

*Schools aren't something that we do;  
schools are the only thing we do*



Description of Firm



Record of Experience  
of Firm



Knowledge of State  
School Facility Program

Experience with State  
Agencies



Other





## Description of Firm

Rainforth Grau Architects is a firm

By listening carefully and understanding client needs, we strive to deliver solutions that engage and inspire students; solutions that have a real impact and make a positive difference.

### History

In November of 1984, Mike Rainforth left a leading Sacramento school design firm because he believed educational clients deserved a higher level of personal service. His promise was simple: **to listen, to follow-up and to deliver.** Clients responded to his approach and the firm quickly gained a reputation for quality and service.

In 1988, Jeff Grau relocated from San Diego to help accommodate the growing work. Tim DeWitt joined the firm 1996 and Teri Jamison in 1999. As primary owners, Jeff, Tim, and Teri are all deeply committed to educational facilities and impacting the student experience.

Today, with 30 staff members and 32 years of specialized educational experience, the firm provides services to more than 25 education clients in Northern California. While the firm has changed, our commitment to quality, service, and innovation remains the same.

## Values and Beliefs

We have a real passion for education and the facilities that support teaching and learning. This is based on our belief that schools are vitally important to our communities and our society.

As you respond to ever-changing programs and evolving student needs, we work to support the delivery of education through responsive design that allows flexibility and change.

Facilities that engage and inspire can make a real difference in the educational experience and we are committed to pursuing meaningful solutions that impact students.

## Experience in K-12 Public Schools

Over the past 34 years, RGA has worked almost exclusively on K-12 public school projects including:

- Master planning, long-range planning, and feasibility studies
- Educational Specifications
- More than 250 school modernizations
- More than 150 school additions/expansions
- More than 40 complete new schools
- CTE projects
- Special projects, portables, and miscellaneous services

This experience has provided us with a level of knowledge and expertise that is a valuable resource for our clients. We know how to deliver K-12 work from concept through closeout in an effective, efficient way because we understand the process, agencies, expectations, and demands.

## Firm information

Rainforth Grau Architects

2407 J Street, Suite 300  
Sacramento, California 95816

916.368.7990

34 Years (established November 1, 1984)

37 Staff

Jeffrey Grau, AIA  
Teri Jamison, AIA, ALEP, LEED AP BD+C  
Timothy DeWitt

## Approach to Meeting Your Needs

Our most important task is to listen to you and clearly understand the needs, goals, and expectations of the District. If we do not hear what you expect, we are not able to deliver what you really need.

This means we learn about more than just what a project needs; we learn about your vision, your mission, and long-term objectives. Then we can focus on creating solutions that help you solve these needs.

We believe that bringing various people together to build trust and buy-in through inclusion is great for the design process and gives better results. Unexpected ideas, priorities and needs are often uncovered, while preconceptions are left behind. We love working with diverse groups of people and listening to their needs. We welcome the challenge that inclusionary design and collaborative problem solving bring.

Facilities matter. The built learning environment – good or bad – affects education. If the Districts' vision to deliver excellence in education is to be attained, the facilities must do as much as possible to support that goal. This requires innovative solutions.

Innovation does not mean expensive or over-designed solutions. Rather innovation means delivering the maximum impact for the best cost and provides real value that focuses on educational delivery. It means better problem solving and innovative solutions.

*Our strength is based on  
our singular focus on the  
needs, challenges, and  
opportunities that exist  
in public educational  
facilities for students  
today and for students of  
tomorrow*



*"Rainforth Grau Architects became a part of our community and listened to its need for a design that was, "basic, simple, easy to explain, and constructed in the most economical manner possible." Their experience, knowledge, vision and understanding of our requests laid the foundation for a successful and cherished project. Their team delivered what was previously believed to be an impossible endeavor, and they did it on time and under budget. Our transformed high school brings nostalgia and respect for our history while providing state-of-the-art facilities treasured by our students, staff and community."*

Tracy High School  
Architect: Rainforth Grau Architects  
Location: Tracy, California

Record of Experience of Firm

TRACY HIGH SCHOOL

Tracy High School

# Record of Experience of Firm

## Experience relevant to Plaza Elementary School District

Specifically relevant to your needs, RGA has provided similar services for other clients:

- Master Planning of existing schools
- Modernizations ranging from \$150,000 to \$25 million
- CTE facilities
- Site improvements, including accessibility
- Infrastructure upgrades
- Portable building replacements
- Additions including science buildings, classrooms, gymnasiums, libraries, and more

We provide our clients a wide variety of services based on their specific needs.

