





DECEMBER 22, 2015

STATEMENT OF QUALIFICATIONS

to provide architectural services for

SAN LEANDRO
UNIFIED SCHOOL DISTRICT

HKIT ARCHITECTS

COVER LETTER

Mr. Aaron Kerrigan, Director of Facilities & Operations
San Leandro Unified School District
835 E 14th Street #200
San Leandro, CA 94577

HKIT Architects is pleased to present our interest, enthusiasm and qualifications to the San Leandro Unified School District in response to your RFQ for Architectural Services and as a follow-up to our interview last Wednesday. We are a firm of 40 professionals that has been in continuous practice for 67 years in the Bay Area. HKIT has successfully created new schools, transformed existing facilities, and blended new and old buildings to create vibrant, functional, and cohesive campus environments for many school districts throughout the Bay Area. We look forward to the opportunity to assist your District with the planning for a bond in November 2016, through comprehensive facilities assessment, campus planning and cost estimating to create a package of much needed site and building infrastructure defining improvements, inspirational new classrooms and labs.

Our work is centered on the design of schools that promote a sense of pride, identity, and community connection. We will approach each of your campuses with the goal of enhancing the inherent strengths of that particular site and neighborhood, reinforcing the identity of the school in the community and suitable functionality. Our approach will incorporate sustainable design practices and employ materials that support long term environmental stewardship. Our work incorporates CHPS and LEED best practices; we are in design of a new elementary school for Oakland USD with a goal of achieving a Net Zero Energy (NZE) campus.

The primary focus of future educational facilities is flexibility and spaces that support student-centered learning. As Architects, we are challenged to design learning environments for the current generation of students who arrive equipped to access content and now must be taught to filter that content.

Design matters, and as one of our school principals said, “we believe that students deserve to be surrounded by beauty.” As we join you in the goal of educating youth, we will work to surround them with the best learning environments, to inspire and keep them engaged in the learning process.

We bring directly applicable experience to your District. We are working with Lafayette School District, providing facilities assessment, campus planning, cost estimating, and infill design related to portable replacement. We are working closely with the School Board to communicate findings and have hosted a series of school site workshops with teachers, principals and the community to gather information about needs, perceptions and priorities. LAFSD intends to place a measure on the ballot this June 2016. We provided similar services for the San Ramon Valley Unified School District while they were preparing for a bond and last year we developed concepts and imagery for the HUSD in support of their bond campaign. Working from a set of educational goals and an understanding of the existing campuses, our team was able to quickly generate site plan diagrams and compelling 3-D renderings to build excitement in the community. In November 2014, Hayward USD passed their bond!

One of HKIT’s great strengths is our attention to client service; we give our full attention and commitment to each project, large or small. Our proven design team, Erwin, Jeff and I will be fully involved from project start in January to meet your June deadline. Our pleasure is meeting client goals and getting projects built; this is a direct result of our ability to interpret and translate program requirements effectively, assess existing facilities, make prudent design decisions throughout the process and manage the team well. Our passion is creating great environments for students, staff and the community.

There is nothing that our firm enjoys more than designing inspirational educational spaces and transforming existing campuses to meet emerging student and staff needs. We are committed to a collaborative process and look forward to the opportunity to join you on this important endeavor at the start of the new year.

Sincerely,



Dara Youngdale, AIA, LEED AP, Principal
HKIT Architects
538 Ninth Street, Suite 240, Oakland, CA 94607
T. 510.625.9800 F. 510.625.9801
www.hkit.com
dyoungdale@hkit.com

"In working with the staff of HKIT, I have found them sincerely interested in meeting my needs as a client and producing the best possible product for the users. Their diligence and attention to project details, especially attention to budget and schedule concerns, has led to the successful completion of the numerous projects to which they were assigned."

-Therese Gain, AIA, Director of Facilities
Fremont Unified School District

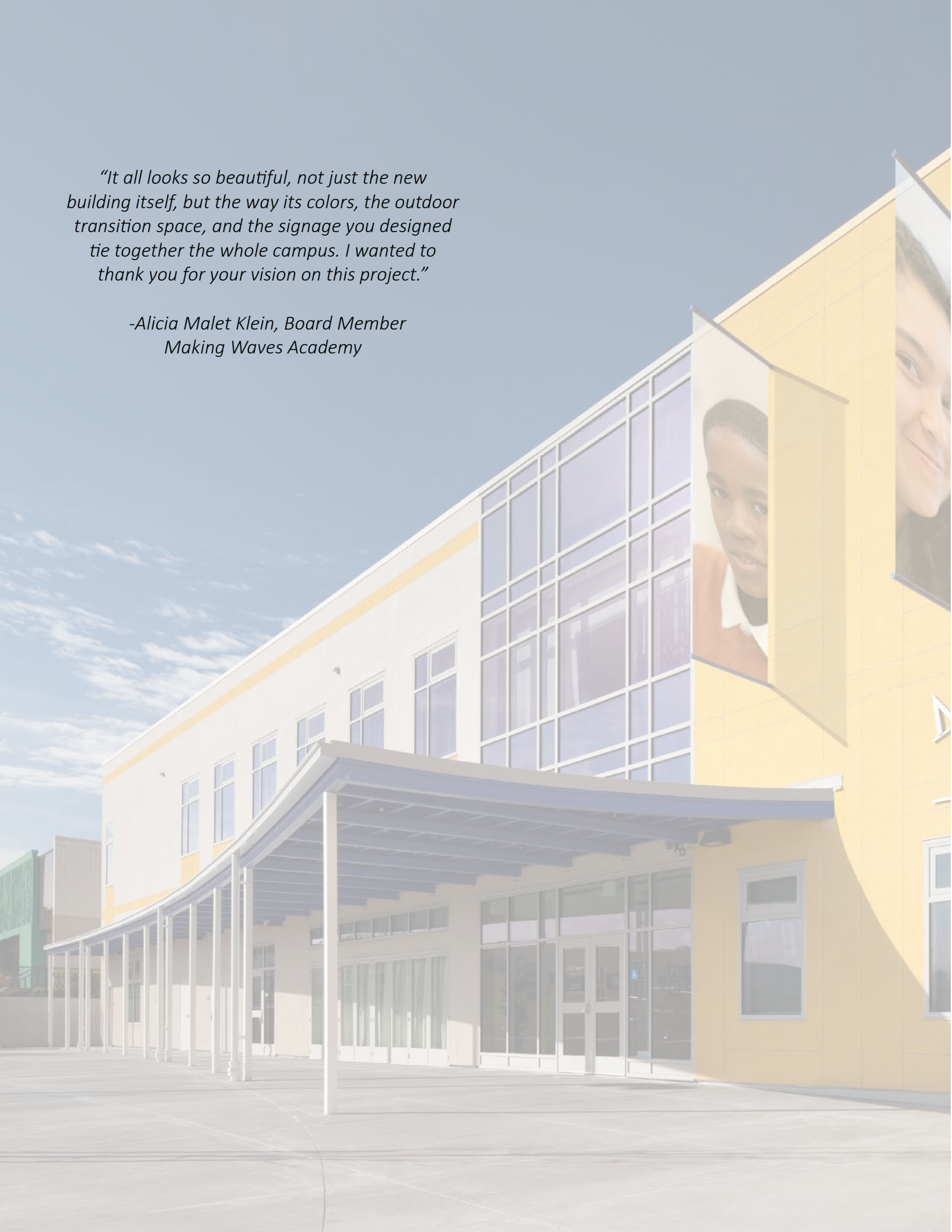


TABLE OF CONTENTS

Cover Letter 1
Table of Contents.....3
Firm Information.....5
History of Firm 5
Years in Business 5
Location of Office 5
List of Services 5
Relevant Experience 6
Project Team 19
Key Team Members 19
Consultants 23
Firm Resources 24
Technical Capabilities.....24
Cost Estimate History/CO Evaluation.....24
Project Approach 24
Meeting Schedules and Timelines.....26
Working with State Agencies 26
References 27

