



## **RESPONSE TO REQUEST FOR QUALIFICATIONS**

RFQual F-24-6001

Development Management Services

### **SUBMITTED TO**

CITY OF SAN BERNARDINO

290 North D Street

San Bernardino, CA 92401



October 17, 2024

October 17, 2024

Michelle Parra, Buyer  
CITY OF SAN BERNARDINO  
Purchasing Division  
290 North D Street  
San Bernardino, CA 92401

Submitted Via: Planetbids

RE: Response to RFQual F-24-6001, Development Management Services  
San Bernardino Hope Campus, San Bernardino, CA

Dear Ms. Parra and Selection Committee:

CREDE is pleased to present our RFQual Response and Fee Proposal to you for Development Management Services for the San Bernardino Hope Campus (SB Hope Campus) project.

As the Development Manager, CREDE proposes to assist your team and help manage the entire project by working on all aspects of the development process from preconstruction through project completion.

Our Managing Director, Gina Wieczorek will be contact for this proposal and project.

Gina Wieczorek, Partner and Managing Director  
CREDE  
18301 Von Karman Ave, Suite 510  
Irvine, CA 92612  
805-712-3119  
gina.wieczorek@credegroupp.com

We are ready to begin the SB Hope Campus. We look forward to talking with you about the next steps and adding value to your team to help make this project successful.

Thank you from all of us at CREDE for the opportunity to earn your business, trust, and support.

Sincerely,

CREDE



Colby Durnin, CEO & Principal



# EXECUTIVE SUMMARY

## INTRODUCTION

The entire CREDE team thanks the City of San Bernardino for this opportunity to present our RFQual Response and Fee Proposal for Development Management Services for the San Bernardino Hope Campus (SB Hope Campus).

As the Development Manager, CREDE proposes to assist your team in managing the entire project, from planning to construction completion.

## WHO WE ARE

CREDE is a full-service real estate development management firm with over two decades of proven success. We're dedicated to delivering exceptional results through a culture of ownership and seamless execution.

Our team is backed by extensive experience. We have successfully developed and repositioned thousands of assets across the country, demonstrating our ability to consistently deliver value for our clients.

## OUR PHILOSOPHY FOR WORKING WITH THE CITY OF SAN BERNARDINO

We applaud the City for creating an innovative solution to provide some of your most vulnerable residents with housing through the issuance of this RFQual for the SB Hope Campus. It is evident that the City staff care deeply about finding opportunities to transition unhoused people off the streets and provide them with supportive services.

We would be honored to have the opportunity to work on a transformative project such as this and assist City staff members to see the project come fruition.

## OUR TEAM AND BEST RESOURCE

Our team members are CREDE's greatest resource, with experience in everything from Acquisitions, Entitlement, Development, Management, Scheduling, and Accounting.

We are proposing a full team of development, construction and compliance professionals to help your in-house team successfully manage the SB Hope Campus project and deliver it to your community within your scheduled completion date of November 2025.

The following individuals will be principally responsible for working with the City:

- Gina Wieczorek, Managing Director
- Matt Bennett, Sr. Project Manager
- Miguel Garcia, Sr. Development Manager and LIHTC Funding Expert

Please see our [Project Organizational Chart](#) all key project personnel.

Please see their [Resumes](#) in Section E.13 Appendices for detailed experience.

Our consulting Funding Compliance Specialist is:

- Krisna Bennett, Owner of Opportunity Marketing Group, Inc. (OMG). Please see [OMG, Compliance Specialist](#) in Section E.13 for more information.

## OUR EXPERIENCE AND RESOURCES

CREDE's team understands the complexities of working on projects with multiple stakeholders accountable for delivering projects in an efficient and timely manner.

Our experience includes modular builds and projects involving prevailing wages, Davis-Bacon, Section 3 and LIHTC and complex layered financing programs. We will assist the City in attaining its objectives. We have highlighted the following projects to represent our experience:

- Seminole Springs Modular Home Park
- El Verano Apartments
- Enlightenment Plaza
- San Bernardino Justice Center

CREDE uses multiple technology platforms and software for management, scheduling, estimating, accounting, and other needs.

If needed, we have the capacity to provide additional personnel at any time.

Please see Section E.6, [Experience and Technical Competence](#) for additional detail.

## OUR METHOD TO ACCOMPLISH THE SERVICES

CREDE's technical and management approach to providing services is based on our experience and review of the RFQual.

We have identified two main service phases:

- Pre-Construction
  - Project Planning and Feasibility
  - Scheduling
  - Design Coordination and Permitting
  - Risk Management, Insurance, Labor Standards and Compliance

### ■ Construction

- Site Management and Coordination
- Quality Assurance and Control
- Contractor Compliance and Monitoring
- Schedule Management
- Change Management
- Closeout and Commissioning

Please see Section E.7, [Proposed Method to Accomplish the Work](#) for our detail of proposed services. Please see our [Schedule](#) in Section E.13 Appendices.

## FEES FOR SERVICES

Our fee Lump Sum fee for services is \$1,091,148 (\$90,929 per month for 12 months.) This fee is valid for 120 days from the proposal due date and includes:

- Pre-Construction: Three (3) months
- Construction: Nine (9) months

Please see our, [Vendor Quote Form](#) in Section E.8, Fee Proposal.

## CERTIFICATION OF PROPOSAL AND ACCEPTANCE OF TERMS

CREDE agrees to be bound by the terms and conditions of this RFQual and take no exceptions to the RFQual, including the Agreement.

Please see Section E.12, [Certification of Proposal](#) for our detail of proposed services.

## WHY CREDE IS THE BEST CHOICE

We have local presence and knowledge of San Bernardino.

As an Owner/Developer ourselves, we see the project through your eyes.

Our goal is to become your indispensable, trusted advisor, guiding your team during the entire development process of the San Bernardino Hope Campus.

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# IDENTIFICATION OF PROPOSER

## **A. LEGAL NAME AND ADDRESS OF THE COMPANY.**

CREDE Construction Advisory, LLC  
(CREDE)  
18301 Von Karman Ave, Suite 510  
Irvine, CA 92612

## **B. LEGAL FORM OF COMPANY (PARTNERSHIP, CORPORATION).**

CREDE is a Limited Liability Company.

## **C. IF COMPANY IS A WHOLLY OWNED SUBSIDIARY OF A "PARENT COMPANY," IDENTIFY THE "PARENT COMPANY."**

CREDE is not owned by a parent company.

## **D. NAME, TITLE, ADDRESS AND TELEPHONE NUMBER OF THE PROPOSED REPRESENTATIVE TO CONTACT CONCERNING THE PROPOSAL SUBMITTAL.**

Gina Wieczorek  
Partner and Managing Director  
CREDE  
18301 Von Karman Ave, Suite 510  
Irvine, CA 92612  
805-712-3119  
gina.wieczorek@credegroupp.com

## **E. CALIFORNIA BUSINESS LICENSE NUMBER**

Our City of Irvine Business License number is #160003719.

# STAFFING RESOURCES

## A. FIRM STAFFING AND KEY PERSONNEL

We anticipate 10 members of our staff, plus a funding compliance consultant to perform the Services. If needed, CREDE has the capacity to provide additional personnel. Our unique business model as an Owner/Developer and Services company, combined with our experienced team and industry connections, allows for scalable project support services.

### Personnel Principally Responsible for Working with The City.

The following individuals will be principally responsible for working with the City:

- **Gina Wieczorek, Managing Director.** Gina will be your direct contact throughout the project. She is a construction manager and real estate developer experienced in all phases of the design, permitting, and development process for multifamily and special purpose projects.
- **Matt Bennett, Sr. Project Manager.** Matt's experience includes prefabricated structures and technology, Public Works projects, and the San Bernardino Justice Center.
- **Miguel Garcia, Sr. Development Manager and LIHTC Funding Expert.** Miguel worked with Funding Compliance Specialist Krisna Bennett on the El Verano Senior Affordable Housing Community in Anaheim, which provided housing to formerly homeless and low-income seniors.

## Proposed Team Organization

Please see our [Project Organizational Chart](#) on the following page for a listing of all key project personnel.

Please see their [Resumes](#) in Section E.13 Appendices for detailed experience.

## B. SUBCONTRACTORS

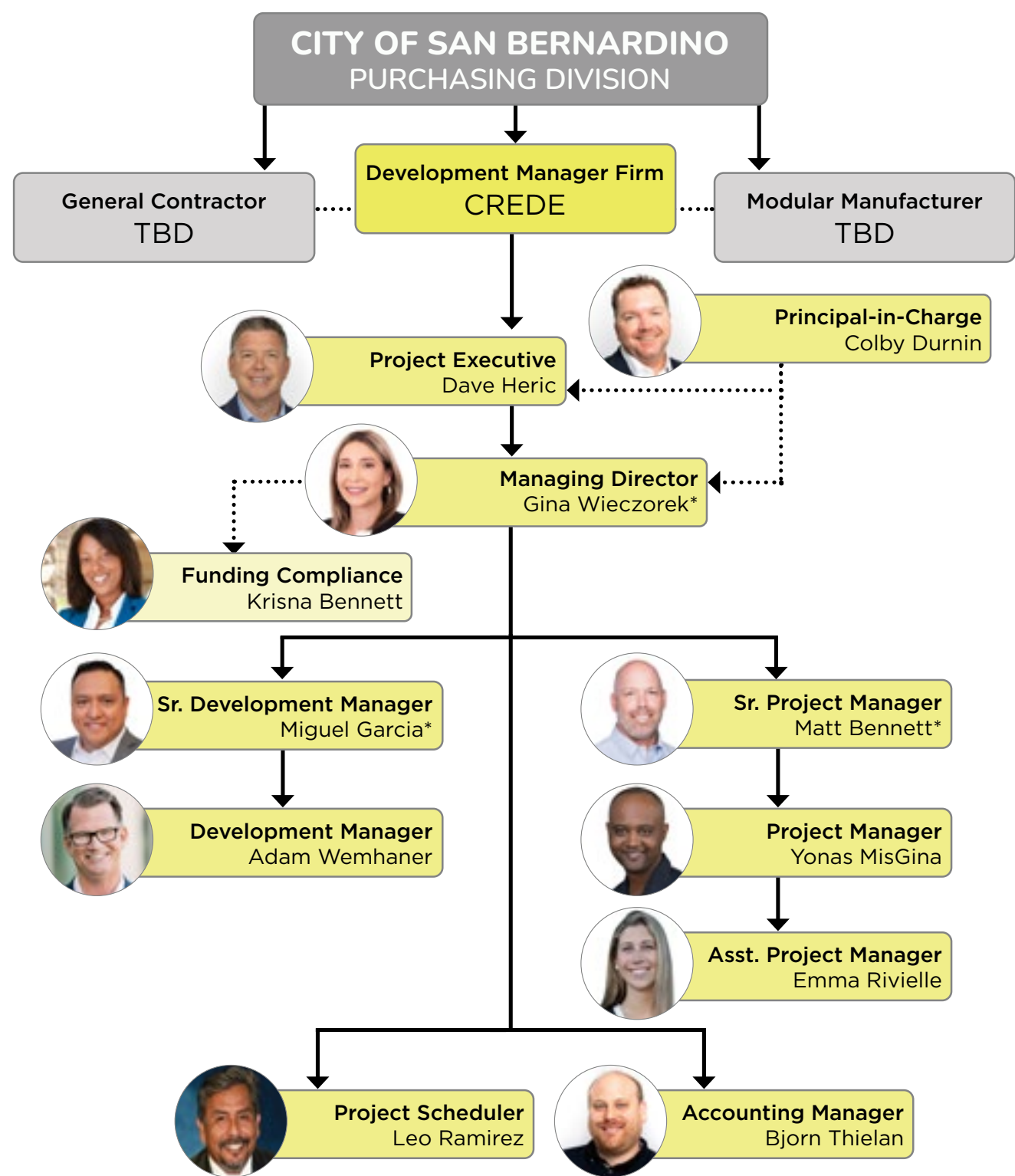
Our consulting **Funding Compliance Specialist is Krisna Bennett.**

Krisna is the Owner of Opportunity Marketing Group, Inc. (OMG), providing contract compliance enforcement and consulting. OMG is a DBE, SBE, LSBE, WBE and MBE certified by Los Angeles Metropolitan Transportation Authority (LA METRO), DGS and the California Unified Certification Program (CUCP) as well as HUD Section 3 business.

OMG specializes in:

- Federal Davis Bacon (and Related Acts)
- HUD Section 3
- State Public Works
- Equal Employment Opportunity
- Community Outreach
- Diverse Business contracting
- Local Hire
- Project Labor Agreement enforcement
- Outreach Program planning assistance
- Community Engagement Services

# PROJECT ORGANIZATIONAL CHART



\*Team member will have regular direct contact with the City of San Bernardino.



# FISCAL STABILITY

## A. EVIDENCE OF CORPORATE STABILITY

CREDE is a Limited Liability Company, in continuous business since 2001. We are stable, solid and financially able perform the required services and meet your project needs.

Please see our “E.5 - Fiscal Stability Documents,” where we have provided our confidential financial documents in a separate .pdf file within our submittal folder.

# EXPERIENCE AND TECHNICAL COMPETENCE

## A. EXPERIENCE

### How CREDE's Experience and Skills Will Meet Your Goals

CREDE is well versed in working with cities to execute various housing initiatives, including projects to shelter unhoused individuals and families. Our team will meet the goals and fulfill the general functions listed in this RFQual with the full scope of services outlined in our [Proposed Method to Accomplish the Work](#) and listed on the proposed [Schedule](#).

We understand that the SB Hope Campus completion date is to be no later than November 2025. Our project team members have the knowledge and expertise to meet that goal. They are experienced with the Federal and State funding sources that are included in the layered capital stack for the project.

CREDE's subcontractor, Opportunity Marketing Group, Inc. (OMG) will also provide compliance services including prevailing wage monitoring and public works labor enforcement according to the requirements as outlined in the California State Labor Codes 1720-1781, all applicable federal labor standards, Department of Labor, and HUD regulations associated with the project.

### Our Experience in Similar Services

Our experience performing similar services is extensive and includes modular projects, Public Works, PSH, and multifamily projects, and includes experience with prevailing wage, Davis-Bacon and Section 3

compliance requirements. We have delivered multiple projects providing housing to formerly unhoused individuals

Please refer to our [Project Experience](#) on the following pages for references and other project information.

### Years in Business and Public Sector

CREDE has been in business for 23 years. During the last 15 years, we have provided our services to numerous public sector clients.

For over 25 years, OMG has provided contract compliance enforcement consulting in Southern California to both public and private entities.

OMG specializes in Public Works, Federal Davis Bacon (and Related Acts), Equal Employment Opportunity, Community Outreach, Diverse Business contracting, Local Hire, Project Labor Agreement enforcement, Outreach Program planning assistance, HUD Section 3, Community Engagement, and all agency compliance requirements.

### CREDE's Local Experience and Knowledge of San Bernardino

CREDE's team's local experience includes work on the San Bernardino Justice Center, delivered in May 2013. More recently, CREDE team member, Matt Bennett, is working within the County of San Bernardino on pre-construction for 6247 Lime Ave—an outdoor industrial project.

