

### 3. FIRM ORGANIZATION



When Van Pelt Construction Services (VPCS) opened their doors in 1996, principals Michael and Mark Van Pelt had a singular goal in mind. They wanted to provide Northern California with a superior level of service in the area of Program and Project Management. Since that time, we have enjoyed steady, carefully controlled growth and have built an impressive roster of satisfied clients within K-12 school districts, universities, community colleges, health care and the private sector. Currently, VPCS is managing approximately \$300 million in construction projects throughout Northern California, as well as providing Cost Estimating and Constructability Reviews for several college campuses, K-12 school districts and Architectural firms.

When Michael and Mark Van Pelt founded VPCS, they already had a lifetime of experience in the construction industry. *Raised in a family well known in the trade for its commitment to quality and ethics, the brothers now gauge their firm's success on how true they stay to those ideals.* Mark's managerial skills and Mike's field experience form a strong foundation for the entire company. They also bring a philosophy about building in particular and business in general taught to them by their father. From him, the Van Pelts learned the value of honesty and the utility of excellence.

*90% of our current public works contracts are with repeat clientele. We believe this to be a tribute to our durability and performance.* VPCS's work includes extensive coordination with administration, maintenance, operations and facility departments. Our knowledge of the coordination and sensitivity necessary to manage a successful bond program within an active school district is what sets us apart.

*Currently, over 75% of our Business is with K-12 Districts in Northern California. All our K-12 work includes Project Management and 60% of that work also includes Program Management. We have provided Program and Project Management for high school campuses at every District we have worked with, approximately 45% of our total business involves high school construction.*

*By far, the greatest asset we can provide is personal attention.* VPCS makes a very serious commitment to each of our clients, in an effort to form a relationship that goes beyond service provider and client. Our Principals stay personally involved in each project, ensuring the quality of our service.

All contracts are issued out of our main office in Fairfield, Ca. Our management teams are located at their respective programs and projects through out Northern California.

Included in our team resumes, the District can find more information on our proposed sub-consultants for schedule and management. While VPCS has the capabilities to produce schedules in-house, in this case we would like to enlist the help of a schedule consultant in order to provide the level of detail and coordination required for this program. Don Scarbrough of Forward and Associates has worked with our Firm Principals since the 1980's. Additionally, William Savidge is a specialist when it comes to facilities management and planning. VPCS has had the benefit of his insight as both a client and as a trusted consultant for a decade. His perspective from experience on the District side is extremely valuable.

#### VPCS

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Organization:  
California Corporation

Federal Tax ID: .....  
91-1755675 6x6 POST

Certification:  
CA Contractor, B871147  
CA Small Business, 38778  
CA DBE, 28977  
Business Licence, 07000793

Ownership:  
Michael Van Pelt  
Director  
mike@vpcsonline.com

Mark Van Pelt  
President  
mark@vpcsonline.com

Staff:  
20 Staff Members

Licensed Staff:  
Structural Engineering  
Civil Engineering  
Contracting  
Notary Public

## 4. FIRM QUALIFICATIONS



### Extensive Experience with California Educational Construction

From our management of numerous bond programs, we understand that a successful K-12 bond program requires coordination of several involved parties. VPCS has worked with oversight committees, parents, faculty, staff, maintenance & operations, administration and surrounding communities in the management of the programs listed in this section. The following pages include information on the programs we have managed within the last 5 years only.

Additionally, we have managed construction for several other K-12 Districts. This includes East Side Union High School District. The management structure within that program requires CM's to provide much of the program management on a campus by campus basis. As a result, our team manages multiple funding sources over multiple projects on each campus. Our team develops schedules with phasing of campus projects and participates in the hiring of consultants.

VPCS has provided management services on several large scale projects for the California State University System. Across five campuses our teams have managed over 50 Major Capital projects for CSU. A few examples are:

- CSU Stanislaus, Naraghi Hall of Science (\$32 Mil)*
- CSU Cal Maritime, Physical Education Complex (\$26 Mil)*
- CSU East Bay, Student Services Building (\$42.3 Mil)*
- CSU Chico, Sutter Hall Housing Complex (\$54 Mil)*
- San Francisco State, Village at Centennial Square (\$48 Mil)*

Our management teams bring the same high level of coordination, technical construction knowledge and campus sensitivity to every project we manage; from university research facilities to kindergarten wings.

### High School Projects

The high school projects for which our firm has provided program management services are included on each of the following program information sheets. Each sheet includes the project name, school, contact and VPCS manager in charge. We have also provided construction management on several others at East Side Union High School, Healdsburg Unified School District, Dixon Unified School District, Santa Rosa City Schools, to name a few.