*This can include:*

- General consulting / knowledge
- Educational Specifications and Programming
- Master Planning
- Comprehensive Architecture and Engineering services
- Closeouts and DSA Certifications
- Sustainability consulting
- Others as needed

We understand how important your work is to your schools, what it takes to get the work done, and how to deliver the work on budget to ensure everything promised gets done.

## Relevant Experience Examples:

- Modernization and Additions  
McKenny Intermediate School  
Marysville Joint Unified School District
- Modernization  
Mills Middle School  
Folsom Cordova Unified School District
- Modernization and Additions  
Cordova High School  
Folsom Cordova Unified School District
- Modernization and Additions  
Lake Elementary School  
Lake Elementary School District
- Multipurpose and Science Buildings  
Marsh Junior High School  
Chico Unified School District

## Relationships matter

Long-term relationships bring value to clients, resulting in more effective processes and solutions that better solve District needs.

Our firm has been built on long-term enduring relationships with clients; some for more than 30 years.

## Specific examples includes:

- 150 projects with Elk Grove Unified School District since 1986
- 157 projects with Folsom Cordova Unified School District since 1989
- 74 projects with Tracy Unified School District since 1996
- More than 50 School District Clients served since 1984

# LAKE

## Lake Elementary School District

Record of Experience or Firm

### Project Scope

This small, rural, single site School District received funding under the SFP's Financial Hardship Program providing the opportunity to improve existing facilities and expand for growth.

A Master Plan was developed to envision not only these projects, but the long-term life of the campus. The Plan integrated the modernization work with the additions, and planned for future growth.

To maximize new facilities, modular classrooms were chosen over permanent to save funds for a new Multi-Purpose building; a major goal of the District. The classrooms were enhanced with HPI features and set in permanent configurations, while still being low-cost. The MP building was designed as an exercise in cost-effective design and engineering, so that the full program could be afforded within the budget. It houses a simple program of MP room, kitchen, toilets and storage.

The modernization project focused on modifying space use; changing the relocated kitchen and extremely small cafeteria into administration and kindergarten classrooms.

This project will transform the school into a campus that houses students in better facilities and provides them more opportunities in sports, athletics and performing arts not previously available.

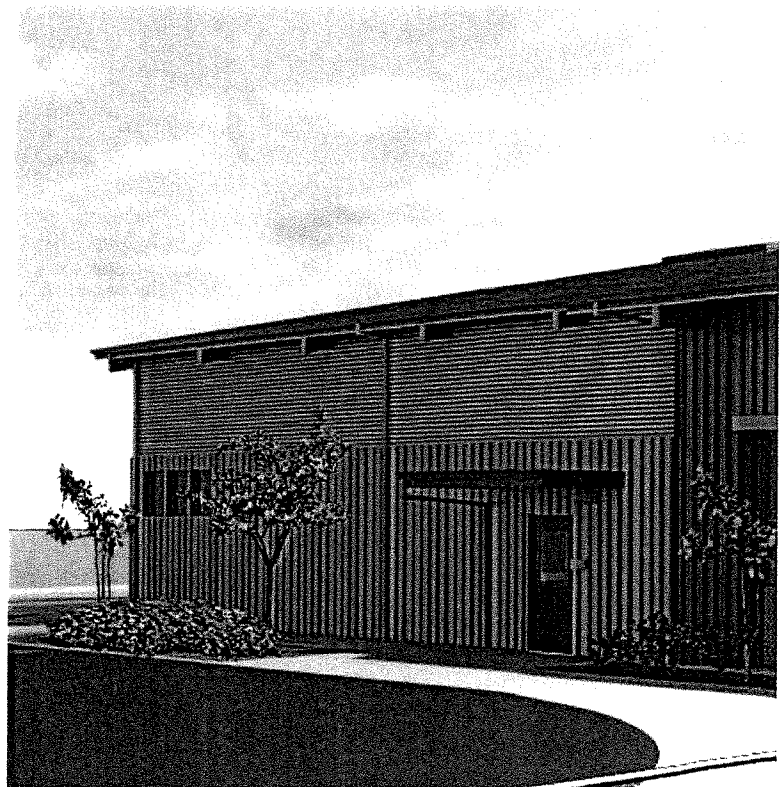
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**RIGHT**  
Gymnasium Interior

