studio W's Chief Operations Officer, Jim Moore, will provide an independent review of the project. This provides a **fresh set of eyes that are both impartial and thorough**. Both professionals have expertise in public K-12 school design and their knowledge of the CBC approval enables Studio W to achieve sign-off by DSA in an efficient manner.

Design Discipline Coordination

On a weekly basis, Studio W coordinates the work of our consultants via design coordination meetings that are facilitated by Chris Garcia. This sharing of ideas and information results in a design synergy for superior solutions. We utilize our comprehensive **Design Phase Checklists** to confirm the specific information that is required by each discipline. The Checklists also ensure that complete information is delivered to the District. In addition, Studio W utilizes BIM clash detection analysis and Checkset, a third-party construction document review service, to improve the quality and coordination of our documents.

QC Reviews/Code Conformance

At the conclusion of each major phase (i.e. schematic design, design development, etc.), or at key milestones within those phases (i.e. 30%, 50% and 100% completion levels), the Senior Associate and Quality Control Reviewer schedule exhaustive **page-by-page reviews of the full plan set**. Studio W has developed a **92-item Coordination Issues Checklist** of the most commonly overlooked items in project design. This is a living document which is updated continually and used to ensure quality control is achieved on all Studio W projects.

Comments and corrections generated during these meetings are documented, then distributed to all team members for implementation. Revised sets are then collated and reviewed again, with the original list of comments and corrections used as a checklist. Issues that have not been adequately remedied are sent back to the team members for further analysis and solution development. This is a **cyclical process** that occurs until the documents are correct.



Complying with Program Requirements

It is vitally important for the District to review and approve the plans and specifications at each phase. We require **district review and sign-off at every stage of the design** (schematic design, design development and construction documents) prior to submitting the project documents to DSA. Setting and maintaining expectations through the course of a design is critical to the success of each project. We will set up a review meeting with the District, in the form of a workshop, to review each deliverable and ratify each item to the approved program, design intent, budget and schedule. We treat these review sessions in much the same way as our internal quality meetings — your comments are recorded, communicated to the design team and the issues are incorporated into and/or corrected in the documents.

Construction Phase QC

Studio W prepares a formal program for construction phase QC, as well as a **"design requirements" document** that is updated at each phase, so each member of our team is constantly aware of changes to the project scope. This document is utilized from the beginning to the end of the project—our construction administrator will refer to this document prior to making critical decisions to make sure they are in alignment with your approved design decisions.

Close-out with Certification

A public school project is not "complete" unless the project has been **closed with certification by DSA**. Studio W's project manager and construction administrator will facilitate the close-out and certification process. Studio W has a tremendous record of completing certification for projects through DSA's "box" system, in many cases in less than 60 days.

Constructability Reviews

Constructability reviews are a valuable component of our quality control and cost estimating process. It is through this process that we "test" our designs to be sure they can actually be constructed in the field. Constructability reviews and cost estimation go hand-in-hand — should we discover constructability methodologies that prove superior in



value and quality, we will adjust the drawings and the cost estimate to reflect these changes. In the normal process of project design early-on (in the schematic design and design development phases), the changes made to avoid cost overruns are part of the basic services we provide. Later in the process, however (in construction documentation), it may be more difficult to document changes without additional expense to the design team. This is precisely why we want to address any value engineering and constructability concepts early.

Agency Experience

We bring expertise working with the various agencies that govern K-12 projects, including: the Division of the State Architect (**DSA**), Office of Public School Construction (**OPSC**), California Department of Education (**CDE**), State Allocation Board (**SAB**), Department of Toxic Substance Control (**DTSC**) and various local jurisdictions. Studio W's team members have decades of experience successfully processing hundreds of public school projects through these agencies. We are knowledgeable of the agencies' requirements and are able to anticipate their code, funding and document concerns. We develop our project documents in a proactive manner; we can anticipate their review requirements, thus leading to efficient and expeditious reviews and approvals.

