



CONSTRUCTION MANAGEMENT SERVICES

FIRM



1 Eastlake Courthouse Replacement

2 Bethune Park Pool

HISTORY

RWBID Construction Management, LLC was founded in 2010 to provide project and construction management services for public clients and owners in various market sectors throughout California. Since then, RWBID has demonstrated a track record of continuous growth every year.

Our projects are managed by professional leaders who have been in the construction industry for many years and understand its many dynamics. RWBID believes in a strong commitment to each project and Client. Therefore, we are careful not to project unrealistically or overextend capacity beyond our means to produce quality service.

The result has been tremendous stability and performance that has grown along with our reputation. Despite being a Local Small Business Enterprise (LSBE), we have delivered and are delivering over \$4 billion in public projects. We provide big-project experience from a local business along with a continued dedication to clients that share our core values.

PHILOSOPHY

RWBID stands for “**R**ome **W**asn’t **B**uilt **I**n a **D**ay.” Like the interpretation of the saying, the Company believes that important projects take great time, care, and skill to execute. A key distinction of the Company is our philosophy which is based on providing unsurpassed “**SERVICE, INNOVATION, AND PROFESSIONALISM.**” We believe in a strong commitment to each project and Client. Therefore, the number of projects that the Company will undertake will be limited to that which can be realistically serviced. The Company also believes that Project Management and construction is more than meetings and numbers — it is the sum of the aspirations of numerous participants of a wide variety of backgrounds and experiences which, together, can result in creating buildings and spaces that have a meaningful impact on the built environment. We take this responsibility seriously, and our main objective is that our Company leads the way in shaping the environments that people use to lead their daily lives.

Because all projects are a sum of teams with varying backgrounds, the Company believes in a team approach for all projects. This approach starts with the Principal of the Company and continues through the Company’s professional and administrative staff, our clients, consultants, contractors, and the community. **The Team is the essential building block of the project.**

OUR SERVICES

- PROGRAM MANAGEMENT
- PROJECT MANAGEMENT
- CONSTRUCTION MANAGEMENT
- PROJECT CONTROLS
 - SCHEDULING
 - COST CONTROLS
 - COST ESTIMATING
 - DOCUMENT CONTROLS
 - CLAIMS MANAGEMENT
- CONSTRUCTION ENGINEERING AND INSPECTION
- ALTERNATIVE PROJECT DELIVERY SUPPORT
- LABOR COMPLIANCE AND CONTRACT MANAGEMENT
- ENVIRONMENTAL/CEQA/SWPPP COMPLIANCE MONITORING
- LEED CONSULTING AND COMMISSIONING



RWBID

RWBID BY THE NUMBERS

2010
YEAR ESTABLISHED

\$4.2 Billion
PROJECTS VALUE

17
PUBLIC AGENCIES SERVED

390
PROJECTS MANAGED

MARKET

CIVIC/JUSTICE

Civic and Justice facilities projects require the application of the most cost-effective project delivery methods tailored for the client's project needs, all while delivering the best facilities at the best overall value. We recognize the importance of early engagement with the local community to gain support for the initial project and future projects. We facilitate these goals by facilitating a collaborative, team-oriented, and accountable approach to project delivery.

We have also led the efforts on ground-breaking new facilities that incorporate revolutionary approaches to corrections and treatment facilities. The Campus Kilpatrick project focuses on "care and custody" and moves away from "custody and control" as the primary objective. The collaborative programming process focused on finding a way to treat young offenders by addressing the mental, physical, emotional, and educational needs of youth in residence, as well as continuing after-care upon return to the community.