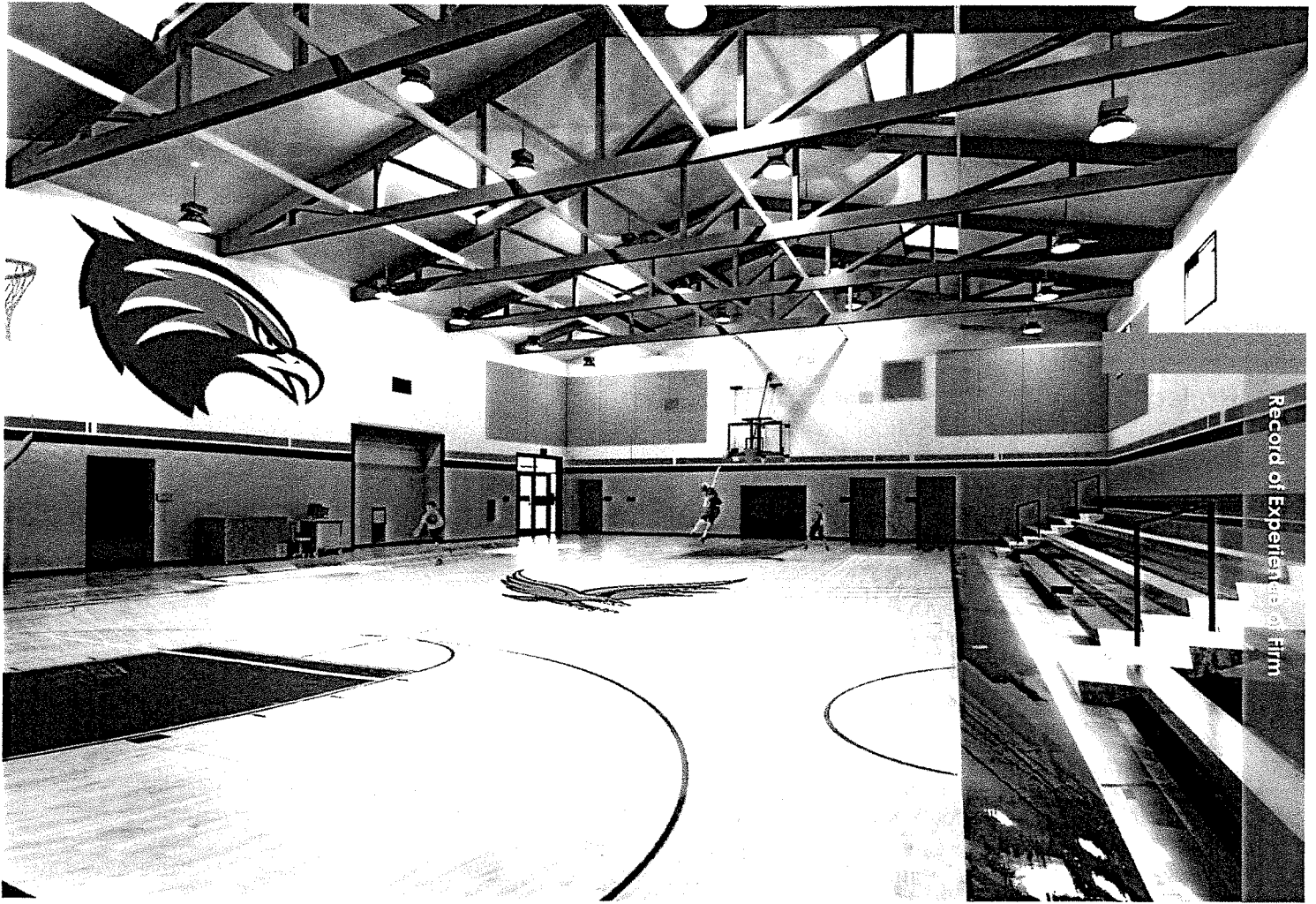
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**BELOW**  
Gymnasium Exterior