## B. PROJECT SPECIFIC EXPERIENCE

### Seminole Springs Modular Home Park Agoura, CA

- **Role:** Construction Project Manager
- **Dollar Value:** \$12.56M horizontal and site work + \$44M in new home modules = \$56.56M total
- **Dollar value of the fee:** \$628K fee for services for horizontal and site work
- **Description:** Modular home park included building construction and street improvements. Repairs were made to the storm drains, and water, gas, and sewer pipelines were upgraded.
- **Staffing:** Yonas Misgina
- **Duration:** June 2019-August 2021
- **Relationship to client:** Owner's Construction Manager
- **Owner Contact Information:** To be provided upon request



### El Verano Apartments, Anaheim, CA

- **Role:** Developer of City of Anaheim Owned Land (won through RFP selection)
- **Dollar Value:** Total Development Cost \$23.4 Million.
- **Dollar value of the fee:** N/A
- **Description:** Development of a 54-unit senior and homeless senior community, comprised of 50% low-income seniors and 50% formerly homeless seniors. The project was funded through 9% Low-income Housing Tax Credits and in partnership with the City of Anaheim. Integrated services include on-site case management services, health and wellness activities and educational classes.
- **Staffing:** Miguel Garcia, Krisna Bennett
- **Duration:** Project Completion 2021
- **Relationship to client:** Owner's Developer and Representative
- **Owner Contact Information:**  
Andy Nogal, Deputy Dir. Community & Economic Development  
CITY of ANAHEIM  
Email: [anogal@anaheim.net](mailto:anogal@anaheim.net)  
Phone: 714-765-4368



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## Enlightenment Plaza, Los Angeles, CA

- **Role:** Labor Compliance Enforcement for GC
- **Dollar Value:** Total Development Cost \$45M.
- **Dollar value of the fee:** \$30K+ for compliance services
- **Description:** 454-unit, including managers units, project of 100% affordable Permanent Supportive Housing with onsite, wraparound services. Amenities include a resident garden, lounge areas, a gym, a computer lab, and transportation, plus onsite housing for case managers and staff.
- **Staffing:** Krisna Bennett
- **Duration:** Project in Progress, Completion early 2025
- **Relationship to client:** Labor Compliance Enforcement
- **Owner Contact Information (General Contractor):**  
Darryl Embrey Sr. Project Manager  
SINANIAN CONSTRUCTION  
Email: darryl.embrey@sinanian.com  
Phone: 909-979-9844



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## San Bernardino Justice Center San Bernardino, CA

- **Role:** Construction Project Manager
- **Dollar Value:** Total Development \$249.5M
- **Dollar value of the fee:** \$17.7M
- **Description:** Administration of construction documents, construction of multiple mock-ups on and off site, temporary parking lot, included IT network and complete turn-key, 36-courtroom justice center on a 7-acre site.
- **Staffing:** Matt Bennett
- **Duration:** 24 Months (April 2011-May 2013)
- **Relationship to client:** Owner's Construction Manager
- **Owner Contact Information:**  
Pearl Freeman, State of California  
Wendy Sellnow, City of San Bernardino  
(please note: both have since retired since this project was completed.)  
Contact info: Not available due to retirement status. However, please contact Wendy Sellnow's successor to inquire about project performance.



## **CREDE's Record of Successful Project Completion**

NONE of the following has occurred on these projects' relevant service contracts:

- Failure to enter into a contract or professional services agreement once selected.
- Withdrawal of a proposal as a result of an error.
- Termination or failure to complete a contract.
- Debarment by any municipal, county, state, federal or local agency.
- Involvement in litigation, arbitration or mediation.
- Falsification of information or submission of deceptive or fraudulent statements in connection with a contract.
- Willful disregard for applicable rules, laws or regulations.

## **Ability to Draw Upon Staff to Provide Services**

CREDE is a national real estate development and project management services firm. We are currently providing services on over 150 projects in 27 states and 100+ cities.

Our team members have experience in everything from Acquisitions, Entitlement, Development, Sr. Project Managers, Project Managers, Assistant Project Managers, Scheduling, and Accounting Staff.

As previously stated, if needed, CREDE has the capacity to provide additional personnel at any time. Our unique business model as an Owner/Developer and Services company, combined with our experienced team and industry connections, will help us provide scalable services to support this project.

## **C. TECHNICAL COMPETENCE**

### **In-House Resources**

CREDE utilizes the following in-house resources:

- Nexus
- Yardi
- Sage Intact accounting systems
- Microsoft Projects and P6 Scheduling Software
- BlueBeam Software for AEC
- RS Means for Estimating
- QuickBase and ProCore for Construction Management
- Microsoft 365 platform
- HubSpot CRM system with over 130k industry contacts

# PROPOSED METHOD TO ACCOMPLISH THE WORK

The following pages describe CREDE's technical and management approach to providing services.

## MILESTONE SCHEDULE

Based on our prior project experience and our review of RFQual F-24-6001, we have prepared a draft schedule for the project. Please see our [Schedule](#) in Section E.13 Appendices.

## PRE-CONSTRUCTION

The pre-construction phase is critical for setting the foundation for the Project's success. CREDE provides comprehensive services during Pre-Construction, focusing on Project planning, schedule, budget, risk management, and detailed design coordination. The services include:

### 1.1 Project Planning and Feasibility

- **Project Scoping:** Work closely with the City and stakeholders to define Project requirements, goals, and objectives, ensuring the Project scope aligns with the City's vision and regulatory requirements. Meet weekly with the City Project representatives, and more often as needed, to obtain real time feedback on design and planning to keep the Project on schedule.
- **Feasibility Assessment:** Our team conducts feasibility studies to evaluate site conditions, utility availability, zoning regulations, and other potential constraints that could impact the Project timeline and budget.

- **Value Engineering:** We offer value engineering suggestions to optimize design decisions and material selections, as well as to reduce costs. We strive to ensure cost-effective solutions without compromising quality.

### 1.2 Scheduling

- **Master Schedule Creation:** Develop a detailed master schedule covering Project phase, from initial planning, design, permitting, construction through to certificates of occupancy and Project completion. Identify all critical milestones and deliverables.
- **Phasing Plan:** Given the project's Modular nature, we will create a Phasing Plan integrating the off-site fabrication process with on-site construction activities. This will minimize disruption to on-site construction progress and maximize overall construction efficiency. We will work with the Modular Fabricator and the General Contractor to include a storage and delivery schedule to ensure proper and timely assembly.

### 1.3 Design Coordination and Permitting

- **Design Review and Project Meetings:** Facilitate regular weekly Owner Architect Contractor (OAC) design meetings with Architects, Engineers, Contractors (when identified) and City Representatives to ensure designs align with the Project's goals and regulatory requirements.



- **Permitting Assistance:** Comprehensive support in obtaining all necessary permits, including building permits, environmental clearances, abatement and demolition permits, and utility approvals, ensuring compliance with local, state, and federal regulations.

#### 1.4 Risk Management, Insurance, Labor Standards and Compliance

- **Risk Assessment:** Identify potential risks, such as permit delays, materials and systems with long lead times, supply chain disruptions or weather-related delays, and develop mitigation strategies to address these challenges proactively.
- **Insurance and Bonding:** Assistance with securing appropriate Contractor and Subcontractor insurance coverage and payment, performance and completion bonds (if requested by the City) to protect the City throughout the Project.
- **Labor Standards:** Create an integrated system of processes, checks and balances to ensure all labor Standards are properly enforced and adhered to by all contractors during the project. We will enforce State Public Works, Davis Bacon and HUD Section 3 required contract compliance programs.
- **Compliance Onboarding and Implementation:** Confirm the General Contractor and all subcontractors have appropriate Registrations, Licenses, Workers Comp Insurance and are not debarred from working on a State, City, HUD, or Federal Project. We will review required start-up compliance documents before contractors begin work and we will hold Pre-Construction compliance meetings.

### CONSTRUCTION

Our construction management services ensure seamless Project execution, focusing on quality control, safety, compliance and coordination. The construction phase for a Modular housing Project requires specialized management to integrate the Modular components with on-site construction activities.

## 2.1 Site Management and Coordination

- **Logistics Planning:** We manage the logistics of storing, transporting and assembling Modular units on-site. This includes coordination with the supplier, transportation providers, crane operators, and other subcontractors to ensure timely and efficient delivery.
- **On-Site Supervision:** Our Project management team will be on-site daily to oversee all activities, including excavation, utility installation, foundation work, unit assembly and interior finish work.
- **Coordination with Off-Site Fabrication:** We maintain constant communication with the Modular unit manufacturer to synchronize on-site preparation with off-site production, storage and delivery, ensuring a smooth workflow. The Modular unit manufacturer will be included on all weekly OAC meetings.
- **Client Reporting:** We will provide an updated Project Master Budget once per month. Our team will provide Weekly Progress Reports and provide Monthly Development and Work Summary Reports outlining permitting, design, construction and scheduling activities so the City is informed of all development and construction activities.

## 2.2 Quality Assurance and Control

- **Inspections and Testing:** We will identify and engage on behalf of the City a testing and inspection lab to perform regular inspections and testing of materials and work to confirm compliance with the Project's plans, specifications and local building codes. All testing and inspection reports are provided to the City as they become available.
- **Quality Control Plan:** Our team implements a rigorous quality control plan to verify that each Modular Unit meets design specifications prior to installation.

## 2.3 Contractor Compliance and Monitoring

- **Compliance Monitoring:** Our team will track, monitor and enforce all Labor Compliance requirements are being met on the project (Federal Davis Bacon and Related Acts 29 CFR part 5 and HUD as outlined in recipients General Conditions including Section 3 hiring and contract award). This includes ongoing DIR, CSLB and Business License expiration monitoring and enforcement.

## 2.4 Schedule Management

- **Schedule Monitoring:** Our Project Managers will monitor progress against the Master Schedule and when potential delays are identified, we will work with the General Contractor and Subcontractors to come up with changes in sequencing of the work to minimize impacts to schedule and cost. Real-time reporting systems will provide the City with up-to-date information on Project milestones. Monthly reporting to the City will also summarize construction progress, schedule updates and any deviations to the schedule.
- **Phased Delivery:** Modular housing units will be installed in phases, allowing for individual certificates of occupancy while construction continues with remaining modular buildings that are part of the Project, expediting the City's ability to address immediate housing needs. This will be included in our planning for the construction delivery schedule, site management plan and safety plans.

## 2.5 Change Management

- **Change Order Tracking:** Implement a robust change management process to track and document changes in the Project scope, budget, or timeline, for transparency and accountability.
- **Impact Analysis:** Any proposed changes are thoroughly analyzed for potential impact on the Project Schedule and Project Budget, and recommendations are provided to the City for decision-making.

## 2.6 Closeout and Commissioning

- **Final Inspections:** Once the Modular Units are assembled and the Project is nearing completion, our team will conduct final inspections to ensure all elements meet Project specifications and compliance standards.
- **Punch List Management:** We work closely with the contractors and subcontractors to address any punch list items promptly, ensuring the Project's smooth closeout.
- **Turnover and Commissioning:** Upon successful completion of all phases, we will assist the City with the final turnover of the Project, including training City Staff and/or the selected Operator on the operation and maintenance of the Housing Units, and providing as-built documentation.
- **Final Audit Reporting:** Final retention audit begins upon job completion (before final retention release). The final review includes: Confirmation of all Labor and Prevailing Wage Compliance, apprentice hiring, fringe/training payments and Section 3 requirements have been met by all contractors who performed labor on the Project.
- **Final Agency Reporting:** During the Project, we will provide copies of all Contractors' final affidavits. We will also provide digital copies of all documents at final closeout of the Project. We will assist with all Agency final reporting needed for Diverse Business Enterprise Contracting, Section 3 employment and Prevailing Wage final reporting. We will provide a letter confirming prevailing wage has been monitored and met for this Project for closeout approval use.

# FEE PROPOSAL

## VENDOR QUOTE FORM

**VENDOR NAME:** CREDE Construction Advisory, LLC

**ADDRESS:** 18301 Von Karman Ave., Suite 510, Irvine, CA 92612

**PHONE:** (949) 542 4400

The undersigned, hereby declare that they have carefully examined the location of the proposed work familiarized themselves with the local conditions affecting the cost of the work, and have read and examined the terms and conditions for the following Project:

### Development Management Services

The undersigned, hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project in strict accordance with the Vendor Price Quote for the ELECTRONICALLY SUBMITTED TOTAL VENDOR QUOTE PRICE.

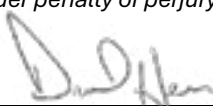
Item No.	Description	Quantity	Unit Cost	Lump Sum Amount
	Planning / Pre-Construction Phase	3-mo.	\$90,929	\$272,787
	Construction Phase	9-mo.	\$90,929	\$818,361
				\$
				\$
				\$
				\$
				\$
	<b>TOTAL VENDOR QUOTE</b>			<b>\$1,091,148</b>

Total Number of Additional Pages: None

Should the proposer be requested to perform additional finance related services, please list the proposed positions and hourly rate:

Personnel	Specify Exact Title of Position assigned	Hourly Rate
Additional personnel to be determined based upon specific request.		
Please see our <a href="#">Standard Hourly Rate Schedule</a> in Section E.13 Appendices.		

I hereby declare under penalty of perjury that the foregoing is true and correct.

**Submitted By:**  **Title:** COO  
(Authorized Representative Signature)

**Print Name:** Dave Heric

This fee proposal is valid for 120 days from the proposal due date.

# INSURANCE

CREDE has reviewed all insurance requirements outlined in RFQual F-24-6001, Exhibit B, Agreement Section 16 Insurance, items a-m.

We agree to maintain all required insurance coverages for the duration of the project.

Our agent is:

Jeremy Martin, Account Executive, Property & Casualty  
BRYSON CASUALTY INSURANCE SERVICES, INC.  
3777 Long Beach Blvd, 5th Floor  
Long Beach, CA 90807  
Phone: (562) 617-0314 direct  
Email: [jeremy@brysonfinancial.com](mailto:jeremy@brysonfinancial.com)

Jeremy Martin: California License #0I40359

Bryson Casualty Insurance Services, Inc.: California License #0F89838

Please our [Certificate of Insurance](#) in Section E.13 Appendices.

# LITIGATION

CREDE has been in continuous business since 2001. During the last 23 years, we have never had an insurance claim, Errors and Omissions Claim, nor lawsuit filed against it.

We have never filed any claims or suits against other parties in relation to the provision of services to our clients.

CREDE has been involved in the following disputes that are not related to project management services:

- A partnership dispute between CREDE and Paragon Construction Advisory after CREDE purchased Paragon in 2018. CREDE settled the case and bought out the other party.

This dispute was unrelated to the provisions of project management services for any of our clients.

- CREDE Legacy Holdings, via Bay View Senior Living, filed a claim against a private individual, LP Investor Ron Thauer, for specific performance for not providing agreed and promised funding. Ron Thauer filed a civil counter-suit against CREDE, its President Thomas Rieter, and CEO Colby Durnin. This case goes to court in March 2025.

This dispute is related to Ron Thauer's investment and is unrelated to provisions of project management services for any of our clients.

# OTHER INFORMATION

## A. EFFICIENT STAFFING AND PROJECT COMPLETION

CREDE provides flexible and strategic partnership models to achieve shared success with our Clients. Our hands-on approach to development and construction management leverages deep industry knowledge from both Owner and Contractor perspectives. By proactively managing staffing, time, costs, and changes, we deliver on time and within budget. Our operational expertise will ensure the final product aligns with the City's long-term vision.

## B. COMMUNITY INVOLVEMENT

Community involvement is a cornerstone of CREDE's values. We participate in and support initiatives to create lasting, positive impacts.

Among our efforts are partnerships with War Heroes on Water, providing therapeutic experiences for combat-wounded veterans, and Freedom Alliance, offering scholarships and support for military families. We are proud to contribute to the fight against childhood cancer with fundraising for the Children's Pediatric Cancer Research Center.

CREDE is also involved in affordable housing projects, developing homes for underserved populations, as well as local school partnerships supporting educational programs fostering student success and opportunities for underserved youth. We engage in environmental sustainability by promoting eco-friendly building practices and conservation initiatives.

Our community outreach extends to involvement in food drives, community blood donation initiatives, and disaster relief contributions. We are committed to supporting local nonprofits and organizing give-back events, such as charity golf tournaments and mentorship programs for aspiring young professionals. Through these initiatives, CREDE strives to build stronger, more resilient communities and drive meaningful social impact."

Opportunity Marketing Group, Inc. (OMG) is very involved in the community and passionate about providing more opportunities for women and people of color. Every project that OMG administers compliance for has HUD Section 3 hiring requirements and/or PLA Local Hire requirements, which contributes directly to the community.

Principal, Krisna Bennett, recently completed diverse disparity business studies for LA Metro 2023, Cal Trans 2024 (not published yet), and is starting the LAWA Disparity Study and Cal Trans FTA study. These studies are about how small, diverse, women and people of color-owned businesses fair in the marketplace.