“It all looks so beautiful, not just the new building itself, but the way its colors, the outdoor transition space, and the signage you designed tie together the whole campus. I wanted to thank you for your vision on this project.”

-Alicia Malet Klein, Board Member
Making Waves Academy





FIRM INFORMATION

HISTORY OF FIRM

HKIT has built a reputation as one of Northern California's most respected school architects. In 67 years of continuous practice, our firm has designed secondary, elementary and higher education facilities throughout the region. We have designed more than 100 projects for some 25 school districts and private school clients. In addition to educational facilities, the firm is also known for its depth of experience with family and senior housing and municipal facilities.

HKIT maintains a professional staff that averages 40 persons, led by three Principals. The size and structure of our firm allows for a level of specialization and client attentiveness characteristic of smaller firms, while affording a broad range of talent and expertise among our staff. We benefit from both formal and informal sharing of resources and knowledge among our staff – and abilities that span from old-school hand drawn renderings to the most current 3D computer modeling.

We center our architectural practice on a deep commitment to responsive client service. The single factor that distinguishes us as a firm is our record for attentive, thoughtful, and consistent attention to the needs of our clients. We do this through listening and approaching each project as a collaborative endeavor. We and our consultant team have a tremendous reserve of expertise – as does your District. We also recognize that communities have a keen interest in supporting their children and youth and knowing that their dollars have been put to effective use. Along the way, we will attend school site workshops, community and board meetings to communicate project goals and components. We understand that the best projects are a result of teamwork and building upon a base of shared knowledge.

YEARS IN BUSINESS

HKIT Architects has been in continuous practice in the Bay Area for 67 years.

NUMBER OF EMPLOYEES

Licensed Architects	20
Technical Support	13
Administration	7
Total Staff	40

LOCATION OF OFFICE

Our office is located in downtown Oakland, California. All of the work will be performed in this office. We are 10 miles from the San Leandro Unified School District offices.

BASIC SERVICES

HKIT provides the following basic services:

- Design
- Extensive Facilities Assessments
- Master Planning
- Programming
- Development of District Standards
- LEED or CHPS Certification
- Interior Design

ARCHITECTURAL SERVICES

HKIT provides full architectural services including:

- Facilities Assessment/Master Planning
- Programming/Schematic Design
- Design Development
- Construction Documentation
- Construction Administration
- Closeout

RELEVANT EXPERIENCE

HKIT brings creative design skills to address your needs.

We strive to ensure that every design reflects our clients' unique combination of user needs, community, site and budgetary constraints. We bring award-winning design abilities to your project while implementing a thoughtful, sensitive approach and belief that successful designs reflect strong collaborations with our clients. A school's design is an opportunity to make a positive impact on students, instructors and the community. We also provide inspiring design while working prudently and efficiently in order to use limited district resources in an effective manner.

Good design strengthens community.

Our projects strengthen the sense of community both within the school between students and faculty and outside the campus with the neighborhood. We pay careful attention to all of the spaces as we understand how learning and information exchange can happen anywhere We will also work carefully with the surrounding community to mitigate traffic impacts and provide appropriate connections.

"I have personally found the architects and support staff at HKIT to be very responsive to our needs, and am very satisfied with the collaborative work we have done together for the last 12 years. The new and exciting look and feel of our campus is due in large part to their expertise, creativity, and understanding of our school's mission, needs, people, and goals"

- Terry Lee, President
Moreau Catholic High School

Good design heightens the capability to teach and learn.

We know how aware you are that comfortable students can concentrate better on their school work. We therefore work carefully to provide classrooms that use controlled artificial and natural lighting to minimize distracting glare and provide effective lighting on the subject matter while being efficient in energy use. We collaborate with our mechanical engineers to provide quiet, comfortable heating, cooling and ventilation to maximize comfort and minimize energy consumption. We incorporate technology – and the backbone to support ever changing tech equipment. We are sensitive to acoustic design with the use of acoustically absorbent materials as well as sophisticated mechanical systems. We design windows for good ventilation, views and comfortable natural light.

Good design integrates technology throughout the school.

Technology allows connections of students to distant places, resources and persons as well as supports digital teaching tools. The most successful use of technology engenders social, interactive and collaborative learning. We provide both for up-to-date technological applications in our schools as well as the provision of flexibility to allow schools to adapt to ever-changing developments.

Good design improves safety and security.

We design in a manner that improves safety and security by maximizing line of sight supervision and avoiding hidden places. We install appropriate classroom locking hardware and integrate video camera systems when desired.

Information Sharing.

We believe collaboration is essential to a good design and will engage all team members in an interactive process. We will hold regularly scheduled meetings with stakeholders, user groups and share information with the overall community at Board Meetings. We will meet regularly with the District's management team and our consultant team to convey design directives, review options and impacts. We keep detailed records and will issue meetings notes regularly. When beneficial, we will mark up, scan and issue design drawings to illustrate design intent and coordination issues. This level of communication is what allows important design decisions to be thoroughly vetted and the project to move forward.

21st Century Learning Environments

To meet the challenge of designing classrooms of the future, ideally we would create larger classrooms and learning environments with differentiated spaces. While this is not always practical (or affordable), strategies such as minimizing casework to maximize floor area is a good start and allows for more adaptable learning environments. The use of mobile furniture, both chairs and tables on wheels increases classroom adaptability to accommodate more collaboration and exchange of ideas. In addition, classroom comfort is more important than ever in creating learning environments that support collaborative learning and a wide range of activities.

The following list indicates Bay Area school projects our firm has completed within the last several years. HKIT has enjoyed long term working relationships with many of these School Districts, and in most cases has completed multiple projects over many years.