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## Project Information

### FORM

**Form Type:** PWC-100

**Project Award Date:** 3/22/2018

### AWARDING BODY INFORMATION

**Name:** Plaza Elementary  
School District

**Primary Contact:** Patrick Conklin

**Address:** 7322 County Rd. 24  
Orland, CA 95963

**Primary Email:** pconklin@glenncoe.org  
**Work Phone:** 5308651250

### PROJECT INFORMATION

**Project Name:** Roofing

**Project #:** 1

**Brief Description:** Reroof two modular  
buildings

**Contract #:** 12656

**Contract Amount:** \$111612.00

**Number of Prime Contractors:** 1

**Total Project Cost:** \$115612.00

**Alternative Model:** None Apply

**DIR Project ID:** 233532

**Physical Address :** 7322 County Rd. 24  
Orland, CA 95963  
GLENN

**Billing Address** 7322 County Rd. 24  
Orland, CA 95963

## Project Information 2

### PWC-100

**Project Name:** Roofing

**Project #:** 1

**Contract #:** 12656

**Status:** New  
Submission

### PROJECT INFORMATION

#### Project Dates

**First Advertised Bid:** 2/7/2018

**Estimated or Actual Start:** 3/30/2018

**Estimated or Actual Completion:** 4/8/2018

### Propositions:

Will this project receive (or has it received) any funding from Proposition 84 (The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006)? No

Will this project receive (or has it received) any funding from Proposition 39 (California Clean Energy Jobs Act of 2012)? No

### Compliance and Agreements:

Is language included in the Contract Award to effectuate the requirements of Section 1771, 1774 - 1776, 1777.5, 1813 and 1815 of the Labor Code? No

Will you operate a DIR-Approved Labor Compliance Program (LCP) for this project? No

Is there a Project Labor Agreement (PLA) associated with this project? No

### Contractor Information

#### Project Manager

Email Address	Name	Title	Work Phone
pconklin@glennco.org	Patrick Conklin	Superintendent/Principal	530-865-1250 33

#### General Contractor 1

CSLB/Certificate Number	NAME	Address	Email	Classification
1000000117	ARK DESIGN CONSTRUCTION & ROOFING	9470 DESCHUTES RD PALO CEDRO, CA 96073	ARKDESIGNCONST@AOL.COM	ROOFERS

Close

Save As PDF

Challenging  
yourself to learn and solve  
problems

Knowledge of State Standard

# Knowledge of State School Facility Program

## **State Funding Experience**

Since 1998, the School Facilities Program (SFP) as established under the Senate Bill 50 (Leroy Greene School Facilities Act) has provided a state funded facilities program for eligible school districts. Since the beginning of the program, and through its many changes, RGA has worked on more than 300 SB50 funded projects including new construction, additions, modernizations, and hardships.

## **Understanding SB50 Funding**

Through our experience with SB50, we have developed and maintain a very strong understanding of the evolving program requirements and implications. It is by no means an easy program to successfully navigate, demanding skill and expertise to get through it. Our knowledge and experience with the program will help assist you through the maze of the system.

## **Experience with Application Process**

While RGA does not typically lead this process, we understand the steps and requirements. In fact we have taken the lead role for smaller districts by engaging with specialty consultants to prepare, submit, and push the application along. Getting reviewed, processed, and approved takes knowledge, diligence, and persistence - things we can help provide your team.

## **Maximizing Funding**

A critical step is to ensure the project receives maximum funding available. Basic grants are nice but utilizing available adjustments helps increase funding. This may include utilizing High Performance Incentive (HPI), two story building increases; site development increases; 50-year old building grants; and more. We know how critical state matching funds are to you and strive to maximize funding by pursuing every option and add-on possible.

## **Expert Assistance**

When necessary, RGA can bring a consultant to the team that specializes in the State's School Facilities Program. Their assistance can help maximize funding and improve processing of project applications.





Experience with State Agencies

# Experience with State Agencies

## **Experience with State/Local Agencies & Knowledge of State School Building Program**

Our ability to successfully process projects with DSA, CDE, OPSC, and other state and local agencies is based on our familiarity and understanding of their procedures, requirements and personnel. Through our experience with them, we have established an exceptionally strong and successful working relationship with the agencies that must approve your projects.

- Over 1,200 K-12 projects approved through DSA and CDE
- Over 300 projects processed and funded through OPSC / SAB
- 30 years working exclusively with educational projects
- An average of 40 K-12 projects each year
- Personal relationships with agency staff
- Known and respected by all agencies
- Knowledge and experience with local fire authorities, health departments, cities and counties when necessary

As school specialists, we understand the unique demands and expectations of the state program and what it takes to properly prepare, submit, address review comments and obtain approval for your projects. Because of our experience, our projects are well received by reviewing agencies, have fewer problems, and are processed and approved quickly.