### High School Campus Needs & Priorities

After 20 years of managing construction programs, VPCS understands that our team will make a plan, and then the plan will change. High school campuses, especially, are living breathing communities of a very unique nature. Campus needs will change, student population will change, class size increases or reduction will occur, new curriculum will be added, new programs will emerge. This will effect the planned projects. Our management team must be the mainstay. We must ride out these changes and still produce a program that delivers projects in a timely fashion, is fiscally responsible and makes good on the scope promised to the tax payers. Long-term planning, dedicated tracking and creative thinking have helped our teams to beat schedules and get improved facilities in use. Our team builds relationships with the Campus and District staff, so we can understand the full impact of our planning. We use our years of experience on countless construction sites to develop phasing plans that actually work. Our managers leave flexibility in their program budgets for the "known unknowns". VPCS must serve as the birds eye view of the program and advise on the amount of closures, projects and general disruption the program can handle at each the campus.

*Our firm, our proposed Program Manager and our team as a whole far exceeds the 5 years of DSA experience required. 2*

## MARK VAN PELT PRINCIPAL IN CHARGE

Mark Van Pelt brings more than 30 years of Construction Management experience to the team. Trained over a lifetime, he learned the business of construction from his father, a life long General Contractor. Mark has participated in all aspects of Construction Project Management, including bidding, estimating, scheduling, contract negotiations, personnel management, labor relations, subcontractor coordination, field coordination and contract administration. Additionally, Mark has extensive experience in all aspects of institutional program and construction management including: Master-planning, Programming and Design Management. His background in general contracting paired with 18 years of experience in owner's representation brings a wealth of experience to any project team. Additionally, he has significant knowledge from years of working with DSA and OPSC; often assisting districts in securing critical approvals and funding.

### Professional License

Class B Contractor #871147

### Professional Affiliations

Diablo Valley College - Construction Advisory Committee

### Speaking Engagements

Stanford University - Construction Contracts and Procurement

University of California, Berkeley - Structural Cost Estimating

### Education

Construction Technology, Diablo Valley College

### Selected Project Experience

Windsor USD, Cali Camecac Language Center, Windsor, California

Windsor USD, Windsor High CTE Digital Classroom, Windsor, California

Cloverdale USD, Cloverdale High Modernization, Cloverdale, California

Cloverdale USD, Washington School Modernization, Cloverdale, California

Cloverdale USD, Jefferson Elementary Modernization, Cloverdale, California

VCUSD, Vallejo High School, Vallejo, California

VCUSD, Elementary School HVAC Upgrades, Vallejo, California

SRCSD, Santa Rosa High School, Desoto Hall, Santa Rosa, California

HUSD, Healdsburg High School Modernization, Healdsburg, California

HUSD, Fitch Mountain Elementary School, Healdsburg, California

TUHSD, Tamalpais High School, Keyser Hall, Mill Valley, California

TUHSD, Tamalpais High School, New Pool, Mill Valley, California

Portland City Schools, Bond Program Planning, Portland, Oregon



## ERIC VAN PELT REGIONAL VICE PRESIDENT

Eric Van Pelt has over eight years experience in management of modernization, addition, infrastructure upgrade and new construction projects. Although, his education in construction started much earlier, as he is the third generation of his family to work in the institutional construction industry. His experience includes laboratory, classroom, athletic field, student housing and administrative facilities. He has coordinated project correspondence, document control and information distribution, and has done so while working on site and in the main office. He is familiar with the level of coordination and sensitivity necessary to insure a successful construction project within an active and concerned community. At the Vallejo Unified School District he provided organization, document control and administrative support which aided the project team in the timely completion of a number of projects. At the New Dixon High School Project, Eric coordinated all correspondence and document control, while also serving as the Labor Compliance Officer for an 80 acre site with upwards of 200 workers on a given day.

### Education

Microsoft Project Training, Scheduling  
Construction Tech Program, Diablo Valley College  
Crestcom Management Training

### Selected Project Experience

MVSD, Park Elementary School Modernization, Mill Valley, California  
MVSD, Old Mill Elementary School Modernization, Mill Valley, California  
Sacramento City USD, Luther Burbank High, New Stadium, Sacramento, CA  
DUSD, All-New Dixon High School, Dixon, California  
SRCS, Santa Rosa High -DeSoto Hall - Class Room Building, Santa Rosa, CA  
SRCS, Montgomery High School Field Modernization, Santa Rosa, California  
VCUSD, Solano Middle School Modernization, Vallejo, California  
VCUSD, Springstowne Middle School Modernization, Vallejo, California  
VCUSD, People's High School Modernization, Vallejo, California  
VCUSD, Vallejo Middle School Modernization, Vallejo, California  
VCUSD, Vallejo High School New Fire Alarm System, Vallejo, California  
CSU Cal Maritime, New Student Housing Complex, Vallejo, California

## **WILLIAM SAVIDGE** **ASSIST. PGRM. MANAGER** **K-12 SCHOOL FACILITIES**

Bill has 16 years intensive K-12 Public School renovation/construction experience in project and program management positions. He has strong leadership qualities, a collaborative management style and is a skilled communicator. His years in program management have made him a technical expert on school facilities, including design, construction and operations. Bill has regularly managed community interaction and stakeholder participation. He has been responsible for the supervision and coordination of bond program teams as a District facilities staff member. During his work at West Contra Costa Unified School District, as well as other districts, Bill gained extensive experience with State School Building Program and Division of State Architect. In addition to his background in implementing high performance schools standards, he is also experienced in asset management and developing options for school facility reuse.