Antioch Unified School District
- Antioch High School New Construction and Modernization

Berkeley Unified School District
- Longfellow Middle School
- Franklin Adult School
- Hopkins Pre-School Modernization
- Jefferson Elementary School New Classrooms

Dublin Unified School District
- J.M. Amador Elementary School
- Dublin Elementary School
  - Modernization and new Classrooms
- Frederiksen Elementary
  - Modernization and new Classrooms
- Murray Elementary, Phase I
  - New Kindergarten Classroom Wing

Fremont Unified School District
- Azevada Elementary School
  - Classroom Building
- Mattos Elementary School
  - Classroom Building
- American High School
  - Dining Commons and Modernization
- Mission San Jose High School Dining Commons
- Thornton Junior High School
  - New Multi-Use and Modernization

Hayward Unified School District
- Fairview Elementary School
  - New School for 650 students

Livermore Valley Joint Unified School District
- Granada High School Modernization
- Mendenhall Middle School Modernization
- Mendenhall Middle School New Science Bldg
- Joe Michell Elementary School Modernization
- Emma Smith Elementary
  - Modernization and New Construction
- Arroyo Mocho Elementary Renovations

Lafayette School District
- Master Planning

Oakland Unified School District
- Glenview Elementary School
- Learning Without Limits School

San Francisco Unified School District
- John Yehall Chin Elementary School
- Starr King Elementary School
  - Modernization and Addition

San Mateo-Foster City School District
- Audubon Elementary School Modernization
- Baywood Elementary School New Classroom and LGI Building
- Knolls Elementary School Facilities Assessment and Modernization

San Mateo Union High School District
- Aragon High School
  - New Theater
  - Student Services Center

San Ramon Valley Unified School District
- Stone Valley Middle School
- San Ramon High School
  - New Classroom Building
- San Ramon High School Pool Complex
- Vista Grande Elementary Modernization and Infill
- Green Valley Elementary Modernization and Infill
- Rancho Romero Elementary Modernization and Infill

South San Francisco Unified School District
- El Camino High School 2-Story Classroom Building
- Skyline Elementary Classroom Replacement
- Alta Loma Middle Classroom Replacement
- Baden High School Classroom Replacement
- Monte Verde Elementary Classroom Replacement
- Modular Classrooms at (11) eleven sites
- New Science Classrooms at (4) four sites

Independent/Charter Schools
- Making Waves Academy, Richmond
  - New Charter School Grades 5-12
- Moreau Catholic High School, Hayward
  - Additions and Alterations
- Nihonmachi Preschool, San Francisco
  - Additions and Alterations
- Riordan High School, San Francisco
  - Infill Classroom Buildings
- St. Raymond School
  - New Kindergarten Classroom(s)
- The Carey School, San Mateo
  - New Multi-Purpose / Classroom Building

As requested, the following pages list of our most recent projects of similar scope and size.



$229M BOND MEASURE CONCEPTUAL DESIGN / GRAPHICS

HAYWARD UNIFIED SCHOOL DISTRICT

Description of Services

HKIT worked closely with the Hayward USD and Vanir Construction Management to prepare materials for the successful $229M ballot measure on the November 2014 ballot. The Bond campaign was seeking voter authorization for the next set of Hayward school upgrades to improve student safety, instruction and learning. HKIT developed concept drawings for eleven (11) campuses in a two-month period to be used as imagery displayed at various sites and to the community at large. Projects included Track and Field facilities, STEAM Classroom Buildings, Performing Arts, one new elementary school as well as comprehensive middle and elementary school modernizations.

Year Complete: 2014

Owner Contact Reference

Hayward Unified School District
Ms. Deshonne Hall, Vanir Construction Management
E: deshonne.hall@vanir.com

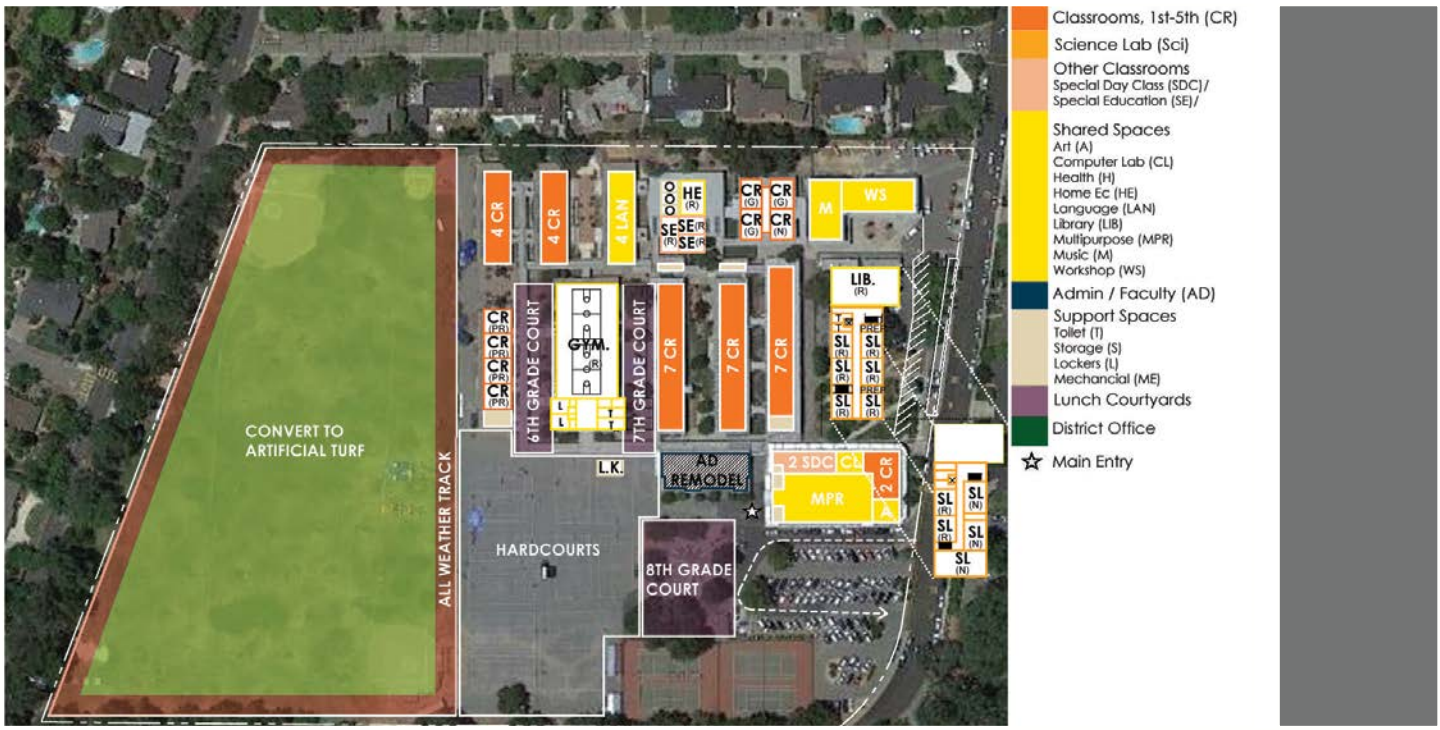
Funding Source: Local Bond





Hayward High School STEAM Facility

HKIT ARCHITECTS



DISTRICT-WIDE MASTER PLANNING

LAFAYETTE SCHOOL DISTRICT

Description of Services

As a response to aging facilities, changes in curriculum and projected growth in the District, HKIT Architects is assisting the Lafayette School District with master planning and facility assessment. The District consists of four (4) elementary schools and one (1) middle school that have not been substantially updated in more than 20 years. HKIT has facilitated community meetings at each of the campuses to provide an opportunity for structured dialogue, and exchange of ideas, and a venue for parents and community members to express their concerns about the needs and priorities related to modernization and growth.