## **Ability to obtain timely approvals for DSA closeout**

We have two dedicated Project Management Assistants (PMA's) that actively pursue document handling including closeouts for every project. We begin the closeout at the start of construction and close every project as quickly as possible and typically with 90 days.

Of our more than 1,000 DSA projects, only 48 remain unclosed (most of these are more than 20 year old relocatable projects).

Experience with State Agencies

***Understanding how State Agencies work  
is critical in getting projects processed  
quickly and without costly delays***







Other

FCUSD Education Services Center

## Other

### Education Client References

#### **Chico Unified School District**

Julia Kistle, Director of Facilities  
2455 Carmichael Drive, Chico, CA 95928  
530.891.3095

#### **Manteca Unified School District**

Aaron Bowers, Director of Facilities  
P.O. Box 32, Manteca, CA 95336  
209.825.3200

#### **Sacramento City Unified School District**

Cathy Allen, Chief Operations Officer, Facility  
Support Services  
5753 47th Avenue, Sacramento, CA 95824  
916.643.9233

#### **Folsom Cordova Unified School District**

Matt Washburn, Director of Facilities Planning  
& Construction  
1965 Birkmont Drive, Rancho Cordova, CA 95742  
916.294.9010

#### **Elk Grove Unified School District**

Robert Pierce, Deputy Superintendent  
Business Services and Facilities  
Administration  
9510 Elk Grove-Florin Road, Elk Grove, CA 95624  
916.686.7711

#### **Tracy Unified School District**

Bonny Carter, Director of Facilities and  
Planning  
1875 W. Lowell Avenue, Tracy, CA 95376  
209.830.3245

### Contractor References

#### **Broward Builders, Inc.**

Dennis Broward, President  
1200 E. Kentucky Avenue, Woodland, CA 95776  
530.666.5635

#### **Roebbelen Contracting, Inc.**

Bob Kjome, Executive Vice President  
1241 Hawks Flight Court, El Dorado Hills, CA 9562  
916.939.4000

#### **Clark & Sullivan Construction**

Sean Burnie, Project Executive  
2024 Opportunity St., Ste. 150  
Roseville, CA 95678  
916.338.7707

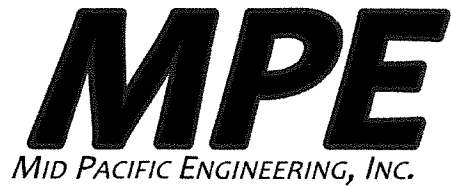
*"I have worked with many different architectural firms in my 23 years in managing school facilities and I have never had a firm provide me the professional qualities and experienced service that I receive from Rainforth Grau Architects. I could not recommend a more competent and skillful firm that will deliver the service required to complete any school project."*

Matt Washburn  
Director of Facilities and Planning  
Folsom Cordova Unified School District









REDDING  
530-246-9499 p  
530-246-9527 f

WEST SACRAMENTO  
916-927-7000 p  
916-372-9900 f

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GEOTECHNICAL ENGINEERING | EARTHWORK TESTING | MATERIALS ENGINEERING AND TESTING | SPECIAL INSPECTIONS

Mr. Patrick Conklin, Superintendent  
Plaza Elementary School District  
7322 County Road 24  
Orland, California 95963

March 23, 2018

*Request for Qualifications / Proposals*

**PLAZA ELEMENTARY SCHOOL - MODULAR CLASSROOMS, MODULAR TOILET BUILDING,  
MODERNIZATION, NEW CONSTRUCTION**  
Orland, California

In response to the Request for Qualifications and Proposals (RFQP) from Plaza Elementary School District (PESD), Mid Pacific Engineering, Inc. (MPE) has prepared this submittal to provide Geotechnical Engineering services for the Plaza Elementary School's new construction and modernization projects. We are providing a brief summary of our company background and relevant project experience with Geotechnical and Geological Engineering investigations and construction material testing and special inspections for K-12 public schools in the Northern California area.

The engineering and technical staff at MPE has extensive experience with school sites under the jurisdiction of the Division of the State Architect (DSA) and the California Geological Survey (CGS) and has worked on numerous school projects in Northern California. With two offices in West Sacramento and Redding we are very familiar with the state of the practice in Northern California.