In order to complete a project with DSA in a comprehensive and

thorough manner requires a process of excellence. Studio W has adopted a process for DSA approval that has proven to be successful, including:

- » Hosting a DSA **"pre-application meeting"** to address project conditions early & with plan check team collaboration
- » Solid documentation of **as-built conditions**, surveying, hazmat & geotechnical/geohazard reporting (including an understanding of closed out/certified projects)
- » Early submittal of **geotechnical/geohazard reporting** to CGS
- » Collaboration with the **local fire marshal** & health department
- » Collaboration with **local jurisdictions** & utility providers for right-of-way & utility improvements
- » Consideration of **environmental impacts**
- » Consideration of **Title 5 requirements** that affect funding
- » Integration of **District Standards**
- » Complete & accurate **project documentation, detailing & specifications**
- » **Opening the DSA "box"** prior to the start of construction to ensure a smooth & speedy close-out process

Along with these measures, an overlapping schedule of pre-application meetings, submittals to secondary plan check agencies and progress with the contract documents





Plumas Avenue Elementary School Expanded Learning Opportunities Program Facility | Oroville, CA

must be considered to maintain an aggressive schedule. At the same time, Studio W mandates regular cost estimates and design phase completion sign-off so that we are collectively agreeable to the schedule, scope and budget before proceeding to the next phase.

Local Agencies & Building Code Experience

In addition to DSA, Studio W frequently collaborates with local city and county engineering and public works departments, local fire and county environmental health departments to gain agency approvals for our projects. While the jurisdiction's requirements vary, the basis of the California Building Code, Environmental Quality Act and Title 24 are consistent, and Studio W prides itself in the ability to work with any local jurisdiction having involvement in the project.

State Funding Assistance

Studio W also shares great relationships with OPSC, CDE and SAB and we have assisted numerous school district clients to obtain funding through OPSC. We have assisted clients directly and worked in collaboration with funding specialists hired by the districts. We recently leveraged OPSC in securing facility and financial hardship grant funding, the seismic retrofit grant program, and in specialized grant funding for public school projects. Often, meetings with the staff at OPSC and District hired specialists have resulted in additional funds being obtained by Studio W on behalf of our clients through other sources.

A couple of our methods for working effectively with OPSC include:

- » Leading or partnering with the District's funding consultant on **preparation of your applications to OPSC**; utilizing the District's CBEDs, Studio W will calculate the amount of students that can be housed on-site to determine the maximum available grant
- » **Effective communication with the staff at OPSC early in the project** provides a good platform to maintain the project schedule

Construction Administration

We commit to **providing day-to-day support** to the District and the respective projects during the construction administration phase. We have individuals that are experienced in and dedicated to this stage of the work. They understand the nuances of delivering public school projects and know how to work effectively with the District and the contractor, in a variety of project delivery formats, to achieve successful results.

Studio W's construction administrator (with the assistance of the project administrator) will collaborate with the contractor and construction manager (if applicable) during the construction administration phase through on-site meetings and constant communication (including a digital record of correspondence) to expediently process all requests for information (RFIs), submittals, shop drawings, pending change orders, change orders and DSA approvals.

Our standard practice is to hold a kick-off meeting between the senior decision makers of both Studio W and the contractor team at the beginning of each project to set clear expectations and to agree upon turnaround time for critical information. These agreements are vital to every project to avoid disputes through construction. Studio W's design team will provide regular construction updates to the District to ensure that all parties are current on the status of our projects.

Web-Based Project Management Software

We utilize web-based project management software throughout the process to assist in communication and document sharing within the design and construction team. We have experience with several platforms, including **Bluebeam, Procore, Submittal Exchange, Newforma, Constructware and PlanGrid**.

Plans will be annotated as they are created, by attaching images, RFIs, change directives, as-built information or other authoritative sources to better document the conclusions made and the results of the decisions. It **efficiently manages the design, pricing and construction phases** with strong and seamless processes for handling images, RFIs, drawings, team contact lists, communications and more. Project documents will be accessible in Procore for team review.