HKIT has worked closely with the District to balance the immediate needs and priorities with longer term growth at each campus as well as plan for phased implementation.

Year Complete: 2016

Owner Contact Reference
Lafayette School District
Ms. Rachel Zinn, Superintendent
T: (925) 927-3502; E: rzinn@lafsd.k12.ca.us

Funding Source: Local Bond





ANTIOCH HIGH SCHOOL

ANTIOCH UNIFIED SCHOOL DISTRICT

Description of Services

HKIT Architects is providing full architectural services for the dramatic improvement and modernization of Antioch High School through its Measure B bond issue program. The improvements, completed in phases, include a new, expanded cafeteria, new library and administration building, new stadium and athletic field with synthetic turf and track, modernized classroom wings, conversion of the existing library to classrooms, other improvements to athletic facilities, landscape improvements to the courtyards and plazas and a renovated central walkway.

Year Complete: 2017

Owner Contact Reference

Antioch Unified School District
Mr. Tim Forrester, Associate Superintendent
T: (925) 779-7500; E: timforrester@antioch.k12.ca.us

Funding Source: Local Bond, Prop 39 Funding







J.M. AMADOR ELEMENTARY SCHOOL

DUBLIN UNIFIED SCHOOL DISTRICT

Description of Services

HKIT provided full design services for this new $40M K-5 Elementary School for 950 students. In a digital age of virtual connections, this design gives students and faculty alike a vivid sense of place, strengthens true community interaction and provides a strong, appropriate symbol of the district's commitment to quality education. The heart of the school is a dynamic, outdoor pedestrian street connecting the common spaces of multi-use, library/media center and administration with the kindergarten and classroom wings. This project was completed in 2015 and the square footage is 84,000 sf.

Year Complete: 2015

Owner Contact Reference

Dublin Unified School District
Ms. Kim McNeely, Director of Facilities
T: (925) 828-2551; E: mcneelykim@dublin.k12.ca.us

Funding Source: Local Bond







STONE VALLEY MIDDLE SCHOOL

SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT

Description of Services

HKIT worked closely with SRVUSD to evaluate the pros and cons of modernization vs. new construction for this middle school campus. It was determined that new buildings would best serve the community and program needs. This resulting project consists of a new two-story classroom building including specialized classrooms for digital and media as well as arts and sciences in addition to 19 regular classrooms. The new multi-use building will accommodate performance, music and drama programs as well as house food services. The existing undersized multi-use building will be converted to a new library centrally located at the new central quad. The campus was designed to accommodate 660 students and is being designed with sustainable features to provide an energy efficient and healthy learning environment.

Year Complete: 2017

Owner Contact Reference

San Ramon Valley Unified School District
Mr. Rich Lowell, Director of Facilities
T: (925) 828-2551; E: rlowell@srvusd.net

Funding Source: Local Bond







SOUTH SAN FRANCISCO MODULAR CLASSROOMS

SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT

Description of Services

In 2010, voters passed $162M Measure J Bond in order to renovate/replace school facilities over the next three years. The District was faced with the challenge of implementing a program that would quickly and efficiently deliver quality and aesthetically pleasing spaces that fit the program needs. HKIT co-developed the project with Project Frog, a leader in component buildings. Together, we developed plans for new classroom buildings, library buildings and Exploratorium/ lab classrooms at four different sites. At El Camino High School, due to site topography and set-back constraints, we developed a new two-story classroom shown below right.

Year Complete: 2015

Owner Contact Reference

South San Francisco Unified School District
Mr. Kevin Sanders, Program Manager
T: (650) 246-5977; ksanders@ssfusd.org

Funding Source: Local Bond







COLLEGE OF MARIN CHILD DEVELOPMENT CENTER

COLLEGE OF MARIN, KENTFIELD CAMPUS

Description of Services

This new school complex is a teaching and learning facility that serves both COM's educational program and its families; offering a high-quality preschool program and providing a learning environment for Early Childhood Education students to observe children at play. The school is organized to allow the separate communities of preschool students and COM students to engage in learning. In addition to two preschool classrooms, the Center provides an observation room, a teaching classroom, and support spaces for Center staff. The architectural focus is on sustainable, durable, natural materials in a palette recalling the colors and textures of the natural surroundings.

Year Complete: 2014

Owner Contact Reference
College of Marin
Ms. Laura McCarty, College of Marin
T: (415) 485-9343

Funding Source: Local Bond







AUDUBON ELEMENTARY SCHOOL

SAN MATEO-FOSTER CITY SCHOOL DISTRICT

Description of Services

This $5.4M project consists of a 14,331 sf new 2-story classroom building on an existing K-5 elementary school campus for the San Mateo-Foster City School District. Project includes 10 classrooms, toilet rooms on the ground level, kitchen, conveniently located adjacent to the existing multi-purpose building, and a small plaza at the front of the building for students and parents. The building is a custom steel-frame modular design that was delivered with a modified design-build approach saving the District both time and money.

Year Complete: 2015

Owner Contact Reference
San Mateo-Foster City School District
Mr. Rob Williams, Interim Director of Facilities
650.312.7889

Funding Source: Local Bond







LEARNING WITHOUT LIMITS

OAKLAND UNIFIED SCHOOL DISTRICT

Description of Services

Completed in 2011, this elementary school project was a three-phased construction project on an existing site in an established neighborhood. Part of our work involved the planning and design of the relocation of existing portables to house students during construction. The project was designed to CHPS standards with particular attention to classroom excellence; displacement ventilation, daylight harvesting systems, acoustic control. Photovoltaic panels are located on the south facing assembly building roof. Site features include a new garden, outdoor dining and gathering courtyards and play structures.

The design located new buildings on the upper part of the site and included improved site aesthetics and accessibility upgrades throughout the campus. Our work also included the completion of a campus wide fire alarm system. Due to site constraints, the classroom building is a two story structure, with bays and articulation to reflect the residential neighborhood. The multi-use space forms the centerpiece for the existing and new classroom wings. The building siting maximizes play and gathering areas.