## C. PREVIOUS CITY INVOLVEMENT

CREDE's past involvement with the community includes the delivery of the [San Bernardino Justice Center](#).

## D. CONFLICTS OF INTEREST

CREDE does not have any conflicts of interest in connection with providing the Services.



# CERTIFICATION OF PROPOSAL

## CREDE

RESULTS REALIZED

October 17, 2024

Michelle Parra, Buyer  
CITY OF SAN BERNARDINO  
Purchasing Division  
290 North D Street  
San Bernardino, CA 92401

RE: Certification of Response to RFQual F-24-6001  
Development Management Services  
San Bernardino Hope Campus, San Bernardino, CA

Dear Ms. Parra and Selection Committee:

In compliance with RFQUAL Section E.12, Certification of Proposal, the undersigned, CREDE, hereby submits its proposal and, by doing so, agrees to furnish services to the City in accordance with the Request for Proposal (RFQUAL), and to be bound by the terms and conditions of the RFQUAL.

In compliance with RFQUAL Section F, No Deviations from the RFQUAL, CREDE also certifies that it takes no exceptions to this RFQUAL including, but not limited to, the Agreement.

Sincerely,

CREDE



Colby Durnin, CEO & Principal

18301 Von Karman Ave  
Suite 510  
Irvine, CA 92612  
[credegroupp.com](http://credegroupp.com)



# APPENDICES

Please see the following additional documents:

- [CREDE Additional References](#)
- [Resumes](#)
- [OMG, Compliance Specialist](#)
- [Schedule](#)
- [Standard Hourly Rate Schedule](#)
- [Certificate of Insurance](#)
- [Prequalifications Certifications \(Federal\)](#)
- [HUD Packet Attachments](#)
- [RFQual Exhibit D Forms](#)

# CREDE

## ADDITIONAL REFERENCES

### Additional References

We encourage the City of San Bernardino to contact following additional CREDE references:

- **Cameron Basset**  
Watt Investment Partners  
cbassett@watt-ip.com  
949-205-9315
- **Sean Armstrong**  
Westport Capital Partners  
pmorgan@westportcp.com  
310-251-6186
- **Mike Tande**  
McGuire Builders, Inc.  
mike@mcguirebuilders.net  
462-424-3636
- **Dusty Dallas**  
Curve Development  
Dustydallas@curvedevelopment.com  
(480) 440-3599
- **Greg Horton**  
American Group  
greg@americangroup.com  
310-432-4939
- **Michael Kollin**  
Kollin Altomare Architects  
mkollin@ko-al.com  
562-810-5612
- **Jim Dillavou**  
Paragon Commercial  
jdillavou@paragoncommercialgroup.com  
949-274-0469



# COLBY DURNIN

PRINCIPAL-IN-CHARGE

Colby Durnin is the founder and CEO of Commercial Real Estate Development Enterprises (CREDE). With 25 years of experience, Colby has successfully developed and repositioned thousands of assets across the country, demonstrating CREDE's ability to consistently deliver value for its clients.

Since founding CREDE in 2001, Colby has created a single-source solution with an experienced team in all areas under one roof, increasing efficiency throughout the development process. CREDE has developed and redeveloped more than 1900 projects, including all asset classes, spanning 25 states and 5 countries.

## SELECTED EXPERIENCE

- The Zeller Apartments - Salt Lake City, UT  
A 300,000-SF, mixed-use, transit-oriented development. The project has 10 live-work units, 18 townhomes, 10 urban flats, 180 apartments, a multi-story parking structure and a large, ground-level retail area.
- The University of Utah Healthcare Center - Salt Lake City, UT  
New 170,000-SF health center, plus a 150-unit residential building with street-level retail spaces, a multi-tenant office building, and underground parking
- Prairie Vista Apartment Homes - Williston, ND  
Modular housing with 89-units, 3-story. Each home provides an in-unit washer and dryer, laminate wood flooring, and air conditioning. The pet-friendly community includes desirable shared amenities like an outdoor barbecue area, gazebos, and personal parking garages.
- Dakota Landing (Ramada Hotel) - Williston, ND  
240-room, 4-story Extended stay hotel facility with complete living and working facilities to accommodate 500 persons. Facility includes 240 separate sleeping quarters, lobby with library, full service restaurant, dining room, laundry, fitness center, conference area, business offices, media room, billiards and bar. Also included is a dormitory for 18 full-time, live-in employees.
- Town Storage Office - Portland, OR  
Construction management and development services of a 90,000-SF seismic upgrade and mixed-use, office conversion of an originally built 1916 structure.

## EDUCATION AND LICENSING

- MBA, Finance: University of Hawaii
- BA, Strategic Management: University of San Diego
- Licensed Real Estate Broker, CA, NV, TX

## AFFILIATIONS

- YPO, Executive Committee, Real Estate Network
- Urban Land Institute, Council Member
- ICSC
- Team 100 Foundation



# DAVE HERIC

## COO & PROJECT EXECUTIVE

Dave Heric has over 30 years of experience in operational leadership and strategic management. He is known for his exceptional ability to streamline operations, enhance productivity, and drive organizational growth. He oversees CREDE's daily operations, executes strategic initiatives, and leads cross-functional teams to in operational excellence. His passion fosters a culture of continuous improvement and innovation.

Before joining CREDE, Dave was head of operation at a vertically integrated general contractor specializing in multifamily. His experience provides the team with a strong understanding of multifamily renovations and the required processes taken from the beginning of acquisition through redevelopment. Dave's leadership in logistics, strategic development, and process optimization is instrumental in achieving sustained growth and profitability, instilling confidence in our team.

### SELECTED EXPERIENCE

- Castle Rock Apartments - Riverside, CA  
272 units / 3-stories; Full interior renovation of 272-units based on vacant turns.
- Colonnade Apartments - Riverside, CA  
288 units / 3-stories; Full interior renovation of 288-units based on vacant turns.
- Roosevelt Lofts - Los Angeles, CA  
Clubhouse, Amenity space renovations.
- Breeze Apartments - Los Angeles, CA  
26 units / 2-stories; ADA upgrades to 15-units
- Park Villas Apartments - National City, CA  
268 units / 2-stories; Occupied interior renovation
- Avalon La Jolla Colony - La Jolla, CA  
180 units / 3-stories; Occupied interior renovation with 5-day turnaround time per unit, taking on 20-units per month, Project completed in 9-months.
- 3400 Avenue of the Arts - Irvine, CA  
770 units / 4-stories; Full interior renovation based on vacant turns.
- CitiZen South Bay on West 235th Street - Torrance, CA  
265 units / 2-stories; Full interior renovations for 265-units based on vacant turns.

### EDUCATION AND LICENSING

- BS, Business Management:  
California State University, San Marcos

### CERTIFICATIONS

- Project Management Professional (PMP)  
University of California, Irvine



# GINA WIECZOREK

PARTNER AND MANAGING DIRECTOR

Gina Wieczorek has over 15 years of experience overseeing strategic initiatives, development, and construction management (C/M) on numerous multifamily, retail, and commercial projects. Prior to joining CREDE, as Partner and Managing Director, Gina was the Principal of Casitas Development Services, a C/M and real estate development consulting firm involved in all phases of the design, permitting, and development process for multifamily projects.

Gina's experience includes the repositioning of multiple value-add apartment communities and entitling an adaptive reuse project of a commercial tower into a multifamily residential building. She has redeveloped hundreds of multifamily units including value-add rehab and new construction, and has delivered over 100 ADUs to Southern California. Her passion to build and deliver exemplary work and keen attention to detail is evident in her projects. She always keeps the final user in mind, providing housing that residents are proud to call their home in the communities she helps build.

## SELECTED EXPERIENCE

- Pasadena Second Unit ADU Program - City of Pasadena, CA  
Creation and execution of the City's winning program to provide Section 8 housing via building ADUs in program participants backyards funded by a low-interest, City-provided loan.
- Affordable ADU Pilot Program - City of West Hollywood, CA  
Participated in the creation of the City's ADU program as part of a Consultant team
- Rancho Badillo Ground-Up Market Rate Apartments, 28 Units - Covina, CA
- Melrose Ave Ground-Up Market Rate Apartments, 52 Units - Los Angeles, CA
- E 3rd Street, 13 Units - Long Beach, CA
- Ocean Blvd Adaptive Reuse and Ground-Up Apartments, 263 Units - Long Beach, CA
- Bellevue Ave, 19 Units - Los Angeles, CA
- Gilmore Ave, 4 Units - Los Angeles, CA
- N. Harvard Ave, 8 Units - Los Angeles, CA
- Westmoreland Ave, 16 Units - Los Angeles, CA
- DeLongpre Apartments, 68 Units - Los Angeles, CA

## EDUCATION AND LICENSING

- MBA: New York University
- BS: California Polytechnic State University, San Luis Obispo

## AFFILIATIONS

- Urban Land Institute:  
Co-Chair of Programs Committee,  
LA DC Advisory Board, NEXT member,  
Housing Council member, REACH Mentor,  
Small Scale Development Product Council member





# KRISNA BENNETT

**FUNDING COMPLIANCE SPECIALIST (SUBCONTRACTOR)  
PRESIDENT  
OPPORTUNITY MARKETING GROUP, INC. (OMG)**

Krisna Bennett is the Owner and of Opportunity Marketing Group, Inc. (OMG), a funding compliance services firm and leader in Prevailing Wage Compliance. OMG is HUD Section 3, SBE, MBE, WBE, and DBE certified.

Krisna is a highly skilled specialist in public works contracting compliance with an adept understanding of federal DOL, HUD, Davis Bacon and State Public Works laws, regulations, compliance and awarding agency guidelines. She enforces contract compliance, business and local hire outreach requirements along with labor and prevailing wage compliance for multiple agencies, developers and general contractors for both public and private projects throughout Southern California.

## SELECTED EXPERIENCE

- The Aspire - Oversight enforcement to ensure Prime Contractor and subcontractors comply with Public Works, Davis Bacon, and HUD Section 3 requirements. Agency: County of Riverside
- Project Legacy - Oversight enforcement to ensure Prime Contractor and all subcontractors comply with Public Works, Davis Bacon and HUD Section 3 requirements. Agency: HCD & County of Riverside
- El Verano Senior Community - Anaheim, CA  
OMG is currently the official Labor Compliance Consultant and Enforcement Officer for the City of Anaheim. This 54-units of affordable housing for low-income seniors (50% for formerly homeless), and Permanent Supportive Housing (PSH). Funded with 9% LIHTC, it provides on-site case management, health/wellness programs, and educational classes.
- Enlightenment Plaza - Rousseau Résidences, Montesquieu Manor & Voltaire Villas - Contract Compliance enforcement services to ensured proper execution of diverse business program participation outreach, planning and mandated goal achievement, labor compliance monitoring, prevailing wage enforcement, and Project Labor Agreement compliance. Agency: BCA/LAHD/HACLA
- Springhaven Willowbrook II - Local Hire, State Public Works & Federal Davis Bacon compliance monitoring & enforcement services on \$54M, 100-unit affordable housing project with homeless supportive housing, and a child development center for at-risk youth. HUD Section 3 & Federal Davis Bacon Requirements. Agency: LACDA
- Palm View Apartments - HUD Section 3 & Federal Davis Bacon compliance monitoring and enforcement services on this \$8MM rehabilitation project. Agency: LACDA

## EXPERTISE

- Expert Compliance Advisor
- Effective Trainer and facilitator
- Community Outreach Specialist

## AFFILIATIONS

- National Association of Minority Contractors Southern California
- Minority Business Development Agency
- Black Business Association
- National Association of Women Business Owners



# MATT BENNETT

## SENIOR PROJECT MANAGER

Matt Bennett 20+years of experience includes all aspects of project management, such as preconstruction, estimating, monitoring job costs, and schedules. He works closely with the design team and owner to ensure projects are completed on time and within budget. Matt is well-versed in a multitude of market sectors, including healthcare, higher education, government, aerospace, and entertainment. His diverse experience allows him to transition across markets easily.

### SELECTED EXPERIENCE

- Mission College Central Plant and Interconnect Projects - Sylmar, CA  
\$15M. 4,000-SF design-build of a new modular central utility plant for West Campus, including engineering office space, coil upgrades to existing air handling units, and infrastructure upgrades to electrical and chilled water.
- San Bernardino Justice Center for the Judicial Council of California - San Bernardino, CA  
\$262M. 380,000-SF, new 12-story trial court facility with 36 courtrooms, court executive and administrative offices, traffic and family law administration, juvenile division, appellate division, central holding areas, jury assembly areas, and below-grade parking.
- Children's Hospital Los Angeles, Marion, and John E. Anderson Pavilion - Los Angeles, CA  
\$454M. 566,500-SF, new seven-story, 317-bed patient tower includes cardiothoracic intensive care, newborn and infant critical care, emergency department, new cafeteria/outdoor dining, and conference center.
- Cedars-Sinai Health Systems, Pacific Design Center Bio-Manufacturing Facility - Los Angeles, CA  
\$25M. 23,635-SF tenant improvement and new construction of cGMP clean rooms, research labs, offices, and workstations.
- Cedars-Sinai Health System, The Angeles Clinic Renovation and Expansion - Los Angeles, CA  
\$26M. 40,000-SF renovation and expansion a three-story location housing imaging, lab, infusion, pharmacy, central check-in, urgent care, clinical exam, and research.
- Gilead Lifesciences Southern California Campus Relocation, Los Angeles County  
387,000-SF build-out of a 24-acre site with six buildings, including cGMP manufacturing, office/lab, central plant, and warehouse/packaging. Buildings are structural steel frame with a precast exterior. The project includes site work, an adjacent road extension, a design-assist MEP package with process piping and equipment coordination, and complete commissioning and validation.

### EDUCATION AND LICENSING

- BS, Construction Management:  
Michigan State University

### CERTIFICATIONS

- LEED Accredited Professional



# MIGUEL GARCIA

## SENIOR DEVELOPMENT MANAGER

Miguel Garcia has over 18 years of experience in real estate and project management. He is the political liaison with elected officials, community groups, and government agencies. He has successfully managed many affordable housing projects, including those for low-income families, seniors, students, farmworkers, as well as mixed-use and urban infill projects. These projects utilized Low-Income Housing Tax Credits (LIHTC), New Markets Tax Credit (NMTC), and other complex, layered financing structures.

Miguel oversees all aspects of real estate development, from acquisitions through asset management. His projects are completed on time, within budget, and with the highest standards. He helps clients achieve affordable housing goals and make a positive impact on their communities. By integrating new technologies and cultivating strategic partnerships, Miguel works with his teams to deliver a high-quality and people-centered development.

### SELECTED EXPERIENCE

- El Verano Senior Community - Anaheim, CA  
54-units of affordable housing for low-income seniors (50% for formerly homeless), and Permanent Supportive Housing (PSH). Funded with 9% LIHTC, it provides on-site case management, health/wellness programs, and educational classes.
- Rollan Curtis Apartment Community - Los Angeles, CA  
A mixed-use project with 140 affordable housing family units, a health clinic and retail space. Partially funded by NMTC, it is community hub with essential services.
- Fillmore Central Station Community - Fillmore, CA  
Mixed-use affordable housing designed to serve low- and moderate-income families, with 24 rental units and 8 affordable for-sale homes.
- Paseo De Luz Apartment Community - Oxnard, CA  
Affordable housing for individuals with special needs, including mental illness, featuring 23 one-bedroom units.
- Camino Gonzalez Apartment Community - Oxnard, CA  
18-unit affordable home community for families employed by the agricultural industry. The development features one-, two-, and three-bedroom rental homes.
- Valle Naranjal Community - Piru, Ventura County, CA  
A 66-unit family affordable housing development.

### EDUCATION AND ACCREDITATIONS

- BA: California State University, Northridge
- Housing Development - Training Institute

### AFFILIATIONS

- SCANPH Member



# ADAM WEMHANER

## DEVELOPMENT MANAGER

Adam Wemhaner has 35 years of experience in development and construction management. He has a proven track record of driving growth, streamlining operations, and fostering innovation across all aspects of the industry. Leveraging his expertise in both developer and contractor roles, he consistently delivers complex projects on time and within budget.