Based on our conversations with Mr. Jeff Grau at Rainforth Grau Architects, we understand this project is on an extremely aggressive time schedule, with the intention of submitting to DSA before the end of April. MPE is confident we can meet this schedule. MPE routinely provides quick turnaround on Geotechnical Engineering and Geologic Hazard Reports involving projects that range from new construction to modernizations and campus renovations to pavement and foundation design. All Geotechnical Engineering work is supervised by one of our two registered Geotechnical Engineers, Daniel Smith and Todd Kamisky. We are keenly interested in working with PESD on the District's projects and know we can perform on this tight time line.

For the past four years, MPE has been part of the Sacramento Business Journal's Fastest Growing Companies list. Our growth can be attributed to adhering to our founding philosophy to develop strong working relationships by providing high quality, personalized and timely services. It has been our experience that building a strong working relationship means being flexible and responsive to client's needs. MPE is focused on providing prompt, high quality services with personalized attention in a cost-effective manner. MPE is large enough to get the job done but still small enough to provide responsive, personalized service.

PLAZA ELEMENTARY SCHOOL - MODULAR CLASSROOMS, MODULAR TOILET BUILDING,  
MODERNIZATION, NEW CONSTRUCTION  
MID PACIFIC ENGINEERING, INC.  
March 23, 2018

We understand that timeliness is essential on your projects and we hold our staff to high standards when it comes to responsiveness. Furthermore, the Principals at MPE are always available to you as a resource for discussing or providing input on any geotechnical, soils or construction related issues you may have on your projects.

The five partners at Mid Pacific Engineering take great pride in having created an environment where everyone is treated with fairness, respect and equality. MPE provides a welcoming workplace culture where members of staff at all levels are aware of the inclusive values of the organization and are encouraged to develop and progress. It is our belief that the long term success of any business calls for a diverse body of talent that can bring fresh ideas, perspectives and views and a company mindset that values those views.

The contact for this RFQ is:

Todd Kamisky, Principal Engineer  
Mid Pacific Engineering, Inc.  
840 Embarcadero Drive, Suite 20  
West Sacramento, CA 95605  
(916) 927-7000

Thank you for reviewing our qualifications and we look forward to the possibility of providing Geotechnical and inspection services to the District. Please feel free to contact me with any questions or if additional information is desired.

Sincerely,



Todd G. Kamisky  
Principal Engineer  
CE57362/GE2567, expires 12-31-19



PLAZA ELEMENTARY SCHOOL - MODULAR CLASSROOMS, MODULAR TOILET BUILDING,  
MODERNIZATION, NEW CONSTRUCTION  
MID PACIFIC ENGINEERING, INC.  
March 23, 2018

## **QUALIFICATIONS OF GEOTECHNICAL INSPECTOR**

Mid Pacific Engineering provides a full scope of geotechnical engineering and geologic hazards reports, construction materials testing, special inspections and laboratory testing for K-12 public school projects within many school districts in the Sacramento Valley Region. Since 2012 MPE has been providing on-going and extensive geotechnical and geological engineering and testing and inspections services to the San Juan Unified School District (SJUSD). MPE has worked on 48 different K through 12 campuses all across the District (virtually every campus). MPE also provides full scope of geotechnical engineering and geologic hazards reports, construction materials testing, special inspections and laboratory testing to Sacramento City Unified School District, Vacaville Unified School District, Marysville Joint Unified School District, Dry Creek Joint Elementary School District as well as Gateway Community Charter Schools and Language Academy of Sacramento, two public charter schools in Sacramento. MPE's experience within these school districts has involved expansion, additions and new construction projects including new classroom and modular additions, renovations to existing buildings, site work projects such as parking areas, concrete sidewalks and quads, and other site elements such as shade structures.

Mid Pacific Engineering is very familiar with Division of State Architect (DSA) DSA requirements and our work is performed to comply with current California Building Code (CBC) requirements and California Geologic Survey (CGS) Note 48 requirements for Geologic Hazards Reports, where applicable. Our work is closely coordinated with the District and their representatives, including the project Architect, Structural Engineer and Civil Engineer to provide timely and sound engineering recommendations. MPE is very familiar with CGS submittal requirements and has experience with assisting school districts in uploading electronic reports and supporting documents through the CGS "Box" system.

Below is a list of Geotechnical Engineering and Geologic Hazards Reports MPE has prepared for K-12 schools and submitted and approved by DSA and CGS within the last five years.