### **Education**

Master of Architecture, University of California, Berkeley  
Bachelor of Arts, University of Montana

### **Professional License**

Licensed California Architect #C-20948

### **Professional Affiliations**

Council of Educational Facility Planners International (CEFPI)  
Construction Management Association of America (CMAA)  
US Green Building Council, Northern California Chapter (USGBC)  
Coalition for Adequate School Housing (CASH)  
Chair 2009-2011  
Vice-Chair & Chair Annual Conference Committee 2007 + 2008.  
CASH School Facilities Leadership Academy  
Core Faculty Member 2006-2011

### **Selected Project Experience**

Assistant Executive Officer, State Allocation Board

October 2011 - August 2015

West Contra Costa Unified School District, Engineering Officer

School Facilities Construction Program Director, August 2003 - October 2011

Fremont Union High School District, Director Facilities Modernization

School Facilities Construction Program Director, August 1998 - August 2003

Vanir Construction Management, Sr. Project Manager, July 1995 - August 1998

Provided project and program management.

Mountain View-Los Altos Union High School District

Berkeley Unified School District

East Side Union High School District

## **PETER NORGAARD** **DIRECTOR OF CONSTRUCTION**

Peter Norgaard has more than 30 years experience as a Project Superintendent and Project Manager in the construction of major commercial and institutional projects. His expertise is primarily in personnel, site supervision, coordination, scheduling and cost control on large scale, complex projects. He has provided quality control and constructability reviews for the majority of projects with which he has been involved. His project experience includes both new construction and building renovations, which require continued operation of facilities during construction. Such projects are often driven by both tight budgets and schedules. His wide range of experience has given him a realistic approach as he prepares for each new project. Peter's oversight of the management team at Vallejo City Unified School District has directly lead to the successful implementation of over 45 modernization projects within the District. Prior to his work as a Construction Manager, Peter worked as a high school level English / Physical Education instructor. This gives him unique insight into educational construction projects; the needs of a campus, its faculty and students.

### **Education**

BS, Education, California State University Hayward  
Life Teaching Credential, State of California

### **Selected Project Experience**

TUHSD, Tamalpais High School, Keyser Hall, Mill Valley, California  
TUHSD, Tamalpais High School, Field House, Mill Valley, California  
TUHSD, Tamalpais High School, New Announcer's Booth, Mill Valley, California  
TUHSD, Redwood High School New Announcer's Booth, Larkspur, California  
TUHSD, Sir Francis Drake High School New Announcer's Booth, San Anselmo, CA  
VCUSD, Vallejo Middle School Modernization, Vallejo, California  
VCUSD, Highland Middle School Modernization, Vallejo, California  
VCUSD, Annie Pennycook Elementary Modernization, Vallejo, California  
VCUSD, Vallejo High School - Corbus Field Modernization, Vallejo, California  
VCUSD, Solano Middle School Modernization, Vallejo, California  
VCUSD, Springstowne Middle School Modernization, Vallejo, California  
VCUSD, Peoples Continuation School Modernization, Vallejo, California  
VCUSD, Hogan High School Modernization, Vallejo, California  
VCUSD, Franklin Middle School Modernization, Vallejo, California  
VCUSD, Steffan Manor Elementary Modernization, Vallejo, California  
WCCUSD, Bayview Elementary Modernization, Richmond, California  
WCCUSD, Vista Hills Education Center Modernization, Richmond, CA

## **AARON GARRETT**

### **DESIGN MANAGER**

Aaron brings to VPCS extensive knowledge of school programming, school-specific building codes, and a broad understanding of various building and construction types. His previous work at design firms in Seattle and San Francisco gave him a range of experience on varied project types from school facilities, high-end single family homes to financial institutions to type-1 high-rise buildings. Since graduating from Cal Poly's stringent program in architecture and environmental design, Aaron has honed his skills to expedite costing exercises, develop efficient building solutions and ensure positive and beautiful architectural outcomes. He believes the built environment should bend to the function of its spaces while being ever-mindful to the future needs of the inhabitants and the community.

In recent years he has put his experience as an Architect to use on the Construction Management side. Aaron has managed projects for K-12 clients maintaining design integrity, while keeping a sharp eye on cost and schedule.