ARCHITECT'S QUALIFICATION FORM

G. FINANCIAL RESOURCES

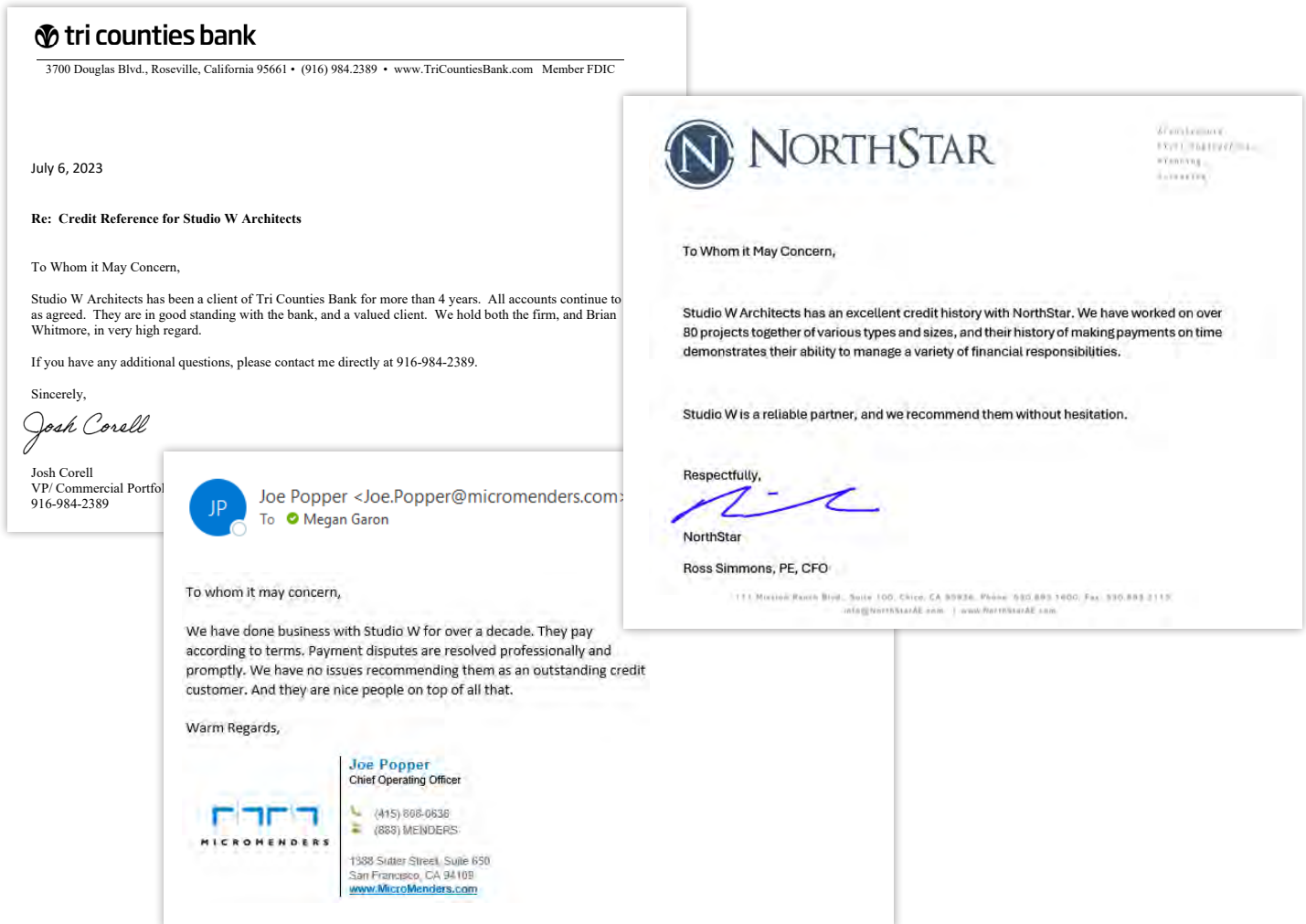


STUDIO **W**
ARCHITECTS

G. FINANCIAL RESOURCES

1. CREDIT REFERENCES

Studio W is in excellent standing financially, as shown below by our bank and consultants.