- Gateway Community Charter School, New K-12 Campus, Sacramento, California
- Language Academy of Sacramento, New Multi-Purpose Building, Sacramento, California
- Lake Elementary School Expansion, Orland, California
- Thomas Edison Elementary School, New Classroom Wing, Sacramento, California
- Sacramento City USD Theodore Judah Elementary School, New 2-story Classroom, Sacramento, California
- San Juan USD Greer Elementary School, New Classroom Wing, Sacramento, California

PLAZA ELEMENTARY SCHOOL - MODULAR CLASSROOMS, MODULAR TOILET BUILDING,  
MODERNIZATION, NEW CONSTRUCTION  
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- San Juan USD Cowan Elementary School, New Classrooms Wing, Sacramento, California
- San Juan USD Del Dayo Elementary School, New Classroom, Carmichael, California
- San Juan USD Mariemont Elementary School, New Classroom GER, Sacramento, California
- Yreka High School, New Gymnasium, Yreka, California
- San Juan USD Bella Vista High School, New Science Technology, Engineering Mathematics (STEM) Building and Campus Renovations, Sacramento, California
- Dry Creek Joint Elementary School District, New District Education Center, Placer County, California
- Vacaville Unified School District, Vacaville High School, New Classroom Buildings, Vacaville, California

Mid Pacific Engineering has also provided various Geotechnical Engineering Reports and pavement studies for schools that have not required CGS review, including:

- San Juan USD Harry Dewey Fundamental ES Modular Classroom
- San Juan USD Maintenance & Operations Upper Yard Pavement Evaluation
- San Juan USD Del Dayo ES New Classroom Wing
- San Juan USD Mariemont ES New Classroom Wing
- Dry Creek JESD New Facilities Maintenance Warehouse & Offices
- Sacramento City USD Fern Bacon MS Pavement Evaluation & Design
- Sacramento City USD Rosa Parks MS Pavement Evaluation & Design
- Sacramento City USD Will C. Wood MS Pavement Evaluation & Design

In addition, MPE has performed the following Geotechnical Engineering and Geologic Hazards Reports for submittal to DSA and CGS for non-school projects:

- Newcastle Fire Station, Newcastle, California
- Lewiston Fire Station, Lewiston, California
- 63rd Street Senior Care Facility (OSHPD), Sacramento, California
- Shadowbrook Gardens (OSHPD), Fair Oaks, California
- Shasta College Public Safety Training Center, Shasta City, California

PLAZA ELEMENTARY SCHOOL - MODULAR CLASSROOMS, MODULAR TOILET BUILDING,  
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MID PACIFIC ENGINEERING, INC.  
March 23, 2018

MPE provides a wide variety of laboratory testing services, both in support of our geotechnical engineering, earthwork and construction inspection departments and for outside clients. We provide the basic tests for all the major construction materials, as well as many less common tests. A sampling of our testing includes, but is not limited to:

- Compaction testing of soils and aggregates
- Concrete field testing (including slump, air content, temperature and casting of concrete cylinders),
- DSA masonry inspections for block, mortar and grout,
- Steel reinforcement placement,
- Compression testing of concrete, mortar and grout,
- Anchor bolt torque and pull testing,
- Field and shop welding inspections, including ultrasonic non-destructive testing (NDT). MPE has developed one of the few DSA and ASNT Certified Level 2 Non Destructive Testing (NDT) Programs in Northern California.
- Rebar and Structural Steel Testing, including tensile and bend testing of steel reinforcement and pre-stressing steel cables and welding procedures
- Concrete testing, including compression testing, drying shrinkage testing, laboratory mix design and trial batch services
- Masonry materials testing, including drying shrinkage and prism testing
- Soil-cement, CLSM, and grout testing, including laboratory trial batching, time of set, compressive strength and consistency testing
- Aggregate Testing, including gradation, specific gravity, and absorption
- Soils Testing, including common index properties, moisture-density relations, expansion index and unconfined compressive strength

## OFFICE LOCATIONS

Mid Pacific Engineering Inc. maintains two fully staffed offices, both with accredited laboratories, to serve Northern California and the Central Valley.

### REDDING

2915 Innsbruck Drive, Suite A  
Redding, California 96003  
Office: 530-246-9499  
Fax: 530-246-9527

Site Location

### WEST SACRAMENTO

840 Embarcadero Drive, Suite 20  
West Sacramento, California 95605  
Office: 916-927-7000  
Fax: 916-372-9900