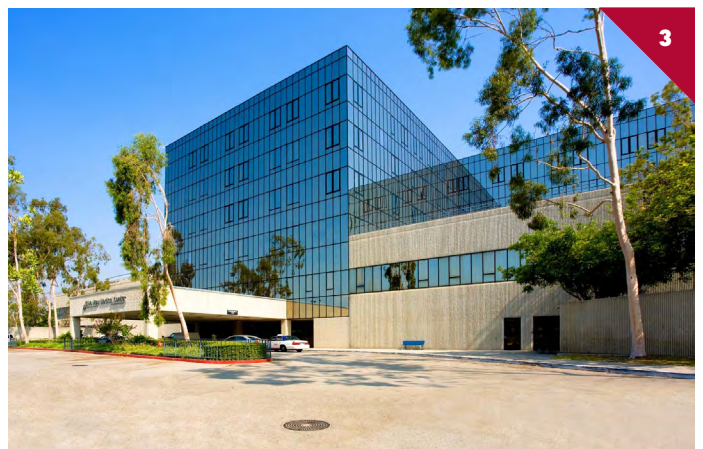
- 1 Hall of Justice Repair and Reuse
- 2 James A. Musick Expansion
- 3 Campus Kilpatrick

HEALTHCARE

Healthcare and research facilities require early and extensive collaboration between medical staff, equipment planners, designers, the owner, and the project management team. These projects also require a thorough understanding of local regulations, codes, and inspection by agencies like California's Office of Statewide Health Planning and Development (OSHPD).

RWBID has delivered new medical campuses, outpatient clinics, inpatient towers, laboratories, pharmacies, and administrative offices for medical staff. We also have an extensive project list of healthcare renovation projects that require strict adherence to infection control procedures and other hospital guidelines to prevent damage to mission critical infrastructure.

- 1 Rancho Los Amigos Hospital Consolidation
- 2 Harbor UCLA Medical Center Master Plan Implementation
- 3 Olive View Medical Center



RECREATIONAL

Parks and recreation master planning can shape successful communities. Nurturing public support through the use of creative strategies, and multiple methods of project delivery to meet the agency's budgetary needs is essential for delivering a successful project. Application of the latest project management technology and skillful contractor management is utilized to significantly reduce project change order and delay impacts.

Community engagement is also critical to the success of any recreational project. A well-supported recreational facility that meets the critical (and often missing) needs of the community will improve any neighborhood and lead to improved wellness of the local children. We have a team of professional staff members that can meet the various needs of our clients' program delivery strategy while still understanding the needs of the local community.



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- 1 Stoneview Nature Center
- 2 Helen Keller Park Community Center
- 3 Park to Playa Recreational Trail



2



3

LIBRARIES

Libraries have evolved as technology has become more integrated into the design of the facility. Card catalogues and traditional reading spaces have all but disappeared from modern libraries. Most people are now looking for a library with a relaxed environment where they can read, use computers, socialize, and attend community functions. The patrons are from multiple age groups, with many libraries seeking to incorporate children, teens, and adult content across text and digital content. Lighting is also critical to the users, and harnessing daylight while reducing glare allows for a sustainable solution to offset artificial lighting energy costs.

RWBID's professionals are experts at delivering these modern library facilities, having delivered over 20 new and renovated library facilities. Our team of FF&E and IT experts will provide critical transition planning to make sure the collection is up and running for the planned opening. Our technology specialists will assist with recommending the latest automated materials handling and self-check machines that work for the planned collection. Our design managers can also assist with maximizing floor flexibility and orienting rooms and screens to prevent critical reading glare in library facilities.



- 1 AC Bilbrew Library Refurbishment
- 2 Julian Dixon Library Renovations
- 3 Pico Rivera Library



INFRASTRUCTURE

Infrastructure construction projects are what keep the important functions of the United States thriving. Infrastructure projects are responsible for keeping electricity and water flowing to homes and businesses. Highways, streets, and roads are critical to connect people to their work, commerce, and families. These projects often impact people's commutes, disrupt their utility access and therefore must be mindfully scheduled and phased to limit interruptions. These projects are also some of the most dangerous projects to construct, since they often deal with live electricity, flowing water, and moving traffic.

Our team of schedulers, estimators, safety managers, and transportation inspectors are experts at managing complicated multi-phased infrastructure projects from local jurisdiction to federal agency.