2. PROFESSIONAL LIABILITY INSURANCE

Studio W's liability insurance coverage is as follows:

Arch Insurance Co. Policy No. PAAEP0116502

- » Per Claim: \$3 million
- » Aggregate: \$5 million

Studio W verifies that our engineering consultants mentioned in Section D have the minimum requirement of \$1 million Professional Liability Insurance.

3. PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE

Travelers Property Casualty Co. of America Policy No. 6808H870283

- » Each Occurrence: \$2 million
- » Aggregate: \$4 million
- » Damage to Rented Premises (each occurrence): \$1 million
- » Medical Expense (any one person): \$5,000
- » Personal & Adv. Injury: \$2 million
- » Products: \$4 million



ARCHITECT'S QUALIFICATION FORM

H. CLIENT SATISFACTION/ REFERENCES

H. CLIENT SATISFACTION/
REFERENCES



STUDIO **W**
ARCHITECTS

H. CLIENT SATISFACTION/ REFERENCES

1. REFERENCES

The hallmark of Studio W's design philosophy is the relationships we build with our clients. Truly understanding the needs, wants and motivations of our clients and their projects allows us to put forth great design solutions that are appropriate and contextual. The firm's leaders are passionate about developing lasting relationships with the people with whom we work. This naturally lends itself to interactions built on trust, respect and reliability, resulting in outstanding customer service and satisfaction. We encourage you to contact the individuals listed on the following pages to provide a testament to Studio W's innovative approach, quality service and timely delivery.

Paradise USD

David McCready, Assistant Superintendent

530.872.6400 x233
6696 Clark Road, Paradise, CA 95969

Projects include Cedarwood Elementary School Modernization & Emergency Generator; Paradise High School Gateway & Education Center and Modernization; Paradise Junior High School Modernization & Emergency Generator; Paradise Ridge Elementary School Modernization, Administration/Multipurpose Building & Emergency Generator; Pine Ridge Elementary School Modernization & Emergency Generator; and Ridgeview High School.

Natomas USD

Jen Mellor, Former Director of Facilities

310.869.5496 (cell)
1901 Arena Blvd., Sacramento, CA 95834

Projects include Jefferson School Modernization; K-8 Conversions at Jefferson, Bannon Creek and American Lakes Schools; North Natomas Community Center & Aquatics



Complex; Shade Structures at Five Campuses; Paint Projects at Two Campuses; and the Natomas High School Pool Renovation.

Tahoe Truckee USD

Rob Koster, Director of Facilities, Maintenance & Operations

530.582.7606
11603 Donner Pass Rd., Truckee, CA 96161

Projects include Alder Creek Middle School Wellness Center Expansion; and North Tahoe Jr./Sr. High School Modernization.

Washington USD

Daniel Gandara, Facilities Maintenance & Operations Analyst

916.375.7600
930 Westacre Rd,
West Sacramento, CA 95691

Projects include various modernizations at 11 campuses; Elkhorn Village School Modernization; Westmore Oaks School Modernization; and the ESSER III Projects at 10 Campuses.

Winters JUSD

Carrie Green, Board Member

916.541.3738 (cell)
909 W. Grant Ave., Winters, CA 95694

Projects include Rominger Elementary, Waggoner Elementary and Winters Middle Schools Modernizations; and Winters High School New Construction & Modernization.