#### **Education**

Bachelor of Architecture, Cal Poly SLO  
College of Architecture and Environmental Design

#### **Selected Project Experience**

East Side Union High SD, WC Overfelt High, Bldg J Modernization, San Jose, CA  
East Side Union High SD, Evergreen Valley High, Science Modernization, San Jose, CA  
East Side Union High SD, Andrew Hill High, Courtyard Modernization, San Jose, CA  
Vincent Academy Charter School, Oakland, California  
Green Gulch Farms, Muir Beach, California  
Ashland Community Housing, Ashland, California  
55 9th Street High-Rise, San Francisco, California  
Data Center/Office Renovation, Puyallup, Washington  
Washington Federal Credit Union, Seattle, Washington

## MARY KEEGAN

### BUDGET & ACCOUNTING

Mary Keegan has been a member of the VPCS team for more than 15 years. During her career she has worked exclusively on K-12 construction bond programs. Starting as a contract administrator, she soon worked her way into the role of Project Manager. Mary has been involved with the scheduling of inspections, site visits and construction reviews; has coordinated the bidding publication and opening processes; records and analyzes all project submittals, RFI's and PCO's and manages the project Change Order process. Her sense of organization and managerial skills have contributed to the success of a number of K-12 projects. Mary played a key role in the success of Vallejo City Unified School District's bond measure where she coordinated the completion of 23 elementary school modernization projects. She was the District's Program Manager in the Tamalpais Union High School District where she oversaw the completion of several projects utilizing various project delivery methods. She has worked as the Program Manager providing pre-bond development for Phase I of the Portland Public School's \$548 million dollar district wide modernization program. Mary's excellent track record is a tribute to her attention to detail and dedication.

#### Education

AA, Santa Rosa Junior College  
Crestcom Management Training

#### Selected Project Experience

TUHSD, Tamalpais High School, Keyser Hall, Mill Valley, California  
TUHSD, Tamalpais High School, Field House, Mill Valley, California  
TUHSD, Sir Francis Drake High School New Swim Facility, San Anselmo, Ca.  
TUHSD, Redwood High School New Announcer's Booth, Larkspur, California  
TUHSD, Sir Francis Drake High School New Classroom Building, San Anselmo, Ca.  
TUHSD, Tamalpais High, New Pool, Weight Room & Tennis Courts, Mill Valley, Ca.  
VCUSD, Vallejo Middle School Modernization, Vallejo, California  
VCUSD, Peoples Continuation School Modernization, Vallejo, California  
VCUSD, District-wide Structured Cabling Upgrades, Vallejo, California  
VCUSD, Vallejo High School - Corbus Field Modernization, Vallejo, California  
VCUSD, Springstowne Middle School Modernization, Vallejo, California  
VCUSD, Hogan High School Modernization, Vallejo, California  
VCUSD, Steffan Manor Elementary School Modernization, Vallejo, California  
WCCUSD, Bayview Elementary School Modernization, Richmond, California  
WCCUSD, El Portal Elementary School Relocation, Richmond, California  
WCCUSD, Seaview Elementary School Relocation, Richmond, California



## **DONALD SCARBROUGH**

### **SCHEDULE CONSULTANT**

### **FORWARD & ASSOCIATES**

From offices in Washington D.C., Jacksonville FL, Dallas TX, San Francisco CA, and the Republic of Panama., Mr. Scarbrough has supervised the scheduling of virtually every type of construction and engineering projects throughout the world using the Critical Path Method (CPM). This experience spans the past five decades and includes more than three thousand projects.

#### **Education**

BS Business and Industrial Management, CSU, San Jose, California

#### **Teaching Positions**

University of California, Berkeley Institute of Transportation studies

Introduction to Construction Scheduling

The Use of the Critical Path Method for Construction & Claims

#### **Avoidance**

University of Washington, Seattle

Introduction to Construction Scheduling

American Society of Civil Engineers (Continuing Education Program)

Scheduling and Claims Avoidance

#### **Publications**

Construction Project Management-Edward Fisk, (Scheduling Chapters)

A textbook published by Wiley Press, and Prentice Hall

Currently in 7th edition

#### **Selected Project Experience**

ALS Biological Support Facility, UC Berkeley, California

Wildlife Fisheries Renovation & Addition, Humboldt State University, California

Health Sciences Building, Santa Rosa Junior College, California

Animal Sciences Laboratory, Texas A&M

ALS Biological Support Facility, UC Berkeley, California

Marin General Hospital Surgical Wing, San Rafael, California

Wilford Hall Hospital, San Antonio, Texas

John Muir Hospital Expansion, Walnut Creek, California

VA Medical Center, Salt Lake City, Utah

Highland Hospital E Wing Renovation, Oakland, California