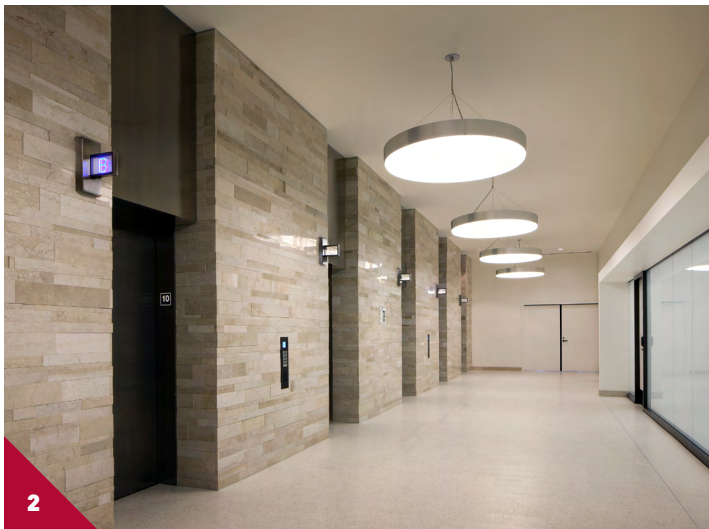
- 1** Santa Monica Canyon Rubber Dam
- 2** Oxford Retention Basin Enhancements
- 3** Hancock Park Pit 91 Drainage

CORPORATE WORKPLACE

The arrival of digital technology and a global economy has brought constant transformations to the workplace that demands more creativity and connectivity in office design. RWBID is a leader in innovative office solutions with a team of in-house architects, interior designers, facility managers, and real estate professionals that understand the evolving trends in the workplace, as well as the dynamics of an increasingly mobile, multigenerational workforce. We have successfully helped our clients seek solutions that optimize their real estate while maintaining a workplace environments that foster collaboration and innovation.

With a strong understanding of the emerging trends in real estate, technology, and workplace dynamics, we provide collaborative and innovative solutions that offer guidance for strategic design decisions from programming, planning, design management, real estate consultation, and construction management.

- 1 Rancho Los Amigos South Campus Project
- 2 Hall of Justice Repair and Reuse
- 3 Re-entry Opportunity Center



PUBLIC-PRIVATE-PARTNERSHIP (P3)

There's a great need in our country to replace or improve our public buildings, transportation systems, and infrastructure. But public funding is limited and for an increasing number of projects, the best solution may be a public-private-partnership (P3). Recent changes to public contracting codes allow for public agencies to utilize P3 as a delivery method in order to leverage public lands with private sector investment to deliver critical projects more quickly, efficiently, and with a focus on the project's life cycle. In many cases, it also relieves the public agency's burden of operations and maintenance so the agency can provide resources where they are critically needed.

RWBID has delivered several of these project types in the Western region. We provide industry-leading recommendations based on a thorough understanding of the delivery model for the development, design, construction, and operation of P3 projects.



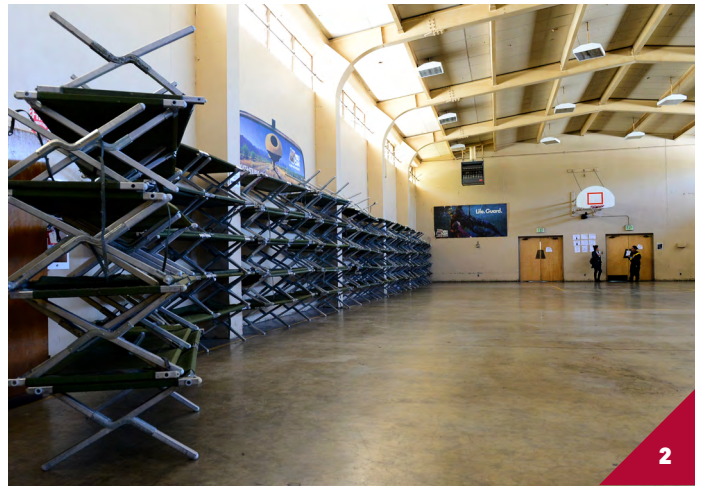
- 1 San Pedro Courthouse Replacement
- 2 Victoria Golf Course
- 3 Los Angeles County General Hospital Repurposing



TRANSITIONAL HOUSING/MULTIFAMILY

RWBID is a market leader in assisting public agencies with managing their transitional and affordable housing plans. Often speed-to-market and extreme budgetary considerations are applied to transitional housing projects as public agencies receive funding for their programs. A thorough understanding of local building code requirements is also a critical piece of delivering these fast-tracked projects in order to avoid problems during plan check, permitting, and construction. Community outreach also becomes a critical component to deliver projects in communities with the greatest needs for affordable housing solutions.