2. VISITING PROJECTS

Studio W has many projects where we would be honored to provide a tour for Chico USD representatives, including the following projects:

- 1. Paradise Ridge ES, Paradise JHS, Paradise HS, Ridgeview HS Paradise USD**
6696 Clark Rd., Paradise, CA 95969
- 2. Jefferson School K-8 Conversion & Modernization Natomas USD**
2001 Pebblewood Dr.,
Sacramento, CA 95833
- 3. Westmore Oaks School Modernization Washington USD**
1504 Fallbrook St.,
West Sacramento, CA 95691
- 4. Winters High School New Construction & Modernization Winters JUSD**
909 Grant Ave., Winters, CA 95694

3. GENERAL CONTRACTORS

The following contractors have used our drawings and specifications on California public school projects in the past seven years and can attest to the clarity and accuracy of details, coordination of design disciplines and completeness of contract documentation of our drawings.

XL Construction

Nick Cardin, Project Executive
1030 R St., Sacramento, CA 95811
916.893.7612

United Building Contractors

Jim Gilmore, President
P.O. Box 6039, Chico, CA 95927
530.624.6331

CORE Construction

Matt Wade, Vice President
11641 Blocker Dr., Auburn, CA 95603
916.240.4345



ARCHITECT'S QUALIFICATION FORM

I. SIGNATURE PAGE

I. SIGNATURE PAGE



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I. SIGNATURE

The information submitted is a summary of the architect's qualifications for work in the Chico Unified School District.

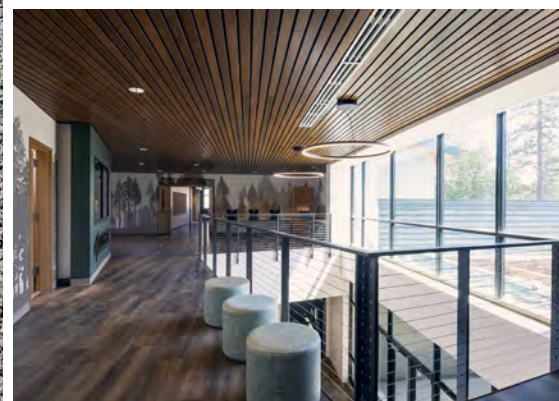


Brian Whitmore, AIA, LEED AP
Principal-in-Charge, President & CEO

916.626.1303 c
BrianW@StudioW-Architects.com



Paradise High School Gateway & Education Center | Paradise, CA



ARCHITECT'S QUALIFICATION FORM

EXHIBIT 1 RELEVANT EXPERIENCE

EXHIBIT 1
RELEVANT EXPERIENCE



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EXHIBIT 1

RELEVANT EXPERIENCE

List the K-12 school projects (within the past seven years), at any level, in production, under construction or completed.