Year Complete: 2011

Owner Contact Reference
Oakland Unified School District
Mr. Tadashi Nakadegawa, Director of Facilities
T: (510) 879-2962; E: tadashi.nakadegawa@ousd.k12.ca.us

Funding Source: Local Bond, Williams Act Settlement, Savings by Design (PGE)



Before



After



FAIRVIEW ELEMENTARY SCHOOL

HAYWARD UNIFIED SCHOOL DISTRICT

Description of Services

Completed in 2012, this project involved the complete replacement of a small existing K-5 school to accommodate 650 students and required finding appropriate architectural form within an older established neighborhood. The total square footage of the new school is 76,500 SF. The owner had a large program that needed to fit on a very tight sight. In order to provide for each program component, we designed a straight forward, stacked building that reduced costs from the on-set. This project was designed to meet CHPS Standards. The program included a new garden and outdoor ecology learning center balanced with outdoor dining, play areas and all-weather turf field.

Year Complete: 2012

Owner Contact Reference
Hayward Unified School District
Ms. Deshonne Hall, Vanir Construction Management
E: deshonne.hall@vanir.com

Funding Source: Local Bond







LONGFELLOW MIDDLE SCHOOL CAFETERIA

BERKELEY UNIFIED SCHOOL DISTRICT

Description of Services

This project at Longfellow Middle School in Berkeley includes a $4 million new cafeteria / culinary arts building. The 8,000 SF facility, which is currently under construction, will house classrooms and multi-purpose space adjacent to a student-run organic garden in support of the Berkeley Edible Schoolyard program, founded by restaurateur Alice Waters. The goal of the program is to teach essential life skills and support academic learning through hands-on classes in the garden and kitchen classroom.

Year Complete: 2016

Owner Contact Reference
Berkeley Unified School District
Mr. Tim White, Manager of Facilities
T: (510) 644-6066; E: twhite@berkeley.k12.ca.us

Funding Source: Local Bond





PROJECT TEAM



KEY TEAM MEMBERS

To ensure that appropriate staffing is available to the San Leandro Unified School District, we are committing Dara Youngdale as Principal-in-Charge, Erwin Won as Project Manager, Jeff Evans as Project Architect, Vanden Baysa as Lead Designer, and Rod Henmi as Director of Design. In addition to the individuals mentioned above, we have several other HKIT staff members who can be called upon to supplement our recommended staffing, should the need arise. We carefully manage our staff's workload so that they can devote in-depth attention to each project. In addition, our Principals limit the number of projects they take on so that they can work directly with each District and personally participate in each project.

The following is a description of each team member's role and responsibilities relevant to the architectural services for the project.

Dara Youngdale, AIA, LEED AP
Principal-in-Charge

- Overall project management
- Lead planning and programming effort
- Oversee budget and schedule
- Meet with your representative(s), boards, site committees, teachers, students, community groups, and other interested parties
- Design presentations to Board and Community
- Quality assurance throughout the project

Erwin Won, LEED AP, Senior Associate
Project Manager

- Day-to-day project contact
- Lead planning and programming effort
- In depth review of existing conditions, documents
- Manages budget, schedule, consultant team
- Quality Assurance / plan review

Jeff Evans, AIA, LEED AP, Associate
Project Architect

- Collaborate with team to develop design work
- Sustainable design implementation and coordination (CHPS or LEED) standards
- Develops project infill
- Coordinate with consultants
- Prepares Concept Documents

Vanden Baysa
Lead Designer

- Conceptual plan sketches
- Site plan diagrams
- 3-D imagery
- 3-D renderings
- Uses various techniques and computer programs to 'sketch' concepts and develop schematic concepts

Rod Henmi, FAIA, LEED AP, NOMA
Director of Design

- Oversees Development of Concept Design



RESUME

Dara Youngdale, AIA, LEED AP
Principal-in-Charge

Ms. Youngdale has been an architect with HKIT since 1986. Her experience includes educational and renovation projects, master planning, and programming. Dara is a particularly talented programmer, as well as planner and designer. Ms. Youngdale earned a Master's degree in Architecture from M.I.T. in 1983, and a Bachelor of Architecture from U.C. Berkeley in 1976. She has been a registered architect in the State of California since 1987. Her community involvement includes volunteer work with Contra Costa County Senior Services Outreach. Recent projects include:

Antioch Unified School District
- Antioch H.S. New Construction, Modernization

Dublin Unified School District
- J.M. Amador Elementary School
- Dublin Elementary School Modernization
- Frederiksen Elementary School Modernization

Fremont Unified School District
- Azeveda and Mattos Elementary Schools
  - New Modular Classrooms Buildings
- American High School
  - Dining Commons and Modernization
- Thornton Junior High School

Hayward Unified School District
- Fairview Elementary School –New School
- 2014 Measure H Bond Work

Lafayette School District
- Facilities Assessment and Master Planning

Making Waves Foundation, Richmond
- New Charter School (grades 5-12)

Oakland Unified School District
- Glenview Elementary School
- Jefferson Elementary School

San Francisco Unified School District
- Starr King Elementary School

San Mateo/Foster City School District
- Audubon Elementary School
  - Modernization
- Baywood Elementary School
  - New Classroom and Multi-Purpose Building

San Ramon Valley Unified School District
- Stone Valley Middle School
- San Ramon Valley High School New Classroom Building

South San Francisco Unified School District
- Classroom Replacement Projects



RESUME

Erwin Won, LEED AP, Senior Associate
Project Manager

Erwin has served as an architect and Project Manager on a broad variety of school projects for HKIT for close to 30 years. In this role, he is involved with facilities evaluation, planning, and design of new and modernized sites. Erwin received a Bachelor's degree in architecture from UC Berkeley in 1983. He has been a licensed architect in California since 1989. His relevant work includes:

Antioch Unified School District
- Antioch High School New Construction and Modernization

Dublin Unified School District
- J.M. Amador Elementary School
- Frederiksen Elementary School Modernization

Fremont Unified School District
- American High School Modernization
- Mission High School Student Dining
- Thornton Junior High School Modernization
- Centerville Junior High School Modernization
- Harvey Green Elementary School Modernization
- Patterson Elementary School Modernization

San Mateo/Foster City School District
- Audubon Elementary School Modernization
- Baywood Elementary School
  - New Classroom and Multi-Purpose Building

San Mateo Union High School District
- Aragon High School Theater

Martinez Unified School District
- Alhambra High School Modernization

Hayward Unified School District
- Fairview Elementary School

Livermore Valley Joint Unified School District
- Almond Elementary School modernization
- Arroyo Mocho Elementary School (Phase 2)
- Granada HS Maintenance- 6 Relocatables
- Junction Avenue Middle School
- Morello Elementary School

Walnut Creek School District
- Walnut Creek Intermediate
- Walnut Heights Elementary



RESUME

Jeff Evans, AIA, LEED AP,
Associate
Project Architect

Since joining HKIT in 2004, Jeff has focused on school campus infill and renovation projects as well as new school master planning. He is one of HKIT's principal resources on green building and sustainability, and an active advocate for these issues in the office as a whole. Jeff's professional skills are particularly strong in the areas of participatory design, community meeting facilitation, and public presentations. Jeff received his BS in Architecture from the University of Virginia in 2000 and his Masters in Architecture from UC Berkeley in 2004. Jeff is a Licensed Architect in the State of California. His recent relevant experience includes:

Berkeley Unified School District
- Longfellow Middle School Cafeteria

Dublin Unified School District
- Dublin Elementary School

Fremont Unified School District
- Patterson Elementary School Modernization
  - Seismic, Accessibility, Electrical and HVAC upgrades
- Centerville Middle School Modernization
  - Seismic, Accessibility, Electrical and HVAC upgrades

Oakland Unified School District
- Glenview Elementary School
- Learning Without Limits – New School

San Ramon Valley Unified School District
- Stone Valley Middle School, San Ramon
- Green Valley Elementary School, San Ramon
  - New administration building
  - Two classroom wings
- Vista Grande Elementary School, San Ramon
  - New Multi-Purpose Building
  - Classroom building and library renovation



RESUME

Vanden Baysa
Lead Designer

Vanden is a Senior Designer specializing in space analysis and planning, building exterior studies, 3D graphics and visualizations. His rendering abilities are a great tool in communicating with school staff, Board members and the community. He has established design parameters based on client requirements and worked closely with project architects and project managers. He participates directly in the majority of our school projects creating and developing overall design concepts. He has recently completed work for the 2014 Hayward Unified School District Measure H Bond, as well as a new elementary school for the Hayward USD, and new Theater at Aragon High School in San Mateo.

Mr. Baysa received a Bachelor of Science Degree in Architecture from the Mapua Institute of Technology (MIT) in the Philippines in 1988. He is a Licensed Architect. Relevant projects include:

Dublin Unified School District
- New Elementary School
- Murray Elementary School – Master Plan

Archbishop Riordan High School
- Master Plan

The Carey School, San Mateo
- New Multi-Purpose/Classroom Bldg

Gilroy Unified School District
- Rod Kelley Elementary Library/Media Center
- Conceptual Design

Hayward Unified School District
- Fairview Elementary School –New School
- 2014 Measure H Bond Work

San Mateo Unified High School District
- Aragon High School Theater

San Mateo Foster City School District
- Baywood Elementary – modernization

Oakland Unified School District
- Learning Without Limits – New School

Moreau Catholic High School, Hayward
- Concept Plan for new gymnasium, performing arts theater, and student center



RESUME

Rod Henmi, FAIA,
LEED AP, NOMA
Director of Design
License #C27774

Mr. Henmi joined HKIT as Director of Design after serving in that role for fourteen years with Michael Willis Architects. Mr. Henmi's approach to design is centered on both the philosophical and practical, ranging from goals and dreams to specific materials and maintenance procedures. He continually finds ways to design in a manner cost-efficient yet imaginative, mindful of functional requirements yet poetic. Mr. Henmi has extensive experience as a university educator, writer and public speaker. He coauthored a book on architectural drawing entitled Envisioning Architecture: An Analysis of Drawing. He is a member of the American Institute of Architects (AIA) and the National Organization of Minority Architects (NOMA), as well as serving on the Board of Trustees of the Museum of Craft & Folk Art. His work has been recognized with numerous design awards including six from NOMA and several from the AIA. Recent relevant projects include:

Antioch Unified School District
- Antioch High School Modernization

Dublin Unified School District
- J.M. Amador Elementary School

Hayward Unified School District
- 2014 Measure H Bond Work

Oakland Unified School District
- Glenview Elementary School
- Sobrante Park Elementary School

Gilroy Unified School District
- Rod Kelley Elementary School, Gilroy, CA
- Rucker Elementary School, Gilroy, CA
- Design Competition

Pinole Middle School, Pinole, CA
Sheridan Elementary School, San Francisco, CA
Pattonville Learning Center, Pattonville, MO

Mr. Henmi received his Master of Architecture and Urban Design from Washington University in 1982, and a Bachelor of Architecture with High Distinction from the University of Minnesota in 1975. He is a licensed architect in the State of California.



Fairview Elementary School
Hayward Unified School District

PROPOSED CONSULTANTS

We propose the following list specialized sub-consultants for the San Leandro Unified School District. These consultants have worked with HKIT on educational facilities for many years and we are confident that they have the requisite depth of experience and quality of work to provide excellent service to your District.

MECHANICAL ENGINEERING

Capital Engineering
1305 Marina Village Parkway
Alameda, CA 94501
T. 510.522.1860
Mr. Thomas Duval, Senior Principal, M.E., LEED AP
Capital Engineers is a mechanical design and engineering firm offering expertise in heating, ventilation and air conditioning (HVAC), plumbing, fire protection and process piping to their clients since 1947. Tom joined Capital in 1983 with his Bachelor of Science degree from California Polytechnic State University, San Luis Obispo. He provides expertise for a variety of facilities including buildings which facilitate convenient service and create a sense of community pride, including K-12 and higher education, hotels, civic centers, libraries, military, state and national parks, community centers, and fire stations. His experience includes new facilities, as well as additions and renovations, which have interfaced with operational systems, minimized disruptions, and allowed existing facility functions to continue.

ELECTRICAL ENGINEERING

American Consulting Engineers Electrical, Inc. (ACEE)
1590 The Alameda #250
San Jose, CA 95126
T. 408-236-2312
Mr. Sammy Fernandez, Principal
American Consulting Engineers Electrical, Inc. (ACEE) has been in the Bay Area servicing our local communities for over 20 years. Previously American Consulting Engineers Inc., this MEP firm reorganized in 2002 to focus on electrical engineering and to strengthen client relations. The reorganization has allowed ACEE to better serve their customers by providing expertise in electrical design engineering and project management. ACEE's staff size is in the mid teens including three licensed electrical engineers, four additional engineers with E.I.T registration, and three senior project level designers.

CIVIL ENGINEERING

Bellecci & Associates
2290 Diamond Blvd, Suite 100
Concord, CA 94520
T. 925-685-4569
Mr. Robert Broestl, P.E., Principal
For 33 years Bellecci & Associates has been serving California clients in the both the public and private sector. Bellecci has performed planning, engineering and surveying on more than 4,500 projects since 1983. Robert has more than 25 years experience, including his tenure as Vice President with Santina &Thompson. He is well-known in the public works community for his in-depth understanding of public works preliminary engineering, preparation of PS&E for bidding, and overall construction management, utility engineering and pavement management.

LANDSCAPE ARCHITECTURE

Gates & Associates
2671 Crow Canyon Rd., San Ramon, CA 94583
T. 925.736.8176; F. 925.838.8901
Ms. Linda Gates, linda@dgates.com
Established in 1977, Gates + Associates has designed numerous outdoor campus environments for schools throughout the Bay Area. Their design philosophy is to emphasize the creation of appealing central gathering spaces and outdoor classrooms with planting and/or shade structures to enhance comfort. Play elements are incorporated that reflect the latest advancements in the understanding of the physical, social and cognitive aspects of play. There is also an emphasis on incorporating learning opportunities in the landscape. Linda and her team are adept at identifying creative design solutions that can be implemented within constrained budgets. They also understand the importance of ease of maintenance and durability of materials in minimizing long-term maintenance and operations costs.