Adam is a strategic leader, focusing on growth, innovation, and efficiency in construction management. As an expert in comprehensive project management, he oversees the project lifecycle from pre-construction to final delivery, ensuring quality and profitability. Adam excels at building high-performing teams and nurturing a positive company culture. Additionally, he manages complex stakeholder relationships, securing funding, and expanding market presence. A visionary thinker, he brings a talent for devising innovative solutions and optimizing processes to support organizational growth and success. He is proficient in Procore, Bluebeam, AutoCAD, and Revit.

### SELECTED EXPERIENCE

- **U.S. Grant Hotel - San Diego, CA**  
\$56M full remodel of a 270-guestroom historic hotel, including convention center space, the famous Grant restaurant, a new bar, and the entire public lobby space. Adam managed the careful refurbishing process, preconstruction in-house design, and value engineering options.
- **Moxy by Marriott - San Diego, CA**  
Special project comprising both ground-up construction and refurbishment for a 1899 historic building with 128 guestrooms. Adam managed the development process, preconstruction design in Los Angeles, and all construction through COO.
- **Auberge Resorts, - Calistoga, CA**  
Ground-up award-winning Napa Valley resort featuring, 100 rooms consisting of 15 private suites and 85 studios. Work also included all new roads and underground utilities, six meeting rooms, two restaurants, a new bar, and a spa with geothermal and mineral pool. Adam managed the budgeting process, preconstruction design, and all construction.
- **Proper Hotel - San Francisco, CA**  
Full renovation and conversion of an iconic 1907 hotel into the Proper Hotel. Renovations included 131 guestrooms, extensive structural work, and preservation of the original 80-year-old lobby tile. Includes three new restaurants. Adam managed the demolition and careful restoration process, preconstruction design, and construction.

### EDUCATION AND LICENSING

- BS, Business: University of Phoenix
- Additional coursework, business programs and executive education via MIT, UCLA, Cambridge, Cornell, Florida University, Oklahoma University.

### CERTIFICATIONS & AFFILIATIONS

- OSHA 30-hr Construction Safety Certificate
- Certified Maintenance and Reliability Professional
- Society for Maintenance and Reliability Professionals



# YONAS MISGINA

## PROJECT MANAGER

Yonas Misgina is a seasoned and highly skilled project manager, with more than 17 years of professional experience in project management, including building construction, land development, and capital improvement programs.

Throughout his career, Yonas has demonstrated proficiency in delivering a wide range of projects, including multi-family, residential, and civil projects across California. His wealth of experience makes him an invaluable addition to any team, where he can confidently tackle and overcome challenges. He is proficient at AutoCAD Civil 3D, HEC-RAS, EPA SWMM, EPA-NET, MS Project, HCSS (heavy bid), and Primavera.

### SELECTED EXPERIENCE

- City of Santa Clarita - Santa Clarita, CA  
Managed projects for the City of Santa Clarita. Work included site improvements to retaining walls, walking paths, and pedestrian ramps. Duties also included reviewing and approving contractors, billing, and project documents.
- 3571 Centinela Ave Apartments - Los Angeles, CA  
6,998 sq ft, 4-unit. Construction management services with design, support, and documentation.
- 860 W Normandie Ave Apartments - Los Angeles, CA  
Provided civil engineering design and construction support including monitoring, change management, and documentation.
- Seminole Springs Modular Home Park - Agoura Hills, CA  
Building construction, street improvements, storm drain repair, and water/gas/sewer pipeline upgrades.
- 64 Hermosa Ave - Oakland, CA  
2455 sq ft, 3-bed, 3-bath, single-family home. Construction and site improvement, with support, monitoring, and documentation.
- 2800 Lakeshore Blvd - Agoura Hills, CA  
Single-family residential rebuild including permitting and supervision.
- 29206 Craggs Dr - Agoura Hills, CA  
Provided cost estimating, scheduling, permitting, and site supervision for the residential rebuild of this single-family home.

### EDUCATION AND LICENSING

- MS, Project Management:  
Northwestern University
- BS, Civil Engineering:  
Addis Ababa University, Ethiopia
- Professional Engineer, California, #90746

### CERTIFICATIONS & AFFILIATIONS

- OSHA 30-hr Construction Safety Certificate
- Associate Member - ASCE  
(American Society of Civil Engineers)



# EMMA RIVIELLE

## ASSISTANT PROJECT MANAGER

Emma Rivielle is a Master of Science graduate in Real Estate with a proven history of success, backed by four industry internships which honed her expertise in commercial development. As an Assistant Project Manager, she is proficient in managing financial analysis, coordinating project documentation, and developing strategic plans to drive project success. Her academic achievements and practical experience equip her with a deep understanding of real estate development, from initial concept to final execution.

A former collegiate athlete, Emma brings a unique, team-oriented mindset to her role, excelling in high-pressure environments and fostering collaboration among stakeholders. Her attention to detail, strong organizational skills, and commitment to delivering excellence make her a valuable asset in overseeing complex, multifaceted projects. With a passion for innovation and continuous improvement, she is dedicated to the success of every project.

### SELECTED EXPERIENCE

- Yerba Buena Island - San Francisco, CA  
An \$80M luxury town home and flats development bringing 266 new residential units to the housing market, addressing the growing demand. This thoughtfully designed community includes a significant affordability component, with 27% of the units dedicated to affordable housing, contributing to a more inclusive and diverse residential offering.
- Chapman University Campus - Orange, CA  
The \$25 million, 50,000-SF Student Success Center is a cutting-edge, ground-up development providing essential services to support student achievement throughout their academic journey. This dynamic facility houses spaces for academic advising, career counseling, tutoring, and other student-focused services, all aimed at fostering personal and academic growth. With modern, flexible spaces and advanced technology, the center serves as a critical hub for students to access the needed resources to succeed in their academic and career pursuits.

### EDUCATION AND LICENSING

- MS, Real Estate: Chapman University, George L. Argyros College of Business and Economics

### CERTIFICATIONS

- Wall Street Prep: Real Estate Financial Modeling and Valuation





# LEO RAMIREZ

## PROJECT SCHEDULER

Leo Ramirez is a results-oriented Construction Scheduler and Senior Planning Consultant with over 25 years of experience successfully supporting multiple projects utilizing Primavera P6. He has proven expertise in managing complex capital projects, including civil, structural, mechanical, process piping, plumbing, electrical, commissioning, and regulatory sign-off. Leo serves as a Senior Planning Consultant with extensive experience in supporting business development, preconstruction, design-build, and construction phases. His comprehensive knowledge and skill set make him an invaluable asset in guiding projects to successful completion.

Leo is instrumental in supporting project teams at risk of eroding fees by providing delay analysis to support compensable requests for extensions of time. His notable achievements include master planning and scheduling for Fullerton College's construction bond program and facilitating trainings to enhance project team capabilities for monitoring and controlling project schedules. His dedication to improving project outcomes through meticulous planning and effective training underscores his commitment to excellence.

### SELECTED EXPERIENCE

- Camden Glendale Triangles - Glendale, CA  
\$60M+. Ground-up, 7-story, multi-family and mixed use development. The complex includes 303 residential units (16 for low income), 16 live-work units, and six ground floor retail spaces.
- Egyptian Condominiums - San Diego, CA  
New construction & historic renovation, this mixed-use project with 80 residential condominium units and retail space over two-levels of underground parking, totaling 202,800-SF. Included partial demolition and restoration of historic Bush Egyptian Theatre, converted into retail space.
- Henry Mayo Newhall Hospital, New Patient Tower - Santa Clarita, CA  
\$151M+, design build, six-level patient tower adds 142 patient beds to the Santa Clarita Valley community. It includes private rooms with bathrooms, medical/surgical rooms, and a Women's Services unit. The project includes a new central plant to support the building systems.
- Valley Presbyterian Hospital Inpatient Tower - Van Nuys, CA  
\$36M. Construction of new six-story structure, 127,250-SF, included 188 beds, nurse stations, isolation rooms, ICUs, semi-private rooms, nurseries, VIP suites and central plant. The hospital remained fully operational during all phases of construction. This is an OSHPD 1 facility.

### EDUCATION AND LICENSING

- University of San Diego:
  - Certificate in Risk Management
  - Certificate in Scope Management
  - Fundamentals of Project Management
- Platt College:
  - Certificate in Drafting Technology

### AFFILIATIONS

- AACE Member



# BJORN THIELAN

## ACCOUNTING MANAGER

Bjorn Thielan brings over 10-years of experience specializing in construction and development. He works closely with the development team and investors to secure construction financing and keep the projects running. His experience includes mixed-use, multi-family, and healthcare facilities. Experienced with construction budgets of over \$100M, Bjorn is responsible for preparing and submitting monthly bank draws, preparing loan draws, and reconciling project budgets.

A seasoned financial and construction accountant, Bjorn's experience allows him to multi-task while maintaining a high level of accuracy and efficiency. He works closely with the development team to secure funds for projects, with CPAs for yearly audits for operating properties and cost certification for all new projects. Additionally, he oversees the accounting department for CREDE in monthly financials and year-end duties.

### SELECTED EXPERIENCE

- LifeHOUSE - San Diego, CA  
Situating within the Bird Land neighborhood of San Diego, California, LifeHOUSE San Diego Healthcare Center is a 305 bed skilled nursing facility.
- LifeHOUSE - Bakersfield, CA  
This Healthcare Center is located within the Homaker Park neighborhood. It is a 150-bed skilled nursing facility offering independent, assisted, and memory care living.
- The Palazzo - Phoenix, AZ  
A full-service continuing care retirement community offering Independent Living, Assisted Living, Skilled Nursing, and Memory Care. The community features three Assisted Living neighborhoods all with fully accommodating living areas and apartments that are among the largest Assisted Living homes in the market. Each completely renovated apartment offers full kitchens, walk-in closets with extra storage, large private patios or balconies, emergency call boxes and views of the surrounding Phoenix Mountain range.

### EDUCATION AND LICENSING

- BS, Economics:  
University of California, Irvine

# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

CONFIDENTIAL



5183 Overland Avenue Suite A Culver City, CA 90230

## STATEMENT OF QUALIFICATIONS

### Prepared By

Krisna Bennett

Owner – President Opportunity Marketing Group, Inc. (OMG)

PH: (310) 922-7629 E: Kbenett@omgcompliance.com

### OPPORTUNITY MARKETING GROUP, INC IS A



### OPPORTUNITY MARKETING GROUP, INC.(OMG) COMPANY INTRODUCTION

Opportunity Marketing Group, Inc. (OMG) founded in 1992 by Jan Bennett is a DBE, SBE, LSBE, WBE and MBE certified by Los Angeles Metropolitan Transportation Authority (LA METRO), DGS and the California Unified Certification Program (CUCP). Opportunity Marketing Group, Inc. is an equal opportunity employer who promotes the economic advancement of minorities and women as individuals and business owners through enforcing local hire employment and award of contracts to certified firms on State, Federal and Private funded construction projects.

OMG provides contract compliance enforcement and consulting, throughout the Southern California region to both public and private entities. For over 25 years OMG has specialized in State Public Works, Federal Davis Bacon (and Related Acts), Equal Employment Opportunity, Community Outreach, Diverse Business contracting, Local Hire, Project Labor Agreement enforcement, Outreach Program planning assistance, HUD Section 3, Community Engagement Services and all agency compliance requirements.

OMG knows the formula for compliance success to complex Labor compliance laws. Through this knowledge we can enforce labor standards and prevailing wages promptly and successfully for the Developer, Awarding Agency, General Contractor and all stakeholders involved. OMG has worked with all building trade unions enforcing Project Labor Agreements on public works and federally funded projects. Through our long history in the labor compliance industry OMG is equipped with an expert set of skills that mitigates contractors and client's risk of penalty or fines due to non-compliance. OMG has a highly trained staff with 30+ combined years of experience implementing successful programs of compliance. OMG has an efficient streamlined process that allows us to quickly organize projects, track data and be proactive in mitigating any potential issues of non-compliance. OMG can foresee potential contractor compliance issues and provide clear and comprehensive reports and plans of action to ensure compliance is met. OMG's insight in reaching logical and legal resolutions to complex issues has made OMG an asset to our clients.

OMG's clients include public and private sector; owners, developers, prime contractors, city and county agencies, private consultants and diverse business enterprises. OMG has worked on some of the largest public and private construction projects in the Los Angeles area and surrounding cities on such projects as the Metropolis Hotel & Residence DTLA, Exposition Park, California Science Center, Coliseum Restoration Project, EPIC Swim Stadium, Staples Center, The W Hotel & Residences Hollywood, L.A. Live, Ritz Carlton / JW Marriott Hotel & Residences, Courtyard Marriott, Alameda Corridor, Del Mar Station and Lynwood High school. OMG's affordable housing division has worked on executing compliance programs using CDBG, HOPWA, HOME, TCAC, ARPA, HAP, HOMEKEY, JJJ, HHH, and other State, City or County funds. OMG is currently the official Labor Compliance Consultant and Enforcement Officer for the City of Anaheim.

OMG's community participation and compliance enforcement efforts have had a profound impact on countless communities, contractors, and individuals. Providing access to contract awards, jobs, training, and educational programs.



# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

### KRISNA BENNETT - OWNER AND PRESIDENT OPPORTUNITY MARKETING GROUP, INC. (OMG) - BIO

Krisna began her career in 1997 at Opportunity Marketing Group, Inc.(OMG) as an equal employment officer (EEO) and contract compliance consultant on government funded construction projects, working and learning the business alongside her Mother OMG's founder, enforcing State Public Works and Federal Labor Standards including: EEO, labor, prevailing wage, Local Hire/PLA compliance on such projects as **Staples Center, California Museum of Science and Industry, King Drew Magnet High-School, Metro Pasadena Gold Line, LA Live and W Hotel Hollywood**. Krisna has been instrumental in developing innovative programs and executing opportunities for better community inclusion, community communication of project statistical data, local employment hiring and diverse business contract award industry practices. Krisna has been instrumental in expanding OMG's affordable housing department, working with several of the leading Developers and Primes on supportive housing projects throughout Southern California and surrounding cities.

Krisna became the sole owner of Opportunity Marketing Group, Inc. in 2018 and has established herself as an industry leader in ensuring successful community and local outreach program, labor and prevailing wage monitoring and enforcement in the commercial and residential public works construction industry.

Ms. Bennett is an expert in State and Federal labor compliance, prevailing wage, equal opportunity enforcement, community outreach, diverse business and workforce development; including HUD Section 3 projects, Project Labor Agreements and Local Hire program planning and execution. In 2021 Krisna was approved to enforce labor compliance on behalf of the City of Anaheim. Since 1997 Krisna has assisted in developing and implementing successful labor and prevailing wage, employment and business outreach programs for such projects as **Metro Southwestern Yard, Metro AMC Shoofly, Metropolis Hotel Indigo and Residences, Project Legacy, Silva Crossing, The Nook, Enlightenment Plaza, LA County Twin Towers Correctional facility Elevator Project and a multitude of other public improvement, commercial and supportive housing projects throughout Southern California**. Krisna has forged professional relationships that are founded in trust, mutual respect, mindfulness, and open communication. Krisna's best practices of sound business have solidified OMG as a recognized leader in the construction contract compliance industry.



### OPPORTUNITY MARKETING GROUP, INC. (OMG) ABOUT THE FOUNDER JAN BENNETT

#### HOW WE GOT OUR START!

Founded in 1992 by Janice Bennett, arising out the 1992 civil disobedience in Los Angeles, Janice Bennett formed Opportunity Marketing Group. Opportunity Marketing Group gained recognition as a leader in the outreach industry in 1993 while collaborating with Mayor Richard Riordan and the Rebuild LA program providing minority contractors to rebuild after the Los Angeles riots. Those first projects included the Sears store in Santa Monica and two South Los Angeles Mobil service stations destroyed by fire, seventy percent of the subcontractors hired were minority-owned companies all supplied by Opportunity Marketing Group. Her vision was to help rebuild the communities that were damaged in the Los Angeles Riots.