COMPLETION DATE	PROJECT/LOCATION	INITIAL CONST. BUDGET	FINAL CONST. COST *	JOB STATUS
BAYSHORE ESD — DALY CITY, CA				
6.17	The Bayshore School	\$23 M	\$28 M	Completed
BRISBANE SD — BRISBANE, CA				
6.23	Brisbane & Panorama ES Mod.	\$13 M	\$13 M	Completed
6.22	Lipman ES Mod.	\$6 M	\$10 M	Completed
CABRILLO USD — HALF MOON BAY, CA				
(est.) 2025	Farallone View ES Mod.	\$23.7 M	70% complete	Under Construction
CALISTOGA JUSD — CALISTOGA, CA				
(est.) 2024	Calistoga Jr./Sr. HS STEM Building	\$13.9 M	40% complete	In Production
EAST SIDE UHSD — SAN JOSE, CA				
(est.) 2024	Santa Teresa HS Classroom Building	\$10.8 M	85% complete	Under Construction
NATOMAS USD — SACRAMENTO, CA				
5.21	Three-Campus K-8 Conversions +	\$54 M	\$54.5 M	Completed
5.18	Jefferson School Mod. +	\$8.15 M	\$8.64 M	Completed
6.22	Natomas Community Ctr. & Aquatics	\$40 M	\$40 M	Completed
PARADISE USD — PARADISE, CA				
8.21	Paradise Ridge ES New & Mod. +	\$19 M	\$19.1 M	Completed
8.23	Paradise HS New & Mod. +	\$42.3 M	\$42.3 M	Completed
8.23	Paradise Jr. HS Mod.	\$9.3 M	\$14.6 M	Completed
8.23	Pine Ridge ES Mod.	\$12.8 M	\$14.8 M	Completed
1.23	Emergency Generators at All Sites	\$6.2 M	\$ 6.2 M	Completed
8.22	Ridgeview High School +	\$11.6 M	11.6 M	Completed
(est.) 8.24	Cedarwood ES Mod.	\$20.4 M	70% complete	Under Construction
SAN JUAN USD — SACRAMENTO, CA				
Various	Stadium CRTs at Nine High Schools	\$1-2 M each	\$1-2 M each	Completed
TAHOE TRUCKEE USD — TRUCKEE, CA				
5.22	Alder Creek MS Wellness Center Expansion	\$1 M	\$1 M	Completed
(est.) 2024	North Tahoe MS/HS Modernization	\$5.7 M	\$6.0 M 60% complete	Under Construction
THERMALITO UESD — OROVILLE, CA				
(est.) 2024	Plumas Ave. ES Expanded Learning Program Bldg.	\$9.4 M	70% complete	Under Construction
TWIN RIVERS USD — SACRAMENTO, CA				
various	District-Wide Mods	Various	Various	Completed
WASHINGTON USD — WEST SACRAMENTO, CA				
3.20	Westmore Oaks School Mod. +	\$15.3 M	\$15.5 M	Completed
6.25	Elkhorn Village School Mod.	\$42 M	10% complete	In Production
various	District-Wide Mods	Various	Various	Completed
WINTERS JUSD — WINTERS, CA				
7.23	Winters High School Renovation +	\$37.5 M	\$38.5 M	Completed
ROUND VALLEY USD — COVELO, CA				
8.21	Round Valley HS Gym	\$4.5 M	\$4.48 M	Completed

* If in progress, list projected final costs and current percentage of completion.

+ Photographic representation and detailed information for these projects on the following pages.





PARADISE HIGH SCHOOL RECONSTRUCTION

Paradise Unified School District | Paradise, CA

After many years of anticipation, renovation at Paradise High School is finally complete. The District was excited to pass their \$61 million Measure Y Bond in November of 2018 when just two days later, the Camp Fire halted their school improvement plans. Studio W Architects then worked alongside the District to assist with insurance claims and refresh their master plan based on post-fire conditions and current enrollment trends.

Among the focus of the rebuild was to position Paradise High School as a magnet school for the region. Projects included a new multi-story classroom and administration wing, learning resource building and science lab remodel, gymnasium remodel, reconstruction of the athletic stadium and practice fields, food service modernization, e-learning lab modernization, wrestling building reconstruction and overall health, code, safety and infrastructure updates at the campus, including painting, fencing and site security. The campus also has several non-permanent buildings that were replaced with permanent 21st Century and STEAM facilities.

Projects were phased to allow the campus to remain operational throughout the reconstruction, as well as to align with bond series sales and funding streams.

Project Type

High School Reconstruction

Status

Completed 2023

Size

Campus-Wide

Cost

\$42.3 million

Key Project Elements

- » New Construction & Modernization on Occupied Campus
- » Classrooms & Labs
- » Student Union & Kitchen
- » Gymnasium & Multipurpose
- » Library
- » 21st Century Learning Principles
- » Sustainable Practices
- » Lease-Leaseback Delivery





RIDGEVIEW HIGH SCHOOL

Paradise Unified School District | Paradise, CA

In the wake of the Camp Fire in November of 2018, Ridgeview High School, Paradise's continuation high school and oldest standing school, had been completely compromised. As a result of the revised master plan developed by Studio W Architects, it was decided to reconstruct Ridgeview High School by relocating the facility to district-owned property across the street from Paradise High School. The facility is a stand-alone, single building, comprising multiple classrooms and administration which surrounds an open multipurpose facility in the center. The concept was that students would have an open "hub" to share space for food service and social activities central to the facility with a visual connection to all classrooms.