COST ESTIMATING

Cumming
475 Sansome Street, Suite 520
San Francisco, CA 94111
T. 415-748-3080
Mr. Vaughan Clarke, Senior Cost Manager
Cumming is an international project and cost consulting firm that delivers creative, customized solutions to a vast portfolio of clients worldwide. Cumming's unique approach to cost management is designed to add significant value to our clients' bottom lines; a relentless focus that is reflected in our group's guiding principles: Proactive Approach, Detailed Budgets, Continuous Involvement, Value Management, Forward-looking Solutions, State-of-the-Art Tools, and Comprehensive Services.

FIRM RESOURCES

TECHNICAL CAPABILITIES

CAD Capabilities

HKIT employs technology to support our collaborative work process. We use Autodesk Building Design Suite Premium 2012, software for building information modeling (BIM), and graphic software to prepare presentation, design, and construction drawings. Emerging technologies are allow us to use and incorporate 3D modeling into all phases of our design work from early concept all the way through to construction documentation. This allows us to bring early design concept alternatives to life, providing our clients the ability to actually "feel" and more clearly understand the building design as it emerges. The use of these various technologies creates a dynamic process whereby we can present, examine, and modify the design in real time during work sessions with our clients. In addition, other powerful technologies and software options allow us to create photo-realistic modeling & views of the emerging designs in real community contexts.

COST ESTIMATE HISTORY & CHANGE ORDER EVALUATION

Cost Estimate History

We regularly estimate project costs, beginning at the onset of each project and throughout the design process. At the conceptual design phase, we develop planning budgets internally based on experience, manufacturer and contractor pricing, current professional cost estimates and recent bid information. We review these conceptual estimates with our professional estimators and discuss the overall bidding climate and current escalation factors at this early stage.

As the project proceeds, we will monitor and update the estimates including contingencies for design, bidding and construction. Using professional cost estimating services, cost estimates will be updated based on milestones established at project start. We typically have estimates prepared at the DD and CD phases. In larger, more complex projects, we will have our professional estimator provide estimates at the schematic phase and 50% CD phase as well.

We include contingencies throughout the life of the estimating process. At the very early stages, when there are significant unknowns, we may use a 20% contingency. As the project progresses, we usually drop the contingency to 10%; the percentage of contingency will be verified with the District. At the time of bidding, we may further reduce contingencies depending on the bidding climate, alternates and recent bidding history in the school arena.

We will recommend maintaining change order contingencies for unforeseen conditions and added scope, especially in modernization work.

We use RS Means Building Construction Cost Data for in-house cost estimating. We also work with Cumming for professional cost estimating and have included them in our proposed consultant team. Given our on-going work with their firm, the information exchange is continuous and accurate. They often provide meaningful cost information at project start-up, assisting our team in establishing scope and budget alignment. On a large infill school project, our estimator was within 5% of the $23M project budget.

The following is a list of cost estimates versus actual bid amounts:

Fairview Elementary School, Hayward Unified School District
Estimate: $22,000,000
Bid Amount: $25,729,997

Audubon Elementary, San Mateo-Foster City School District
Estimate: $5,200,000
Bid Amount: $5,255,000

Starr King Elementary School, San Francisco USD
Estimate: $7,900,000
Bid Amount: $8,541,000

Change Order Evaluation

Historically, HKIT's projects have been constructed with few Change Orders. We believe that our success is the result of thorough assessments, good documents and open communication throughout the project. In-house reviews are an integral part of our quality assurance procedures. Looking ahead during the construction process is invaluable to minimizing potential Change Orders and timing issues. Our policy is to respond quickly to questions by first reviewing the drawings and specifications with our sub-consultants. Potential change orders are therefore quickly responded to. We are aware that Change Orders can often be the result of inadequate survey information and issues with existing conditions. As such we work hard to ensure that underground utilities are accurately documented. Owner requested changes can result in significant Change Order costs, we work closely with the stakeholders early in the process to gain consensus on the project scope.

PROJECT APPROACH FOR SAN LEANDRO USD

Our approach to your bond planning program is to work closely with the District to assess existing conditions and school site deficiencies, provide campus planning concepts to effectively support the District's educational mission and community values, and to develop cost estimates around

those needs in order to collaborate with the Board to develop a prioritized bond list for the November 2016 election. We know that this work involves the balancing of a number of objectives;

- Meeting the District's Guiding Principles
- Meeting the facility and educational program needs at each site
- Developing a prudent bond program based on solid cost estimating
- Building community support through a two-way conversation with school sites, parents, neighbors and the larger San Leandro community

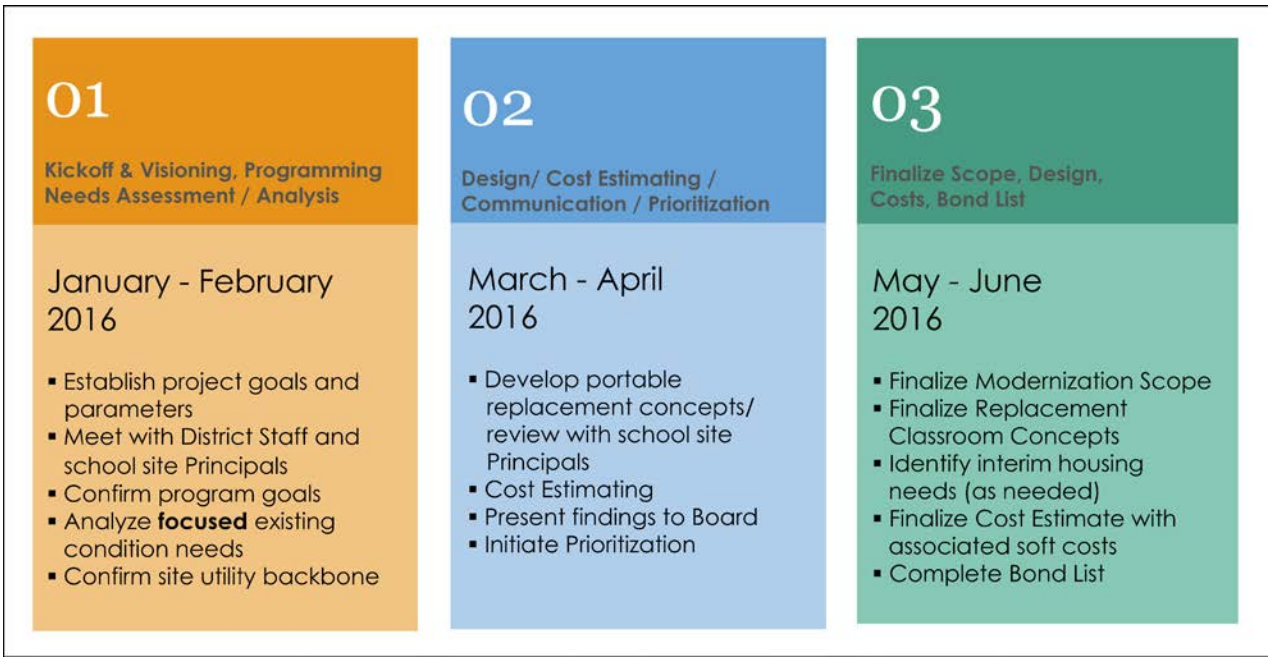
To assist the District and meet the proposed timeline, we propose starting with a kick-off meeting in early January to establish team roles, lines of communication, project schedule with milestones and deliverables. Our services will be directly tied District expectations, extent of community outreach and the deliverables so it will be important to establish those goals at the project on-set. As soon as the project parameters are established, our architectural and consultant team will review as-built documents and begin our site visits and facilities assessments.