In recent transitional housing projects, we have been a critical team member during the planning process to assist with developing modular component solutions for efficiency, fast production, and cost savings to the client. We also collaborate with all project stakeholders including local school districts, regional and local transportation authorities, and local governments that provide support to families and individuals in need.



- 1 Safe Landing at Imperial and Normandie
- 2 Sylmar Amory Women's Shelter
- 3 Rancho Los Amigos Restorative Care Village



FACILITIES MANAGEMENT

Effective management of an organization's infrastructure, space, and assets can enhance its operational efficiency. Facility project managers oversee the construction and renovation of buildings and utilities, manage relationships with contractors, control space allocation, maintain facility project budgets, and improve efficiencies. Most projects occurring within a facility will involve capital funding and touch capital assets. Capital project planning requires the Facility Manager understand the company's financial processes and capitalization rules in order to appropriately estimate the costs categories for a given project. Facility management also requires a thorough understanding of working within occupied buildings and spaces.

RWBID professionals can provide your facilities management executives the support they need to achieve your organizational goals through the use of various methods of project delivery to meet the annual budgetary needs, such as Job Order Contracting (JOC), Best Value contracting, and Master Agreement Vendor Purchasing. We can also provide Furniture, Fixtures, and Equipment (FF&E) support and move-management services for your projects.



- 1** Barry J. Nidorf Mold Remediation
- 2** Animal Care and Control HVAC Replacement
- 3** Zuma Beach Water Line Replacement

TRANSPORTATION

RWBID has extensive experience managing port, harbor, aviation, roadway, and bridge projects. We appreciate the fact that these systems are often revenue-generating systems that must adhere to fast-tracked schedules for quick public utilization. We are also sympathetic to the inconvenience that many of these projects provide during the construction process. We strive to provide minimum public disruption with maximum safety and security for the construction teams building the projects.

With vast tax dollars and public bonds linked to these critical infrastructure projects, our teams become caretakers of public funds for these quickly moving projects. We utilize strict cost controls measures and provide value engineering wherever possible to reduce the project risk exposure. Over the past ten years, we have worked side by side with clients to assist them as owner's representative from procurement to implementation. During this time, the size and complexity of these projects have grown as project delivery methods have evolved. Drawing on our diverse portfolio and expert technical staff, we can help you meet the transportation challenges of today while creating the roadmap for tomorrow.

- 1** Midfield Satellite Concourse (LAX)
- 2** Rancho Los Amigos Campus and Streetscape Improvements
- 3** Park to Playa Bridge



EDUCATIONAL

Educational institutions face unique budgetary, scheduling, and programming challenges as they evolve to meet the needs of 21st century students. We also understand the unique local regulations, codes, and inspections required on educational projects for oversight agencies like California's Division of the State Architect (DSA). We partner with educational clients to maximize tight capital budgets, while delivering long-term building performance and value.

Our professionals strive to continually incorporate new programs and technology, maximize space efficiently, make campuses more sustainable, and provide flexible learning environments. Our professionals offer innovative solutions to enhance learning environments, improve health and safety, lower energy use, and reduce operating costs. We provide planning and design management, program management, and construction management services for new buildings, minor renovations, and central utility plant upgrades for entire campuses.



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- 1 Pasadena Unified School District Eliot Arts Magnet Academy Renovation
- 2 San Bernardino Lincoln Elementary School Renovation
- 3 LACCD City College Da Vinci Hall Renovations



2



3



Stoneview Nature Center



- 1 Campus Kilpatrick, New Classroom
- 2 Hall of Justice, New Parking Structure



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