Fields and hard courts were developed to give the small campus its own amenities while the proximity and architectural vocabulary tie it into the fabric of neighboring Paradise High School and the community emerging from the fire. Construction began on the facility in 2021 and was completed in time for the 2022/2023 school year.

Project Type

High School Reconstruction

Status

Completed 2022

Size

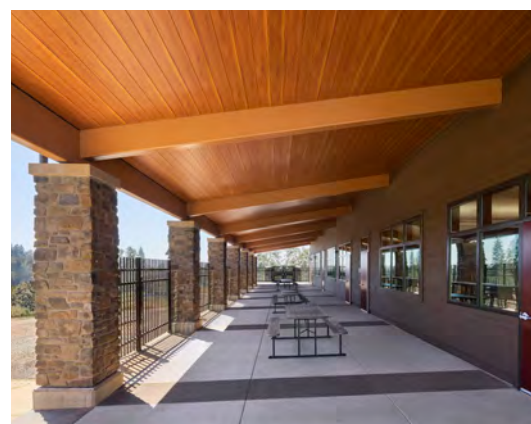
Campus-Wide

Cost

\$11.6 million

Key Project Elements

- » New Construction
- » Classrooms & Labs
- » Multipurpose Facility
- » 21st Century Learning Principles
- » Sustainable Practices
- » Lease-Leaseback Delivery





PARADISE RIDGE ELEMENTARY SCHOOL ADMINISTRATION/MULTI-PURPOSE BUILDING & MODERNIZATION

Paradise Unified School District | Paradise, CA

This project included the construction of a new administration and multi-purpose building with associated site work. The new building creates a new pedestrian entrance for the elementary school with a new student drop-off area that includes new entry gates and an expanded entry plaza. To reinforce school spirit and identity, banners are prominently displayed at the front of the building with Paradise Ridge Elementary School's four core values. The multi-purpose area includes an indoor/outdoor platform for student performances.

Project Type

New Classroom & Administration
Building Plus Campus Modernization

Status

Completed 2021

Size

9,400 SF Multipurpose/Administration
Building; Campus-Wide Modernization

Cost

\$19.1 million

Key Project Elements

- » Campus Modernization
- » Classroom Remodel
- » Support Spaces
- » Kitchen & Cafeteria
- » Athletics Facilities
- » Site Improvements
- » 21st Century Learning Principles
- » Sustainable Practices
- » Lease-Leaseback Delivery





K-8 CONVERSIONS AT THREE CAMPUSES

Natomas Unified School District | Sacramento, CA

Due to growth in the north Sacramento region, Natomas USD converted American Lakes, Bannan Creek and Jefferson Schools into K-8 models. This included modernization of the administration and learning resource centers, as well as new classroom and gymnasium facilities. The new construction elements were purposefully designed to be site adapted for cost and time savings, with a single-story classroom building at American Lakes and Jefferson Schools and all three campuses received a new gymnasium with specialized learning spaces. New track and field and play structures were implemented at all three sites.

The architectural vocabulary for the design resonates from the agricultural history of the Natomas area, including metal panel and "barn like" roof elements. Colors vary to represent each school's existing palette and buildings are mirrored or flipped to provide optimum access and security on-site. Special attention was paid to the separation of upper and lower grades and a dedicated middle school "quad" was incorporated into each design to support the middle school's identity.