As discussed at our interview, we will look at all of the existing conditions and record deficiencies even if our focus is on specific issues such as mechanical and electrical systems. We will pay close attention to ADA upgrade requirements and note any other code deficiencies. We will develop a list of recommended projects.

Once we have a baseline of existing conditions, we will begin the programming and conceptual campus planning process. Our goal is to understand campus zoning such as classroom grade level relationships and their relation to outdoor spaces. Other program needs, such as science and/or arts/music and SDC classrooms requirements will be reviewed. We will consider one and two story schemes where appropriate and the use of modular construction. Parking, drop-off, ADA path of travel and support facilities will all be a part of these planning and conceptual design packages. At most of the sites we expect that there will be a number of alternates to consider and we will share these concepts and lead the team in building consensus around the best alternate for that campus.

We will develop cost estimates that incorporate all of the assessment and planning work. The entire team will have a role in providing thorough information for the estimator and will then review the estimates to ensure that the document is inclusive. We will incorporate factors to cover contingencies, soft costs and escalation that is in alignment with potential bond issuance. The estimating will be organized in such a manner that is can be readily modified to reflect prioritization alternates and formatted to convey information in an understandable way.

HKIT will provide clear, legible graphics in order to illustrate campus improvements to share with the school sites, board and community. In addition, we will provide selective inspirational sketches showcasing new classroom buildings and site improvements. Throughout, we will provide the guidance needed to meet the varying objectives of this process and prioritize the work.



Schedule for San Leandro USD

MEETING SCHEDULES AND TIMELINES

HKIT meets project schedules; through careful cooperation with Districts and contractors, each of our projects has been able to open on time. The project manager, working with the Principal-in-Charge, is responsible for keeping the project on budget and on schedule. At the beginning of a project, we sit down with our clients and refine any outlined schedules and overall timelines. We establish milestone dates, confirm appropriate deadlines for client review, and set aside times for approvals and agencies review. These dates are monitored by our project manager and coordinated with consultants during regularly scheduled meetings. If additional staff is needed to complete any phase of work, HKIT is a large enough firm to ensure sufficient staffing levels.

We work proactively with DSA to keep projects on schedule. We have an excellent record of producing documents that proceed smoothly through the entire DSA process.

We make a tremendous effort to pursue closeout on all projects, no matter how long it takes. We plan for this active participation in every DSA project and have administrative staff dedicated to this effort. 95% of our projects are closed with DSA Certification. The remaining few were not certified due to the Owner's decision to proceed with a process that was not closable. At HKIT, we believe that our projects proceed as planned due to our regular communications with DSA. We invite you to contact some of the DSA personnel familiar with our office:

Mr. David Choi, Structural Safety
(510) 622-1831
Mr. Barry Ryan, Fire and Life Safety
(510) 622-3127
Ms. Janet McFarland, Access Compliance
(510) 622-4480

WORKING WITH STATE AGENCIES

OPSC and CDE Experience

We regularly assist Districts and Project Management Consultants in obtaining funding and /or approvals from various State agencies including OPSC and CDE. We have also recently worked with OUSD on corrective actions related to the Williams Act and have assisted in the application writing for an Overcrowding Relief Grant.

Experience with DSA

We have an on-going relationship with DSA staff and are on a first name basis with many of the approvals agencies personnel. HKIT is located two blocks from the DSA offices; we meet at the DSA offices regularly, as we always have several school projects in process. Because of this familiarity with DSA, we understand their process and are able to meet their requirements promptly. We also set up early meetings on each of our projects to review the new code and confirm how it may affect the project.



Making Waves Academy
Richmond, CA

CLIENT REFERENCES

Antioch Unified School District
510 G Street, Antioch, CA 94509
Mr. Tim Forrester, Associate Superintendent,
Business & Operations
925.779.7500

Antioch High School
New cafeteria, new library and administration building, new stadium and athletic field with synthetic turf and track, modernized classroom wings, conversion of the existing library to classrooms, other improvements to athletic facilities, landscape improvements to the courtyards and plazas and a renovated central walkway

Dublin Unified School District
7471 Larkdale Avenue, Dublin, 94568
Ms. Kim McNeely, Director of Facilities
925.828.2551 ext. 8061

Frederiksen Elementary
Master Plan, new kindergarten classrooms, roof replacement, various additions

Dublin Elementary
Master Plan, new kindergarten classrooms, miscellaneous site work

Lafayette School District
3477 School Street, Lafayette, 94549
Ms. Rachel Zinn, Superintendent
925.927.3500

Springhill Elementary, Happy Valley Elementary, Lafayette Elementary, Burton Valley Elementary, Stanley Middle School
Facilities assessment and master planning

Oakland Unified School District
955 High Street, Oakland, 94601
Mr. Tadashi Nakadegawa, Director of Facilities
510.879.2962

Learning Without Limits Elementary
New two-story classroom building with twelve (12) classrooms, administrative offices and multi-purpose

Glenview Elementary
Master Plan

San Ramon Valley Unified School District
3280 –A Crow Canyon Road, San Ramon, 94583
Mr. Rich Lowell, Director of Facilities
925.552.2970

Vista Grande Elementary
New multi-purpose building, renovation of four classroom buildings, expansion of administrative offices, new library and campus entry

Green Valley Elementary
New classroom buildings, administrative building, expanded multi-use, new campus entry and site improvements

Rancho Romero Elementary
New administration building and kindergarten classrooms, renovation of multi-purpose, and three classroom blocks

South San Francisco Unified School District
398 B Street, South San Francisco, CA 94080
Mr. Jeff Bonner, Director of Facilities
650.877.8700

Alta Loma Middle School
Classroom Replacement
Baden Continuation School
Classroom Replacement
Monte Verde Elementary School
Classroom Replacement
Skyline Elementary School
Classroom Replacement
Westborough Middle School
Classroom Remodel
El Camino High School Science
Classroom Building
Spruce Elementary School
Classroom Replacement
Ponderosa Elementary School
Classroom Replacement
Sunshine Gardens Elementary School
Classroom Replacement
Junipero Serra Elementary School
Classroom Replacement
Los Cerritos Elementary School
Classroom Replacement









HKIT ARCHITECTS

538 NINTH STREET,
SUITE 240, OAKLAND, CA 94607
T.510.625.9800 WWW.HKIT.COM