OMG's founder understood that if Disadvantaged and Small businesses were given an opportunity to contracts, then local and disadvantaged workers would also be given an opportunity for employment. OMG then solidified their place in the community outreach, public works and federal funded compliance enforcement industry by providing minority, woman, disadvantaged, small business outreach and contract compliance enforcement services on early projects such as the New Lynwood High-School project, the San Diego Navel Housing Project Chollas Heights project, **Staples Center, L.A. Live, Metropolis Hotel Indigo & Residence, California Science Center, Coliseum Restoration Project, EPIC Swim Stadium, W Hotel & Residences Hollywood, L.A. Live Ritz Carlton/ Marriot Hotel & Residences, Courtyard Marriott, Alameda Corridor, Del Mar Station and Metro Gold Line**.



Jan Bennett, Mayor Richard Riordan and Christine Divine (left) - Jan Bennett is being presented with award from the City of Los Angeles for her stellar efforts and support while working with Rebuild L.A., the economic development organization created after the 1992 riots.



California Science Center, Jan and Krisna Bennett 1998



# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

### OPPORTUNITY MARKETING, INC. DBA OMG COMPLIANCE SERVICES

#### Services Offered

**Labor And Prevailing Wage Compliance Enforcement, Monitoring, Tracking and Reporting • Project Compliance Audit and Closeout/Retention Release Assistance Services. • Project Labor Agreement Development, Interpretation, Monitoring and Enforcement • Skilled And Trained Workforce Requirement Planning Assistance, Monitoring and Enforcement • Community Outreach / Local Hire Program Execution, Monitoring, Enforcement, Candidate Placement, Good Faith Tracking and Reporting • Business Outreach Program Compliance Adherence (MBE/WBE/DBE/DVBE/SBE/LSBE/OBE) Identification Assistance, Enforcement, Monitoring and Reporting • Section 3 Program Adherence Section 3 Resident, Targeted Worker and Business Identification Assistance, Enforcement, Monitoring, Tracking and Reporting**

*Determined pursuant to the provisions of sections 1720 et seq. of the California Labor Code and the Davis-Bacon Act (40 USC, Chapter 3, Section 276a-276a-5; and 29 CFR Parts 1, 3, 5, 6 and 7) require the payment of prevailing wages and labor standards enforcement for all Public Works projects over \$1000 and Davis Bacon requirements when construction work over \$2,000 is financed in whole or in part with federal funds. All projects receiving a penny or granted a concession of discount from the State are considered Public Works and any award from HUD are subject to Section 3 requirements.*

Opportunity Marketing Group, Inc. will provide compliance services including prevailing wage monitoring and public works labor enforcement according to the requirements as outlined in the California State Labor Codes 1720-1781, all applicable federal labor standards, Department of Labor, and HUD regulations associated with your project.

Opportunity Marketing Group, Inc. will provide Labor Compliance enforcement services by approaching all Equal Employment Opportunities, Labor & Prevailing Wage, outreach compliance enforcement monitoring and reporting requirements in a comprehensive systematic manner.

Most importantly, OMG will create a customized plan to meet the specific needs of your project. OMG provides services through an integrated system of processes, checks and balances to ensure all labor Standards are properly enforced for the duration of the project. OMG has a team of professionals with a dedicated team leader to execute and enforce your projects Labor and Prevailing Wage Compliance program. OMG will notify you of all violations to prevailing wage payments, apprenticeship and other applicable labor standards including any business or employment outreach requirements.

5

# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

OPPORTUNITY MARKETING GROUP, INC. DBA OMG COMPLIANCE SERVICES

# PROJECT EXAMPLES

Does not include all OMG's project.

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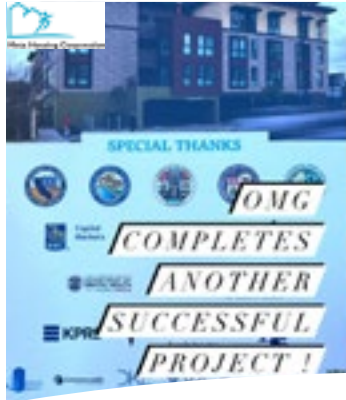


- **2023-2024 The Aspire** – Provide project oversight enforcement on behalf of the owner to ensure Prime Contractor and all subcontractors maintains compliance with Public Works, Davis Bacon and HUD Section 3 requirements. **Awarding Agency: County of Riverside**
- **2022 – 2024 Enlightenment Plaza – Rousseau Résidences, Montesquieu Manor & Voltaire Villas** - OMG provides Contract Compliance enforcement services on behalf of the Prime. Responsible for ensuring proper execution of diverse business program participation outreach, planning and mandated goal achievement, labor compliance monitoring, prevailing wage enforcement and compliance with the Project Labor Agreement. **Awarding Agency: BCA/LAHD/HACLA**
- **2021 – Dec 2023 Project Legacy** – Provide project oversight enforcement on behalf of the owner to ensure Prime Contractor and all subcontractors maintain compliance with Public Works, Davis Bacon and HUD Section 3 requirements. **Awarding Agency: HCD & County of Riverside**
- **2021 – 2023 The Nook FKA South Library** – Provided project oversight enforcement on behalf of the owner to ensure Prime Contractor and all subcontractors maintain compliance throughout with all Public Works, Davis Bacon and HUD Section 3 requirements. **Awarding Agency: LACDA**
- **2021 – 2023 Silva Crossing Library** – Provided project oversight enforcement on behalf of the owner to ensure Prime Contractor and all subcontractors maintain compliance throughout with all Public Works, Davis Bacon and HUD Section 3 requirements. **Awarding Agency: LAHD/HACLA**

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# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION



### Past 10 years of Affordable and Supportive Housing Projects

*\*does not include all projects*



- **Springhaven Willowbrook II** – Provided Local Hire, State Public Works & Federal Davis Bacon compliance monitoring & enforcement services on this \$54MM 100-unit affordable housing project will include supportive housing for the homeless as well as a child development center for at-risk youth. HUD Section 3 & Federal Davis Bacon Requirements **Completed 2021** (agency - LACDA)
- **Palm View Apartments** – Provided HUD Section 3 & Federal Davis Bacon compliance monitoring and enforcement services on this \$8MM rehabilitation project. **Completed 2020** (agency - LACDA)
- **Garden Grove Sewer Main Lining and Spot Repair Projects 1 & 2** – Provided HUD Section 3 & MBE/WBE compliance enforcement services. **Completed 2020** (agency - City of Garden Grove)
- **Courson Arts Colony East and West** – Provided State Public Works, HUD Section 3, Federal Davis Bacon compliance monitoring and enforcement services. **Completed 2020** (agency - LACDA)
- **South Campus Apartments** – Provided HUD Section 3, State Public Works & Federal Davis Bacon compliance monitoring and enforcement services. **Completed 2019** (agency - HCIDLA)
- **Carlos Ortega Apartments** – Provided State Public Works, HUD Section 3, Federal Davis Bacon compliance monitoring and enforcement services. **Completed 2018** (agency - City of Palm Desert)
- **Coral Mountain HUD** – Provided State Public Works, HUD Section 3, diverse business outreach & Federal Davis Bacon Requirements. **Completed 2015** (Agency - City of La Quinta)
- **Hazeltine and Wyandotte Apartments** – Provided State Public Works, HUD Section 3, Federal Davis Bacon Requirements. **Completed 2015** (Agency - HCIDLA)
- **Silverlake Village** – Provided State Public Works, HUD Section 3, MBE/WBE utilization & Federal Davis Bacon Requirements. **Completed 2014** (Agency - LAHD)
- **Hollywoodland Family Apartments** – Provided HUD Section 3 & Federal Davis Bacon compliance monitoring and enforcement services **Completed 2014** (Agency - HUD)
- **Silverlake Village** – Provided State Public Works, HUD Section 3, MBE/WBE utilization & Federal Davis Bacon Requirements. **Completed 2013** (Agency - HCIDLA)

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## Commercial Projects

*\*does not include all projects*

- **July 2024 – Present: Cal Trans Small Disadvantaged Business Research Study** – Krisna serves as the Data Expert on the disparity study. The Disparity Study examines Cal Trans contracting practices in construction, architecture and engineering, miscellaneous and other professional services, and goods and other services as it relates to Disadvantaged and Small Business Enterprises (S/DBEs).
- **June 2024 – Present: LA County Twin Towers Correctional Facility Elevator Repair Project** – Enforce State Public Works Labor/Prevailing Wage, CBE Business Outreach Program compliance on behalf of the GC.
- **June - December 2024: LA Metro Small Disadvantaged Business Research Study** – Krisna served as the Data Expert on the disparity study. The Disparity Study examines Cal Trans contracting practices in construction, architecture and engineering, miscellaneous and other professional services, and goods and other services as it relates to Disadvantaged and Small Business Enterprises (S/DBEs).
- **2021 – Dec 2026 City of Anaheim Labor Compliance Consultant** – Park capital improvement projects OMG enforced Davis Bacon, Public Works, MBE/WBE and HUD Section 3 on behalf of the City of Anaheim.
- **2022 – 2024 Airport Metro Connector Station Site Work and Shoofly Construction** – OMG was responsible for ensuring proper execution of diverse business program participation outreach and mandated goal achievement, labor compliance monitoring, prevailing wage enforcement and compliance with the Project Labor Agreement (PLA) – Local Hire and Disadvantage worker goals.
- **2016 – 2020 Metro Southwestern Yard Project** – OMG was responsible for ensuring proper execution of program, compliance monitoring, enforcement and reporting as per: Project Labor Agreement (PLA) – Local Hire and Disadvantage worker goals, State and Federal Labor and Prevailing Wage requirements. Krisna also served as the community liaison on behalf of Hensel Phelps Herzog.
- **2014 -2017 Metropolis Hotel Indigo and Residences** – OMG was responsible for ensuring proper execution of program, compliance monitoring, enforcement and reporting as per: (PLA) – Local worker goals, State and Federal Labor and Prevailing Wage requirements.

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# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION



### OPPORTUNITY MARKETING GROUP, INC.

#### Iconic Commercial Projects:

**Delivered full labor and prevailing wage compliance.** *Most projects included required Local Hiring Project Labor Agreements and MBE/WBE Participation. \*does not include all projects*

- Park and Market Apartments – Completed 2021
- Courtyard Marriott DTLA – Completed 2014
- The W Hôtel & Résidences Hollywood – Completed 2009
- L.A. Live – Completed 2009
- Epic Swim Stadium at Exposition Park – Completed 2003
- Exposition Park Department of Public and Social Services – Completed 2001
- Coliseum & Sports Arena Restoration Project – Completed 2000
- LA Sports Arena – Completed 2000
- Staples Center – Completed 1999
- California Science Center Exposition Park – Completed 1998
- The Alameda Corridor – Completed 1999
- King Drew Magnet School – Completed 1999
- The New Lynwood Highschool – Completed 1998
- San Diego Navel Housing Chollas Heights – Completed 1998

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## WHY CHOOSE US

RELEVANT EXPERIENCE

OMG, INC. is a leader in the Prevailing Wage Compliance Industry. Our History speaks for itself!



Violating the Labor and Prevailing Wage laws can be unintentional but that does not always go without consequence. Penalties can be accrued even for unintentional mistakes!

OMG's staff is trained to enforce and identify compliance violations directly as it relates to State CA labor code, Federal Davis Bacon laws and/or other requirements in a clear and concise manner.

OMG has enforced labor/prevailing wage and local hire outreach compliance since the early 90's. We have worked with most major Awarding Agencies, Developers and Prime Contractors on some of Los Angeles most iconic buildings and affordable housing throughout California.

We provide direct compliance guidance to our client and subcontractors to alleviate potential risks for all parties involved. OMG helps mitigate your risk. You as the Agency, Owner and GC are ultimately responsible for any penalties or fines incurred due to a sub-contractors non-compliance.

All we want our client to worry about during construction is construction!

In turn our processes and best practices have fostered great working relationships with all professionals in the government funded construction Industry.

We want to help ensure your project is in compliance from start to finish!

1000+

Successful Prevailing Wage Labor Compliance Projects in Los Angeles and Surrounding areas

10,000+

Individuals, OMG has provided access to contract awards, jobs, or access to training and continuing educational programs.

40%+

Is the average % of hours worked by Local and Section 3 workers on OMG, Inc. Projects with hiring requirements

8000+

Number of Contractors OMG has successfully assisted on Prevailing Wage Projects

# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

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To verify most current certification status go to: <https://www.caleprocure.ca.gov>



### Office of Small Business & DVBE Services

**Certification ID:** 2036190

**Legal Business Name:**  
Opportunity Marketing Group Inc.

**Doing Business As (DBA) Name 1:**  
OMG

**Doing Business As (DBA) Name 2:**  
OMG Compliance Services

**Address:**  
5183 Overland Ave.  
Ste. A  
Culver City  
CA 90230-6006

**Email Address:**  
[kbennett@omgcomplianceservices.com](mailto:kbennett@omgcomplianceservices.com)

**Business Web Page:**

**Business Phone Number:**  
310/815-1283

**Business Fax Number:**

**Business Types:**  
Service

Certification Type	Status	From	To
SB(Micro)	Approved	11/15/2023	11/30/2025

Stay informed! KEEP YOUR CERTIFICATION PROFILE UPDATED!

-LOG IN at [CaleProcure.CA.GOV](https://www.caleprocure.ca.gov)

Questions?

Email: [OSDSHELP@DGS.CA.GOV](mailto:OSDSHELP@DGS.CA.GOV)

Call OSDS Main Number: 916-375-4940  
707 3rd Street, 1-400, West Sacramento, CA 95605

# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

MS. KRISNA BENNETT  
Opportunity Marketing Group, Inc.  
10736 Jefferson Blvd.  
#621  
Culver City, CA 90230-4969

Subject: Small Business Enterprise Certification

Dear MS. KRISNA BENNETT:

We are pleased to advise you that after careful review of your application and supporting documentation, the Los Angeles County Metropolitan Transportation Authority (Metro) has determined that your firm meets the eligibility standards to be certified as a Small Business Enterprise (SBE) as required under Metro's SBE Program.

Please log into our system at <https://metro.gob2g.com/L.asp?GO=677> to read and print your official certification approval letter for your records.

Congratulations, and thank you for your interest in the SBE program.