Project Type

K-8 Conversions

Status

Completed 2021

Size

97,800 SF

Cost

\$54.5 million

Key Project Elements

- » Campus Modernizations & Expansions
- » Construction on an Existing Site
- » Classroom Buildings, Gymnasiums & Athletics Facilities
- » Site Adapted Buildings
- » 21st Century Learning Principles
- » Sustainable Practices
- » Lease-Leaseback Delivery





JEFFERSON SCHOOL MODERNIZATION

Natomas Unified School District | Sacramento, CA

The modernization of Jefferson School consists of a 1980's elementary school remodel which included 21st Century learning and improved technology, maintenance and operations campus-wide. In addition to the interior improvements, Studio W developed a new campus entry, which encloses the existing covered entry and provides a "vestibule" for secure access to the campus, administration and multipurpose facility. This vestibule not only created improved security but also enhanced the entry and curb appeal.

We also activated the quad area to provide opportunities for outdoor learning and presentation. Improvements to the secondary entry and bike parking area also enhanced security and the overall aesthetics of the school.

The project improved the look, feel and operation of the campus while positioning it to accept the future K-8 conversion that took cues from the architectural vocabulary applied to this initial modernization.

Project Type

Campus Modernization

Status

Completed 2019

Size

32,195 SF

Cost

\$8.64 million

Key Project Elements

- » Renovation of an Existing Elementary School
- » Campus Quad, Entry & Security Improvements
- » Technology, Code/Health, Safety & Infrastructure Upgrades
- » Interior Renovations
- » Sustainable Practices
- » Lease-Leaseback Delivery





WESTMORE OAKS SCHOOL MODERNIZATION

Washington Unified School District | West Sacramento, CA

The Westmore Oaks School Modernization brought elementary school students back to the original Westmore Oaks campus in West Sacramento. The campus has 17 classrooms and added 16 more to house the 650+ student population that relocated from the current school just down the street.

The original buildings were constructed in the early 1950's and have housed preschool, elementary and high school students throughout their long history. These buildings were modernized with new technology and updated finishes, while two new buildings were added to house the intermediate children. The new buildings are classrooms and support spaces, with a modern take on the site's existing architecture with brick and stucco materials.

The school also received a much needed parking and drop-off area, plus buses and an expanded kitchen to feed the students on-site. Safety and security were a high priority. As such, the campus received new fencing and security implements, including electronic hardware, allowing staff to lock doors internally.

Project Type

Campus Renovation

Status

Completed 2021

Size

62,300 SF

Cost

\$15.5 million

Key Project Elements

- » Construction on an Existing Site
- » Entry & Security Enhancements
- » Health, Code & Safety Upgrades
- » Sustainable Practices
- » Campus Modernization
- » Lease-Leaseback Delivery





WINTERS HIGH SCHOOL RENOVATION

Winters Joint Unified School District | Winters, CA

Winters High School underwent a significant transformation, which was completed over three phases. The highlight of Phase 1 was a new Career Technical Education (CTE) Center, serving as a beacon for campus visitors and a hub for student enrichment. The facility boasts classrooms for culinary arts, sciences and technology programs. As the signature component of the overall campus renovation, this project set the tone for the new architectural vocabulary which tied back to the history of Winters with use of full brick veneer and cast bronze medallions.

Phase 2 focused on converting and improving existing space, as well as developing new educational environments, such as a new classroom wing and administration building. Existing art labs were converted into a student union/cafe/teria and the athletics stadium received a new 8-lane track, new bleachers and new lighting. A new classroom building was completed under Phase 3 with a music and PE building completed under Phase 4.

Project Type

High School Campus Transformation

Status

Completed 2021

Size

50,000 SF

Cost

\$32.3 million

Key Project Elements

- » Modernization & New Construction on Occupied Campus
- » Classrooms & Labs
- » CTE Facilities for Robotics, Culinary & Technology
- » Student Union
- » Support Spaces
- » Kitchen & Cafeteria
- » Athletics Facilities
- » Lease-Leaseback & Design-Bid-Build Deliveries





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