Sincerely,

Ramon Ortiz  
Director, Certification & Economic Development

Los Angeles County Metropolitan Transportation Authority (Metro)  
Diversity & Economic Opportunity Department  
<https://metro.gob2g.com>

# OPPORTUNITY MARKETING GROUP, COMPLIANCE SPECIALIST

## ADDITIONAL INFORMATION

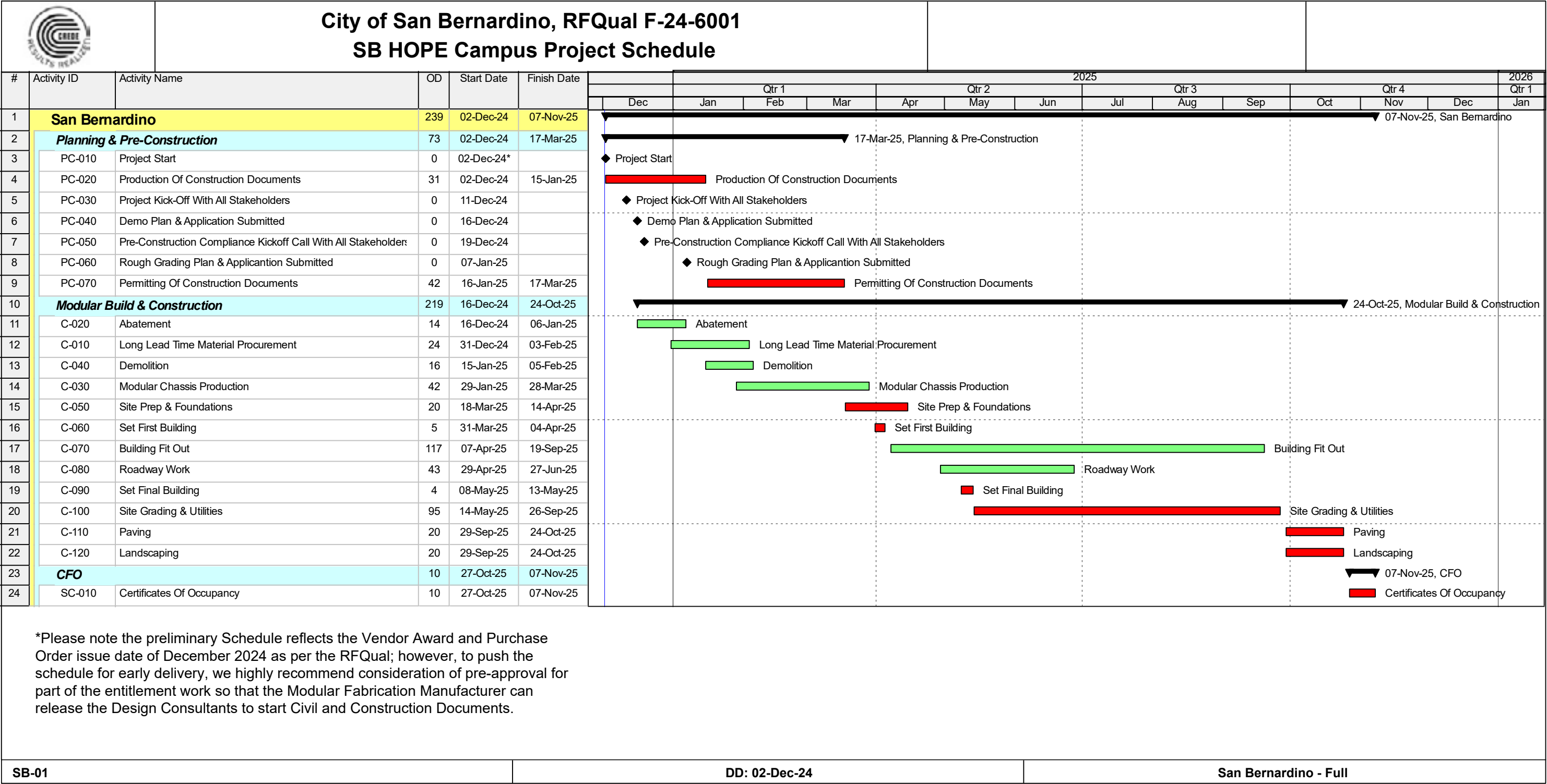
### Query Criteria

**Certification Types:** DBE

**Firm Name:** Opportunity Marketing Group

<b>Firm ID</b>	23104
<b>DBA Name</b>	OPPORTUNITY MARKETING GROUP
<b>Firm Name</b>	OPPORTUNITY MARKETING GROUP
<b>Address Line1</b>	3800 STOCKER STREET
<b>Address Line2</b>	#25
<b>City</b>	LOS ANGELES
<b>State</b>	CA
<b>Zip Code1</b>	90008
<b>Zip Code2</b>	
<b>Mailing Address Line1</b>	3800 STOCKER STREET
<b>Mailing Address Line2</b>	#25
<b>Mailing City</b>	LOS ANGELES
<b>Mailing State</b>	CA
<b>Mailing Zip Code1</b>	90008
<b>Mailing Zip Code2</b>	
<b>Certification Type</b>	DBE
<b>EMail</b>	info@omgcomplianceservices.com
<b>Contact Name</b>	KRISNA BENNETT
<b>Area Code</b>	310
<b>Phone Number</b>	922-7629
<b>Extension</b>	
<b>Alt Area Code</b>	
<b>Alt Phone Number</b>	
<b>Extension</b>	
<b>Fax Area Code</b>	310
<b>Fax Phone Number</b>	526-6524
<b>Agency Name</b>	LOS ANGELES COUNTY METRO TRANSPORTATION AUTHORITY (MTA)
<b>Counties</b>	19;
<b>Districts</b>	07;
<b>DBE NAICS</b>	541611; 541612; 541820;
<b>ACDBE NAICS</b>	
<b>Work Codes</b>	C8700 CONSULTANT, NON ENGINEERING; C8701 BUSINESS ADMINISTRATION; I8740 MANAGEMENT & PUBLIC RELATIONS;
<b>Licenses</b>	
<b>Trucks</b>	
<b>Gender</b>	F
<b>Ethnicity</b>	BLACK
<b>Firm Type</b>	DBE

PROJECT  
SCHEDULE



# STANDARD HOURLY RATE SCHEDULE

Effective January 1, 2024

The following standard rate schedule for fee agreements is valid for the current calendar year. Any changes in this rate of compensation or reimbursement shall be subject to a specific agreement between CREDE and the City of San Bernardino (client).

CLASSIFICATION	RATE
Principal	\$625
Managing Director	\$350
CFO	\$350
COO	\$350
Senior Development Manager	\$350
Development Manager	\$300
Project Executive	\$300
Senior Project Manager	\$225
Project Manager	\$185
Scheduler	\$185
Financial Analyst	\$185
Assistant Project Manager	\$145
Project Coordinator	\$115
Administration	\$110
Accounting	\$105

## REIMBURSABLE EXPENSE RATES

Shall be provided in accordance with the schedule attached. The following are examples of allowable reimbursable expenses and, if applicable, ordinary third-party costs and fees shall include:

1. CREDE's models and renderings requested and approved in writing by the Client.
2. Permits and fees required by Governmental Agencies.
3. Out-of-state travel, including mileage, lodging, meals, parking, and entertainment with the Client's prior approval.
4. Project-related meals or special event with the Client's prior approval.
5. Local transportation (at Federal Mileage Rate) to or from Jobsite as agreed upon by the Client.

Allowable reimbursable expenses, receipts are required to be submitted with all invoices for reimbursable expenses.

The following are not considered reimbursable expenses:

1. Local telephone and facsimile charge.
2. In-house color or b/w printing (small format).
3. Meals and entertainment unrelated to project meetings or special event.
4. Large-format reproductions, photocopying, printing, and plotting, including presentation boards. Rates charged to be compared to those charged by commercial specialist companies.
5. Presentation preparation costs, including binding and printing.
6. Drawings and Specifications.
7. Messenger delivery, overnight shipping, or postal charges for reports, drawings, and specifications.

CREDE shall not be compensated for any services performed that are outside the Scope of Services or over and above the Contract Sum, except to the extent such services are the subject of a written Change Order or Modification, and designated as "Additional Services," signed by both the Client and CREDE before CREDE performs the Services.





## CERTIFICATE OF LIABILITY INSURANCE

**CREDEMP-01**

JMARTIN

DATE (MM/DD/YYYY)

**10/11/2024**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Bryson Casualty Insurance Services Inc</b> <b>3777 Long Beach Blvd</b> <b>5th Floor</b> <b>Long Beach, CA 90807</b>	<b>CONTACT NAME:</b> <b>Jeremy Martin</b>	
	<b>PHONE</b> <b>(A/C, No, Ext):</b>	<b>FAX</b> <b>(A/C, No):</b>
	<b>E-MAIL ADDRESS:</b> <b>Jeremy@brysonfinancial.com</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b>  <b>CREDE Construction Advisory, LLC</b> <b>18301 Von Karman, Ste 510</b> <b>Irvine, CA 92612</b>	<b>INSURER A :</b> <b>Berkley Assurance Company</b>	
	<b>INSURER B :</b> <b>Texas Insurance Company</b>	
	<b>INSURER C :</b> <b>Trisura Specialty Insurance Cmpany</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	
	<b>16543</b>	

## COVERAGES

**CERTIFICATE NUMBER:**

## REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>A</b>	<b>X COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR     GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	<b>X</b>	<b>X</b>	<b>VUMB0206335</b>	<b>9/15/2024</b>	<b>9/15/2025</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>   COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$   EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b>   PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
<b>A</b>	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY  <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	<b>X</b>	<b>X</b>	<b>VUMB0206335</b>	<b>9/15/2024</b>	<b>9/15/2025</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$   EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b>   PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
<b>A</b>	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE  DED <input type="checkbox"/> RETENTION \$	<b>X</b>	<b>X</b>	<b>VUMB0206345</b>	<b>9/15/2024</b>	<b>9/15/2025</b>	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b>   PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	<b>N</b>	<b>A</b>				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
<b>B</b>	<b>Prof. Liability</b>			<b>BFLPMLTCA011300_021902_01</b>	<b>12/14/2023</b>	<b>12/14/2024</b>	<b>Each Claim/Aggregate</b> <b>2,000,000</b>
<b>C</b>	<b>Cyber Liability</b>			<b>AB662009403</b>	<b>3/15/2024</b>	<b>3/15/2025</b>	<b>Each Claim/Aggregate</b> <b>3,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
The City of San Bernardino, its elected and appointed officials, officers, employees, agents, and volunteers are included as additional insureds with regard to commercial general liability and hired/non-owned automobile liability insurance, on a primary and non-contributory basis, as required by written contract. A waiver of subrogation applies in favor of the additional insured with regard to commercial general liability and hired/non-owned automobile liability insurance, as required by written contract.

**CERTIFICATE HOLDER**

## CANCELLATION

<p><b>CERTIFICATE HOLDER</b></p> <p>The City of San Bernardino 290 North D Street San Bernardino, CA 92401</p>	<p><b>CANCELLATION</b></p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p>
	<p><b>AUTHORIZED REPRESENTATIVE</b></p> <p></p>

ACORD 25 (2016/03)

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# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 2, PAGE 1 INSTRUCTIONS OMITTED

### GENERAL PRINCIPLES CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONSULTANT shall comply with generally accepted accounting principles and good business practices. CONSULTANT shall, at its own expense, furnish all cost items associated with the proposed services except as specified to be furnished by City. CONSULTANT shall retain financial records, supporting documents, statistical records, and all other records pertinent to the proposed services for a period of a minimum of three (3) years from the expiration of the term of the Master Agreement.

CONSULTANT shall take reasonable measures to safeguard protected personally identifiable information and other information designated as sensitive or is considered sensitive consistent with laws regarding privacy and responsibility over confidentiality.

CONSULTANT shall also certify that none of the proposed equipment or services are produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities); or produced by an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country in accordance with 2 CFR 200.216.

In order to ensure objective contractor performance and eliminate unfair competitive advantage, CONSULTANT must certify that they did not assist in the development of draft specifications, requirements, statements of work, or invitations for bids or requests for proposals for the project.

Business Name: CREDE

Date: 10/15/24

By: Colby DURNIN CEO

Name and Title of Authorized Representative

Colby Durnin

Signature of Authorized Representative

### NON-DISCRIMINATION CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONSULTANT shall comply with the provisions of Title VII of the Civil Rights Act of 1964 in that it will not discriminate against any individual with respect to his or her compensation, terms, conditions, or privileges of employment nor shall CONSULTANT discriminate in any way that would deprive or intend to deprive any individual of employment opportunities or otherwise adversely affect his or her

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 3

status as an employee because of such individual's race, color, religion, sex, national origin, age, handicap, disability, medical condition, sexual orientation, gender identity, or marital status. These actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

CONSULTANT shall ensure that services and facilities are provided without regard to ethnic group identification, race, color, national origin, creed, religion, age, sex, physical or mental disability, political affiliation, or marital status in accordance with applicable laws, including, but not limited to, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 200-d); Section 162 (a) of the Federal-Aid Highway Act of 1973 (23 U.S.C. 324); Section 504 of the Rehabilitation Act of 1973; the Civil Rights Restoration Act of 1987 (P.L. 100-209); Executive Order 12898 (February 11, 1994); Executive Order 13166 (August 16, 2000); Title VII of the Civil Rights Act of 1964 (42 U.S.C. 2000-d); the Age Discrimination Act of 1975 (42 U.S.C. 6101); Article 9.5, Chapter 1, Part 1, Division 2, Title 2 (Section 11135, et seq) of the California Government Code; Title 9, Chapter 4, Subchapter 6 (Section 10800, et seq) of the CCR and California Department of Social Services Manual of Policies and Procedures (CDSS MPP) Division 21.

CONSULTANT shall ensure that proposed activities be accomplished in an equitable and impartial manner so that no person shall be excluded because of race, color, gender, or national origin from participation in, or be denied the benefits, or any program or activity for which federal financial assistance is received (31 CFR Part 22).

Business Name: CREDE

Date: 10/15/24

By: Colby Durnan COT  
Name and Title of Authorized Representative

Colby Durnan  
Signature of Authorized Representative

### MBE and WBE CERTIFICATION FOR FEDERAL-AID CONTRACTS

It is the policy of the City to encourage the participation of disadvantaged, minority and women-owned business enterprises in the City's procurement process.

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 4

CONSULTANT agrees to use its best efforts to carry out this policy when sourcing the use of outside consultants, advisors and contractors to the fullest extent practicable, consistent with the efficient performance of a contract. CONSULTANT may rely on written representations by consultants, advisors and contractors regarding their status. CONSULTANT shall report to the City the names of all consultants, advisors and contractors hired for the proposed services and information on whether or not they are a disadvantaged, minority or women-owned business enterprise, as defined in Section 8 of the Small Business Act (15 U.S.C. Sec. 637).

CONSULTANT shall, in accordance with 2 CFR 200.321, take affirmative steps to include minority business, women's business enterprises, and labor surplus area firms when sourcing the use of outside consultants, advisors, and contractors for a contract by:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Business Name: CREDE

Date: 10/15/24

By: Colby Durwin CEO  
Name and Title of Authorized Representative

Colby Durwin  
Signature of Authorized Representative

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 5

### DOMESTIC PREFERENCE CERTIFICATION FOR FEDERAL-AID CONTRACTS

It is the policy of the City to encourage a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders.

CONSULTANT agrees to use its best efforts to comply with 2 CFR 200.322 to the fullest extent possible consistent with the efficient performance of a contract.

### RECOVERED MATERIALS CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONSULTANT shall comply with 2 CFR 200.322 and procure only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000. CONSULTANT certifies that the percentage of recovered materials to be used in the performance of this Agreement will be at least the amount required by applicable specifications or other contractual requirements. For contracts over \$100,000 in total value, CONSULTANT shall estimate the percentage of total material utilized for the performance of the project that is recovered materials and shall provide such estimate to City upon request.

Business Name: CREDE

Date: 10/15/24

By: Colby Durbin CEO  
Name and Title of Authorized Representative

Colby W Durbin  
Signature of Authorized Representative

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 6

### CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT CERTIFICATION FOR FEDERAL-AID CONTRACTS

CONSULTANT agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. §§ 7401-7671q. CONSULTANT agrees to report each violation to the USDA and the appropriate EPA Regional Office.

CONSULTANT agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). CONSULTANT agrees to report each violation to the USDA and the appropriate EPA Regional Office.

Business Name: CREDE

Date: 10/15/24

By: Colby Durbin CGO  
Name and Title of Authorized Representative

Colby Durbin  
Signature of Authorized Representative



# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 7

### Certification Regarding Debarment, Suspension, and Other Responsibility Matters Primary Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

#### (BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON FOLLOWING PAGE)

1. The prospective primary participant certifies to the best of its knowledge and belief that it and its principals:
  - (a) Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) Have not within a three-year period preceding this application been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.
2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective primary participant shall attach an explanation to this certification. Indicate to whom it applies, initiating agency, and dates of action.

Business Name: CREDE

Date: 10/15/24

By: Colby D. Brown CGO  
Name and Title of Authorized Representative

Colby D. Brown  
Signature of Authorized Representative

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 9, PAGE 8 INSTRUCTIONS OMITTED

### NON-LOBBYING CERTIFICATION FOR FEDERAL-AID CONTRACTS

The prospective participant certifies, by signing and submitting this document, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Business Name: CREDE

Date: 10/15/24

By: Colby Durvin CGO  
Name and Title of Authorized Representative

Colby Durvin  
Signature of Authorized Representative

# PREQUALIFICATIONS CERTIFICATIONS

## FEDERAL PAGE 10, PAGE 11 INSTRUCTIONS OMITTED

Does not apply. No lobbying activities.

### DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input checked="" type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial <input type="checkbox"/> b. material change  <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known  Congressional District, if known: _____	<b>5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known: _____	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____ <b>CFDA Number, if applicable</b> _____	
<b>10.a. Name and Address of Lobby Registrant</b> (If individual, last name, first name, MI)	<b>10.b. Individuals Performing Services</b> (including address if different from No. 10) (last name, first name, MI)	

(attach Continuation Sheet(s) if necessary)

**11.** Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized for Local Reproduction  
Standard Form – LLL (Rev. 7-97)

**Federal Use Only:**

# HUD PACKET ATTACHMENT FORMS

## PAGE 1

### CERTIFICATION OF UNDERSTANDING AND AUTHORIZATION

Project Name San Bernardino Hope Campus

Contracting Agency City of San Bernardino Project Number: TBD

This is to certify that the principal and the authorized payroll officer(s), listed below, have received and read a copy of the **Federal Labor Standards Provisions (HUD-4010)** and a copy of the **Contractor's Guide to prevailing Wage Requirements for Federally-Assisted Construction Projects**, and that they understand the labor standards clauses pertaining to the above listed projects.

The following person(s) is/are designated as payroll officer for the undersigned and is/are authorized to sign the **Statement of Compliance** forms which will accompany each weekly payroll report for contractor listed below during the duration of this project.

CREDE  
☐ Contractor ☒ Subcontractor Business Name

License Number \_\_\_\_\_

Payroll Officer Name (Print) \_\_\_\_\_

Payroll Officer (Signature) \_\_\_\_\_

Payroll Officer Name (Print) \_\_\_\_\_

Payroll Officer (Signature) \_\_\_\_\_

Colby W Durwin  
Name of Person Authorized to Sign (Print)

Colby W Durwin  
(Authorized Signature)

CGO  
Title

10/15/2024  
Date

# HUD PACKET ATTACHMENT FORMS

## PAGE 2

### EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT

(03/31/17)

TO:

(Name of Labor Union, Workers Representative, etc)

(Address)

Contractor Name: CREDE

Project Name: San Bernardino Hope Campus Project Number: TBD

The Undersigned contractor holds a contract with City of San Bernardino, involving funds provided by the U. S. Government, or a subcontract with a prime contractor holding such contract. Under the provisions included in the contract or subcontract for the above referenced project, and in accordance with Executive Order 11246, the undersigned contractor is obligated not to discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. This obligation not to discriminate in employment includes, but is not limited to the follow:

1. Hiring, placement, upgrading, transfer or demotion;
2. Recruitment, advertising or solicitation for employment;
3. Treatment during employment;
4. Rates of pay or other forms of compensation;
5. Selection for training, including apprenticeship; and
6. Layoff or termination.

The undersigned contractor shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals on the basis of protected veteran status or disability; and require affirmative action by prime contractors and subcontractors to employ, and advance in employment, qualified protected veterans and individuals with disabilities.

Copies of this notice will made available to worker representatives and be posted by the undersigned in conspicuous places available to employees or applicants for employment.

Colby Duenen  
(Print Name)

By: Colby Duenen  
(Signature)

10/15/2024  
(Date)

CEO  
(Title)

# HUD PACKET ATTACHMENT FORMS

## PAGE 3

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REPORT OF ADDITIONAL CLASSIFICATION AND RATE		HUD FORM 4230A <small>OMB Approval Number 2501-0011 (Exp. 8/31/2022)</small>				
1. FROM (name and address of requesting agency)	2. PROJECT NAME AND NUMBER <b>San Bernardino Hope Campus, Number TBD</b>					
4. BRIEF DESCRIPTION OF PROJECT	3. LOCATION OF PROJECT (City, County and State) <b>San Bernardino, CA</b>					
6. WAGE DECISION NO. (include modification number, if any)  <input type="checkbox"/> COPY ATTACHED	5. CHARACTER OF CONSTRUCTION <input type="checkbox"/> Building <input type="checkbox"/> Residential <input type="checkbox"/> Heavy <input type="checkbox"/> Other (specify) <input type="checkbox"/> Highway					
DATE of WAGE DECISION:		7. WAGE DECISION EFFECTIVE DATE (LOCK-IN):				
8. WORK CLASSIFICATION(S)  <b>TBD until work commences.</b>	HOURLY WAGE RATES <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center; border-bottom: 1px solid black;">BASIC WAGE</th> <th style="width: 50%; text-align: center; border-bottom: 1px solid black;">FRINGE BENEFIT(S) (if any)</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		BASIC WAGE	FRINGE BENEFIT(S) (if any)		
BASIC WAGE	FRINGE BENEFIT(S) (if any)					
9. PRIME CONTRACTOR (name, address) <b>CREDE 1830 Von Karman Ave Suite 510 Irvine CA 92612</b>	10. SUBCONTRACTOR/EMPLOYER, IF APPLICABLE (name, address)					
9a. <input type="checkbox"/> Agree  <input type="checkbox"/> Disagree	9b. SIGNATURE <b>Cathy A. De...</b> DATE <b>10/15/24</b>					
<b>Check All That Apply:</b> <input type="checkbox"/> The work to be performed by the additional classification(s) is not performed by a classification in the applicable wage decision. <input type="checkbox"/> The proposed classification is utilized in the area by the construction industry. <input type="checkbox"/> The proposed wage rate(s), including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage decision. <input type="checkbox"/> The interested parties, including the employees or their authorized representatives, agree on the classification(s) and wage rate(s). <input type="checkbox"/> Supporting documentation attached, including applicable wage decision.						
<b>Check One:</b> <input type="checkbox"/> Approved, meets all criteria. DOL confirmation requested. <input type="checkbox"/> One or more classifications fail to meet all criteria. DOL decision requested.						
Agency Representative (Typed name and signature) _____ Date _____ Phone Number _____		FOR HUD USE ONLY LR2000:  Log in:  Log out:				

HUD-4230A (8-19) PREVIOUS EDITION IS OBSOLETE



# HUD PACKET ATTACHMENT FORMS

## PAGE 4

### BIDDERS QUESTIONNAIRE FORM

Fill out all the following information and submit with Bid Proposal:

Bidder/Contractor's Name:	CREDE		
Business Address:	18301 Van Korman Ave Suite 510 Irvine CA 92612		
Telephone Number:	949 542 4403	Email:	colby@credegroup.com
California State Contractor's License Number and Class:	#:		NA
	Class:		
Tax Identification Number:	94-2233522		
DIR Contractor Registration Number:	(Please see below*)		
UEI Number:	NA		
Business License: Do you currently have an active City Business License?	<input type="checkbox"/> YES #:		
	<input checked="" type="checkbox"/> NO		will have pending Award
Number of years of experience the company has as a contractor:	24		
DIR Contractor Worker(s) Classification (s) (e.g. laborer, electrician, cement mason etc.)	(TBD up registration. Please see below*)		
Has the company or any principal having an interest in this Bid ever failed to complete a project?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If yes, explain:
Has the company or any principal having an interest in this Bid ever been terminated for cause, even if was converted to a "termination of convenience"	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, explain: due to private clients losing funding. (Please see below**)
Type of Firm:	<input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation (State ) <input type="checkbox"/> Other (specify)		

\*CREDE is in the process of applying for DIR Registration. However, the DIR is undergoing system maintenance and has issued:

- 1) NOTIFICATION PAUSING eCPR ENFORCEMENT - 1771.4(a)(3); and
- 2) System Maintenance Notice

For more information, please see: <https://www.dir.ca.gov/Public-Works/PublicWorks.html>.

\*\*CREDE Legacy Holdings, via BayView Senior Living, filed a claim against a private individual, LP Investor Ron Thauer, for specific performance for not providing agreed and promised funding. This dispute is related to Ron Thauer's investment and is unrelated to provisions of project management services for any of our clients.

# HUD PACKET ATTACHMENT FORMS

## PAGE 5

<input type="checkbox"/> Minority Business Enterprise(MBE) <input type="checkbox"/> Women Business Enterprise (WBE) <input type="checkbox"/> Small Disadvantaged Business (SDB) <input type="checkbox"/> Veteran Owned Business <input type="checkbox"/> Disabled Veteran Owned Business <input checked="" type="checkbox"/> None Apply	
List at least three related projects completed in the last five (5) years:	
1. Name of Project: Seminole Springs Modular Home Park (staff: Yonas Misgina)	
Contact: To be provided upon request.	Phone: To be provided upon request.
Location of Project (City/State): Agoura, CA	
Contact Amount: Total Development Cost \$56.56M	Date Completed: 2021
Brief Description of Work: Modular home park included building construction and street improvements. Repairs were made to the storm drains, and water, gas, and sewer pipelines were upgraded.	
2. Name of Project: El Verano Apartments (staff: Miguel Garcia and Krisna Bennett)	
Contact: Andy Nogal, Dep. Dir. Community & Economic Dev., City of Anaheim	Phone: 714-765-4368
Location of Project (City/State): Anaheim, CA	
Contact Amount: Total Development Cost \$23.4 Million.	Date Completed: 2021
Brief Description of Work: Development of a 54-unit senior and homeless senior community, comprised of 50% low-income seniors and 50% formerly homeless seniors. The project was funded through 9% Low-income Housing Tax Credits.	
3. Name of Project: Enlightenment Plaza (staff: OMG/Krisna Bennett)	
Contact: Darryl Embry, Sr. Proj. Mgr Sinanian Construction	Phone: 909-979-9844
Location of Project (City/State): Los Angeles, CA	
Contact Amount: Total Development Cost \$45M	Date Completed: In Progress
Brief Description of Work: 454-units, w/managers units, of 100% affordable Permanent Supportive Housing with onsite, wraparound services. Amenities include a resident garden, lounge areas, a gym, a computer lab, and transportation, plus onsite housing for case managers and staff.	
Surety Company that will provide all Insurance Requirements:	
Name of Surety: Bryson Casualty Insurance Services, Inc.	
Address: 3777 Long Beach Blvd, 5th Floor, Long Beach, CA 90807	
Surety Company: Jeremy Martin, Account Executive, Property & Casualty Phone: (562) 617-0314 direct	

# HUD PACKET ATTACHMENT FORMS

## NOTICE OF DIR PENDING REGISTRATION AND DELAY

The screenshot shows the DIR website interface. At the top, there's a navigation bar with links: eCPR Public Search, Public Works Support, Contractors, Projects, and a user profile for Gina N Wleczorek Wleczorek. Below the navigation bar is a search bar. The main content area is titled 'Contractor Search'. It features a table with columns: Name, Contractor Status, Registration Number, CSLB, City, State, Zip, and View Details. The table contains one entry: CREDE CONSTRUCTION ADVISORY LLC, with a status of 'Pending', located in Irvine, CA, with zip code 92612. A 'View Details' button is next to the entry.

CREDE's Department of Industrial Relations registration application is pending (see below).

The DIR is undergoing system maintenance and has issued:

- NOTIFICATION PAUSING eCPR ENFORCEMENT - 1771.4(a)(3); and
- System Maintenance Notice.

For more information, please see <https://www.dir.ca.gov/Public-Works/PublicWorks.html>.

### ⚠ NOTIFICATION PAUSING eCPR ENFORCEMENT - 1771.4(a)(3)

This is to notify interested parties that enforcement of the requirement to submit electronic certified payroll records (eCPRs) to the Labor Commissioner using DIR's online eCPR system is temporarily paused for a minimum of six months.

The Labor Commissioner is aware of the difficulties public works contractors and subcontractors are experiencing with the June rollout of the modernized electronic certified payroll records (eCPR) system. Although significant enhancements have already been implemented, further updates are continuously being implemented based on direct feedback from the public. These updates will allow contractors and subcontractors to more easily submit eCPRs using the new system.

Although the Labor Commissioner has temporarily paused enforcing the requirement that public works contractors submit eCPRs under Labor Code section 1771.4(a)(3), the system will remain operational during this time and should continue to be utilized.

This announcement **does not** affect the Labor Commissioner's enforcement of any other public works requirements, including the payment of prevailing wages, employment of apprentices, contractor registration, as well as the requirement to maintain certified payroll records under Labor Code section 1776. It is **important to note that the requirement to submit eCPRs is separate and distinct from the obligation in Labor Code section 1776 which is unaffected by this notice.**

The Labor Commissioner asks that awarding bodies and general contractors consider this announcement in the administration of their public works projects. Specifically, where eCPRs may be unavailable during this time, awarding bodies and general contractors **should** rely on certified payroll records maintained as required by Labor Code section 1776 to ensure continued compliance with all other public works requirements.

We remain committed to further enhancing the system and welcome additional feedback as we continue to implement improvements to the system over the coming months. We appreciate your patience and will continue to provide updates as they become available. To ensure that you receive the latest updates, including further notices regarding the Labor Commissioner's reinstatement of enforcement of the requirement to submit eCPRs, please be sure to sign up for the Public Works Newsline [here](#).

Visit the [Public Works Support Center](#) to access helpful guides and FAQs regarding public works requirements. If you have any further questions, please submit questions to [publicworks@dir.ca.gov](mailto:publicworks@dir.ca.gov).

### ⚠ System Maintenance Notice

**ATTENTION:** All contractors must create an account in the new system in order to work on public works projects and submit certified payroll records.

**NOTICE:** DIR will not penalize anyone for failure to comply due to eCPR requirement and public works registration technical issues. Awarding Bodies and Prime Contractors should not prevent contractors from bidding or working on a Public Works jobs due to their inability to register or submit certified payroll.

### NON-SEGREGATED FACILITIES CERTIFICATION FEDERALLY-ASSISTED CONSTRUCTION PROJECTS

The federally-assisted construction contractor certifies that he/she DOES NOT and WILL NOT:

1. Maintain or provide, for his/her employees, any segregated facilities at any of his/her establishments.
2. Permit his/her employees to perform their services at any location, under his/her control, where segregated facilities are maintained.

The federally-assisted contractor agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract. As used in this certification, the term segregated facilities means any waiting room, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise.

The federally-assisted contractor agrees that (except where he/she has obtained identical certifications from proposed subcontractors for specific time periods) he/she will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause, and that he/she will retain such certifications in his/her files.

**NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.**

Date: 10/15/24 Project Number: TBD

Company: CREDE

Address: 18301 Von Karman Ave suite 510 Irvine CA 92612

By: Cally W. Dan

Title: CEO

# HUD PACKET ATTACHMENT FORMS

## PAGE 7

### CERTIFICATION

#### WITH REGARD TO THE PERFORMANCE OF PREVIOUS CONTRACTS OR SUBCONTRACTS SUBJECT TO THE EQUAL OPPORTUNITY CLAUSE AND THE FILING OF REQUIRED REPORTS

The ☒ bidder, ☐ proposed sub-contractor, hereby certifies that he/she ☐ has, ☒ has not, participated in a previous contract or subcontract subject to the Equal Opportunity Clause, as required by Executive Orders 10925, 11114, or 11246, and that he/she ☐ has, ☒ has not, filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Date: 10/15/24 Project Number: TBD Contract Award: \$ TBD

Awarding Agency: City of San Bernardino

Contractor Name: CREDE Total Number of Employees 32

Affiliate Company: CREDE Employment Group

By: Cathy W. Dan

Title: CEO

**NOTE:** The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b)(1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5 (Generally only contracts or subcontracts of \$10,000 or under are exempt).

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b)(1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the U.S. Department of the Interior or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

SF-100 (EEO-1) must be filed by:

(A) All private employers who are:

- (1) Subject to Title VII of the Civil Rights Act of 1964 (as amended) with 100 or more employees.
- (2) Subject to Title VII who has fewer than 100 employees, if the company is owned or affiliated with another company, or there is centralized ownership, control or management so that the group legally constitutes a single enterprise, and the entire enterprise employs a total of 100 or more employees.

(B) All federal contractors (private employers), who:

- (1) Are not exempt as provided for by 41 CFR 60-1.5
- (2) Have 50 or more employees, and
  - a. Are prime contractors or first-tier subcontractors, and have a contract, subcontract, or purchase order amounting to \$50,000 or more; or
  - b. Serve as a depository of Government funds in any amount, or
  - c. Is a financial institution, which is an issuing, and paying agent for U.S. Savings Bonds and Notes.



### CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* CONTRACTOR/SUBCONTRACTOR

CREDE

\* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: MR

\* First Name: Colby

Middle Name: William

\* Last Name: DURNIN

Suffix:

\* Title: CEO

\* SIGNATURE:

Colby W Durnin

\* DATE:

10/15/22



### WORKER'S COMPENSATION CERTIFICATION

I certify, by signature below, that I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Date: 10/15/24 Project Number: TBD  
Project Name: San Bernardino Hope Campus  
Company Name: CREDE  
Address: 18301 Von Kerman Ave Suite 510 Irvine CA 92612  
Print Name: Colby Durwin  
Title: CEO  
Signature: Colby Durwin

### DECLARATION OF INTENT TO COMPLY WITH SECTION 3 REQUIREMENTS

As a minimum requirement for consideration of a contract award, the Bidder/Proposer shall declare his/her intent to comply with Section 3 (24 CFR 75) of the Housing and Urban Development Act of 1968, as amended (Section 3). The Bidder/Proposer is obliged, to the greatest extent feasible, to give opportunities for training and employment to low-income and very low-income persons residing in the service area or neighborhood in which the covered Section 3 project/service is located, and/or to award subcontracts to other Section 3 business concerns that provide economic opportunities for Section 3 workers and Targeted Section 3 workers.

Bidder/Proposer agrees that, as a condition of responsiveness to the solicitation and prior to recommendation for contract award by the Local Contracting Agency (LCA), he/she will agree to comply with the Section 3 requirements by including the Section 3 contract language in the contract, to the greatest extent feasible, to meet the Section 3 benchmarks and report all accomplishments with required documentation on a quarterly basis for the duration of the contract.

The Section 3 benchmarks apply to all Section 3 covered contracts as follows:

- Public housing financial assistance benchmarks:
  - Section 3 workers: 25% or more for the total number of labor hours worked by all workers employed, and
  - Targeted Section 3 workers: 5% or more of the total number of labor hours worked by all workers employed of which is included as part of the 25% threshold in the previous bullet.
- Community development financial assistance benchmarks:
  - Section 3 workers: 25% or more for the total number of labor hours worked by all workers employed on a Section 3 project, and
  - Targeted Section 3 workers: 5% or more of the total number of labor hours worked by all workers employed on a Section 3 project of which is included as part of the 25% threshold in the previous bullet.

Failure of the Bidder/Proposer to agree to comply with the Section 3 requirements and reporting obligations shall be grounds for determining the Bidder/Proposer non-responsive, and no further consideration for contract award shall be granted.

***I declare under penalty of perjury under the laws of the State of California that we agree to comply with the Section 3 requirements as stated above.***

<u>CREDE</u>	<u>18301 Van Kerkham Ave Suite 510</u>
Name of Contractor/Subcontractor	Address Irvine CA 92612
<u>Colly Duran</u>	<u>CEO</u>
Print Name	Title
<u>Colly Duran</u>	<u>10/15/24</u>
Signature	Date

Declaration of Intent to Comply with Section 3 Requirements

Rev. 9.1.21

### SECTION 3 BUSINESS CONCERN CERTIFICATION

Business Name: CREDE  
 Address: 18301 Van Korman Ave Suite 510 Irvine CA 92612  
 City/State/Zip Code: Irvine CA 92612  
 Telephone Number: 949 542 4403 Email Address: colby@credegroup.com

This business is a Section 3 business concern based on one of the following categories, as documented:

- ☐ A. Business is 51% or more owned by low- or very low-income persons,  
 (Attach a Section 3 Worker Certification(s) for each owner to this certification.)
- ☐ B. Over 75 percent (75%) of the labor hours performed for the business  
 over the prior three-month period are performed by Section 3 workers,  
 Provide the following information for the prior three-month period:
- Indicate total number of labor hours performed by Section 3 workers: \_\_\_\_\_ Hours
  - Indicate total number of labor hours performed by all workers: \_\_\_\_\_ Hours
  - Calculate the percentage of labor hours by Section 3 workers: \_\_\_\_\_ %
- (Attach the Section 3 Worker Certifications and Section 3 Labor Hours Reports.)
- ☐ C. Business is 51% or more owned and controlled by current public  
 housing residents or residents who currently live in Section 8-assisted  
 housing. (Attach proof of public housing or Section 8-assisted housing residence.)
- ☒ D. The above-mentioned business firm is not a Section 3 business  
 concern, but commits to the Section 3 goal:  
 Submit Notice of Section 3 Commitment Form

(NOTE: FAILURE OF THE BUSINESS TO PROVIDE THE REQUIRED DOCUMENTATION AS NOTED  
 ABOVE SHALL BE GROUNDS FOR THE LCA TO DETERMINE THE BUSINESS A NON-SECTION 3  
 BUSINESS CONCERN.)

I declare under penalty of perjury under the laws of the State of California that the information stated  
 above is true and correct.

Signature: Colby W Dean Title: CEO Date: 10/15/24

#### TO BE COMPLETED BY LOCAL CONTRACTING AGENCY STAFF

This business meets the following category:

- ☐ 51% owned by low- or very low-income persons,  
☐ 75% of labor hours performed by Section 3 workers, or  
☐ 51% currently owned and controlled by public housing or Section 8-assisted housing residents.  
☐ None of the above.

Approved by: (Print Name) \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### NOTICE OF SECTION 3 COMMITMENT

TO:

(Name of Labor Union, Workers Representative, etc.)

(Address)

Name of Business (Contractor): CREDE

Project Name: San Bernardino Hope Camp Project Number: TBD

The Undersigned currently holds a contract with TBD involving Block Grant (CDBG) funds from the U. S. Department of Housing and Urban Development or a subcontract with a prime contractor holding such contract.

You are advised that under the provisions of the above contract or subcontract and in accordance with Section 3 of the Housing and Urban Development Act of 1968, the undersigned is obligated to the greatest extent feasible, to give opportunities for employment and training to lower income residence of the CDBG-assisted project area and to award contracts for work on the project to business concerns which are located in or are owned in substantial part by project area residence.

Regarding employment opportunities for Section 3, the minimum number and job titles are:

Number	Job Classification
	TBD

Regarding job referrals, request that consideration be given, to the greatest extent feasible, to assignment of persons residing in the service area or neighborhood in which the project is located.

The anticipated date the work will begin is Approx Dec. 2024 For additional information, you may contact \_\_\_\_\_ at (\_\_\_\_\_) \_\_\_\_\_

Contact Person's Name

Title

This notice is furnished to you pursuant to the provisions of the above contract or subcontract and Section 3 of the Housing and Urban Development Act of 1968. Copies of this notice will be posted by the undersigned in conspicuous places available to employees or applicants for employment.

Colby Durwin  
(Print Name)

By: Colby Durwin  
(Signature)

10/15/24  
(Date)

CEO  
(Title)

Not available at time of RFQual

### SECTION 3 INCOME CERTIFICATION

Printed on:

Effective Date:

**INSTRUCTIONS:** A Section 3 worker seeking certification shall self-certify and submit this form to the recipient contractor or subcontractor, that the person is a Section 3 worker or Targeted Section 3 Worker as defined in 24 CFR Part 75. This is a written statement from the beneficiary documenting the definition used to determine "Annual (Gross) Income". To complete this statement, fill in the blank fields below, then sign this statement to certify that the information is complete and accurate, and that source documentation will be provided upon request.

#### BASIC INFORMATION:

Last Name:

First Name:

Address:

#### ENTER/SELECT THE APPROPRIATE INFORMATION TO CONFIRM YOUR WORKER STATUS.

1. Are you a resident of public housing or a housing choice Voucher Holder (Section 8)? ☐ YES ☐ NO
2. Are you a Youth Build participant? ☐ YES ☐ NO
3. Do you live within one mile of the Project? ☐ YES ☐ NO

#### DEFINITION OF INCOME:

##### **HUD 24 CFR Part 5**

*Low-income person* means individuals whose incomes do not exceed 80 percent of the median income for the area.

*Very low-income person* means individuals whose incomes do not exceed 50 percent of the median family income for the area.

To verify Income Limits by Area: <https://www.huduser.gov/portal/datasets/il.html#2021>

\*Please note that HUD updates income limits annually

In the field below, select the amount of individual (employee only) income you believe you earn on an annual basis.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Less than \$20,000  | <input type="checkbox"/> \$35,001 – \$40,000 | <input type="checkbox"/> \$55,001 – \$60,000 |
| <input type="checkbox"/> \$20,001 – \$25,000 | <input type="checkbox"/> \$40,001 – \$45,000 | <input type="checkbox"/> \$60,001 – \$65,000 |
| <input type="checkbox"/> \$25,001 – \$30,000 | <input type="checkbox"/> \$45,001 – \$50,000 | <input type="checkbox"/> \$65,001 – \$70,000 |
| <input type="checkbox"/> \$30,001 – \$35,000 | <input type="checkbox"/> \$50,001 – \$55,000 | <input type="checkbox"/> More than \$70,000  |

#### INCOME INFORMATION:

Annual gross income (Individual/ One Person) = \$ \_\_\_\_\_

#### IDENTIFY COUNTY:

☐ Los Angeles County ☐ Orange County ☐ Riverside County ☐ San Bernardino County

# HUD PACKET ATTACHMENT FORMS

## PAGE 14

Not available at time of RFQual

### CERTIFICATION

**THIS SECTION MUST BE COMPLETED BY THE AUTHORIZED BUSINESS OWNER/AGENT**

The above-named person is: An applicant ☐ A permanent full-time ☐ A new hire/employee ☐

I certify that this person's annual gross income is/will be: \$ \_\_\_\_\_

This person's work Classification is: \_\_\_\_\_ Date of hire: \_\_\_\_\_

\_\_\_\_\_  
Business Name Printed Name of Owner /Agent Signature of Owner/Agent Date

\*EMPLOYERS MUST RETAIN THIS FORM IN THEIR SECTION 3 COMPLIANCE FILE FOR FIVE YEARS.

I certify that this information is complete and accurate. I agree to provide, upon request, documentation on all income sources to the HUD Grantee/Program Administrator.

\_\_\_\_\_  
Printed Full Name Signature Date:

**WARNING:** The information provided on this form is subject to verification by HUD at any time, and Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony and assistance can be terminated for knowingly and willingly making a false or fraudulent statement to a department of the United States Government.

**THIS SECTION MUST BE COMPLETED BY LABOR COMPLIANCE AGENCY**

**The above individual is** (Check the applicable statement below):

☐ A *Section 3* worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

- 1) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
- 2) The worker is employed by a Section 3 business concern.
- 3) The worker is a YouthBuild participant.

☐ A *Targeted Section 3* worker who currently fits at least one of the following categories, as documented:

- 1) A worker employed by a Section 3 business concern; or
- 2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:
  - a. Living within the service area or the neighborhood of the project.
  - b. A YouthBuild participant.

☐ Not a Section 3 worker or Targeted Section 3 worker.

Initial: \_\_\_\_\_



Not available at time of RFQual

### QUALITATIVE EFFORTS FOR CONTRACTORS

- ☐ Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.

Date of Outreach Effort	Address of Outreach Effort

- ☐ Provided training or apprenticeship opportunities.

Date of Training	Address of Training

- ☐ Provided technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).

Date of Technical Assistance	Address of Technical Assistance

- ☐ Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.

Date of Workers Assistance	Address of Workers Assistance

- ☐ Held one or more job fairs.

Date of Job Fair	Address of Job Fair

- ☐ Provided or referred Section 3 workers to services supporting work readiness and retention (e.g., work readiness activities, interview clothing, test fees, transportation, childcare).

Not available at time of RFQual

Date of Referral	Type of Service Provided or Referred

- ☐ Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.

Date of Assistance	Type of Educational Assistance Provided

- ☐ Assisted Section 3 workers to obtain financial literacy training and/or coaching.

Date of Assistance	Type of Training/Coaching Provided

- ☐ Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.

Date of Outreach	Description of Outreach

- ☐ Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

Date of Technical Assistance	Name of Business Concern

- ☐ Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.

Name of Business Concern

- ☐ Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

Name of Business Concern	Description of Assistance

# HUD PACKET ATTACHMENT FORMS

## PAGE 17

Not available at time of RFQual

- ☐ Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

Date of Activity	Name of Business Registry

- ☐ Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act 17.

Date of Activity	Description of Activity

- ☐ Other: \_\_\_\_\_

Date of Activity	Description of Activity

CREDE

Contractor/Subcontractor Name

Cathy W. [Signature]

Signature

10/15/24

Date:

# RFQUAL EXHIBIT D FORMS

## ATTACHMENT 2

### ATTACHMENT 2 IRAN CONTRACTING ACT CERTIFICATION (Public Contract Code sections 2200-2208)

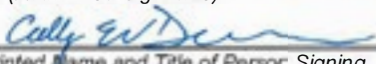
Prior to bidding on, submitting a proposal, or executing a contract or renewal for a public entity contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is not on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code section 2203(b) and is not a financial institution extending \$20,000,000 or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete one of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made, contract termination, and three-year ineligibility to bid on contracts. (Pub. Cont. Code § 2205.)

#### OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is not on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Vendor Name/Financial Institution (Printed) <b>CREDE</b>	Federal ID Number (or n/a) <b>84-2233522</b>
By (Authorized Signature) 	
Printed Name and Title of Person Signing <b>Colby W. Duenen, CEO</b>	Date Executed <b>10/15/24</b>

#### OPTION #2 - EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

# RFQUAL EXHIBIT D FORMS

## ATTACHMENT 3

Vendor Name/Financial Institution (Printed) <b>CREDE</b>	Federal ID Number (or n/a) <b>N/A - No Exemption, Not on List</b>
By (Authorized Signature)	
Printed Name and Title of Person Signing	Date Executed

### ATTACHMENT 3

#### WORKERS' COMPENSATION CERTIFICATION

Labor Code Section 3700 provides in relevant part:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- (a) By being insured against liability to pay compensation in one or more insurers duly authorized to write compensation insurance in this State.
- (b) By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Contracted Entity:

**CREDE**  
By: **Colby E. Durwin**  
Name: **Colby Durwin**  
Its: **CEO**

In accordance with article 5 (commencing at Section 1860), chapter 1, part 7, division 2 of the Labor Code, the above certificate must be signed and filed with City prior to performing any work under the Contract.

# RFQUAL EXHIBIT D FORMS

## ATTACHMENT 4

### ATTACHMENT 4

#### NON-COLLUSION DECLARATION

TO BE EXECUTED BY MODULAR COMPANY AND SUBMITTED WITH PROPOSAL

The undersigned declares:

I am the CEO of CREDE, the party making the foregoing proposal.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or sham. The respondent has not directly or indirectly induced or solicited any other respondent to put in a false or sham proposal. The respondent has not directly or indirectly colluded, conspired, connived, or agreed with any respondent or anyone else to put in a sham proposal, or to refrain from responding. The respondent has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the respondent or any other respondent, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other respondent. All statements contained in the proposal are true. The respondent has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10/15/24 [date], at Irvine [city], CA [state].

Signed: Cathy W. Durnin

Print Name: Cathy W. Durnin



# RFQUAL EXHIBIT D FORMS

## ATTACHMENT 5

### ATTACHMENT 5

#### PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.

Name of Bidder: CREDE

DIR Registration Number: CREDE is in the process of applying for DIR Registration. However, the DIR is undergoing system maintenance and has issued a 1) NOTIFICATION PAUSING eCPR ENFORCEMENT - 1771.4(a)(3); and 2) System Maintenance Notice. For more information, please see <https://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Bidder further acknowledges:


- (1) Bidder shall maintain a current DIR registration for the duration of the project.
- (2) Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

Name of Bidder CREDE

Signature Colby W. Durnin

Name and Title CEO Colby Durnin

Dated 10/15/24



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18301 Von Karman Ave  
Suite 510  
Irvine, CA 92612  
(949) 542-4400

[credegroupp.com](http://credegroupp.com)