

PROPOSAL BY...

AD IMPROVEMENTS, INC.
12252 WOODRUFF AVE.
DOWNEY, CA 90241



CITY OF SAN BERNARDINO

DESIGN/BUILD CONTRACT
FOR CAROUSEL MALL
DEMOLITION PROJECT



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TRANSMITTAL COVER LETTER

September 14th, 2022

To Whom it May Concern:

The design-build team of AD Improvements, Inc. and Core Structure is pleased to submit this proposal for the demolition at the Carousel Mall in the city of San Bernardino.

AD Improvements, Inc. is a small business local to San Bernardino, CA. With over 25 years of experience, we have worked alongside numerous entities such as the Department of Transportation, the Department of Defense, Los Angeles World Airport, the County of San Bernardino, and many more. Our work with these clients is not limited to demolition, we have also performed other services such as soil remediation, site preparation, and grading.

Moreover, ADI has worked in San Bernardino County for over 12 years. The most recent project being the Demolition of Old Ayala Park, in which ADI is demolishing multiple park structures, thus enhancing the community. Not to mention our history of work with San Bernardino, such as the demolition of the 2nd and 5th Streets Off-ramps, for the expansion of the 215 Freeway. We've also demolished the Fire House, tire factories, gas stations, motels, and restaurants, on 9th and H Streets. Thus, our performances within the County of San Bernardino, specifically for demolition projects, has been nothing short of extensive.

When it comes to the Demolition of the Carousel Mall Project, AD improvements, Inc. has assembled a highly experienced team of matter experts, which we have established relationships with over the course of many years. Collaborating with these subcontractors on hefty projects, such as naval bases like Miramar, CA and Camp Pendleton, has provided us the experience and capability to successfully execute this project.

To begin, Core structure is a multi-discipline structural engineering company who's head engineers visited the site alongside AD Improvements, Inc., and reviewed the RFQ in order to accurately assess the site in regards to the reinforcement and stabilization of the current structures. This ADI partner has been in business for over 75 years, and is highly respected in the construction community, thus we fully trust their ability to handle all design aspects of the Carousel Mall Demolition.

We've also partnered with Terra Environmental, Inc. to tackle the environmental assessment and survey reports. At ADI, we understand the impact of protecting the public from contaminant exposure, as well as safeguarding our employees. For this reason, we've selected Terra Environmental, who have 25 years of experience bolstering their expertise.

Robert Acosta, President of AD Improvements, is committed to supporting all staff and subcontractors with additional help from his Project Manager, Janet Morales, as well as Superintendent, Rick Ayala. At ADI, we have a proven track record of prioritizing safety, which is why we rely on our highly trained and experienced Senior Site Safety Health Officer, Austin Trujillo. The AD Improvements Team is well seasoned with experience, and prides itself in collaborating with clients to complete projects swiftly.

To conclude, we are prepared to spearhead every facet of this project, and have designated the necessary resources to do so. Our commitment to safety, craftsmanship and quality service to all applications of demolition, has demonstrated our ability to complete our projects on-time, on-budget, and claim-free. We plan to maintain our reputation by fulfilling this project as well, to the full standards of the City of San Bernardino.

Sincerely ,

Robert Acosta, President/CEO

EXECUTIVE SUMMARY

PROJECT DESCRIPTION

AD Improvements, Inc. understands the need of San Bernardino; to efficiently and effectively remove this structure. The project proposes demolition of the existing Carousel Mall. The proposed building is a shopping center with 52 stores and 3 anchor stores. It is a two story building that encompasses approximately 1.1 million square feet. It has been unoccupied since 2017. This is in addition to the two recently added buildings, adjacent to the main structure. JcPenny is a two story building constituting approximately 42,000 sq. ft., whereas Montgomery Ward Automotive Center is about 17,778 sq. ft.

SUMMARY

The objective is perform remediation and demolition on the existing building, while protecting the buildings that will be remaining; connected and, or adjacent to the Carousel Mall. AD Improvements will carry out the project in a series of phases to complete this contract, the safest and most efficient way possible.

Through the process of combing through the environmental facets of the project, we uncovered VCT (vinyl composite tile) with asbestos, lead paint, elevators' hydraulic, fireproofing materials on all structures, carbons, and due to the building's in-occupancy we discovered there is disturbed asbestos-containing materials. We will begin with Phase 1, in which Terra Environmental will conduct a survey of the entire property to identify asbestos, lead, contaminated soil if present, and other contaminated material findings; in order to remediate the property before demolition.

Environmental Conditions are to be considered in the design plan of this project. There are different buildings such as the Montgomery Ward Automotive Center, Planting facility, railroad spurs, dry cleaning facility, etc. Due to the propensity of the materials such as underground hydraulics lifts, clarifiers, and LUST (Leaking Underground Storage Tanks). These items can later impact the soil and cause the release of chemicals and VOCs (Volatile organic compounds) to the subsurface. AD Improvements, Inc. recommends to partner with soil engineer, A- Tech Consulting, to eliminate future impact this may have on developments to be built on this land, but also eliminate current environmental hazards to the city of San Bernardino.

Because of the historical existing conditions of the site, there are potential abandoned utility lines that need to be identified, removed, cut, and capped at the curbside. The underground locating utility company, C- Below, will perform an extensive utility locator map to identify every existing underground line that needs to be either preserved, removed and capped off.

Working on demolition aspects in which the Carousel Mall is attached to adjacent buildings, such as the bridge from the parking structure to the mall, Harris Building, Fairview Chevrolet, and the Enterprise Building, requires a high degree of caution. To preserve the integrity of the parking structure not compromising the stability of the building, AD Improvements and Core Structure created a specific plan to demolish this building without jeopardizing the structural integrity of the building.

AD Improvements has a history of identifying issues before they arise, which ensures their effective mitigation and general project adaptation. We are skilled problem solvers and experts in our field.



PROPOSED SCOPE OF SERVICES

Design-build team will obtain a comprehensive survey report, and based on the survey report, abatement phase will be performed as needed. After the abatement services have been completed, demolition phases will commence. Architectural engineering design team will determine the methods for structural stability and remaining pathways. This includes the two adjacent buildings: JcPenny is a two story building constituting approximately 42,000 sq. ft., whereas Montgomery Ward Automotive Center is about 17,778 sq. ft.

AD Improvements Inc will furnish all materials, labor, tools, equipment, apparatus, transportation, construction, clean-up, and all other construction services of any type necessary to complete all work in strict conformity with the contract documents. AD Improvements Inc will perform in accordance with the Architectural Engineering Schematic Drawing, City of San Bernardino compliance and regulations, comply with the State Labor Code, Cal/OSHA Title 8CCR1529.1 Asbestos, AQMD Rule 1403 and FED/OSHA 29 CFR1926.1101.

AD Improvements Inc has the manpower, experience with similar project size and equipment to support our execution of the project to meet the estimated 30 month project duration.

To coordinate the services needed, the project will be executed in Phases:

Phase I will constitute the Pre-Performance Phase: licenses, permits, survey reports, SWPPP, utilities disconnection and capping, permanent fencing installation; also site security.

Phase II will be the Abatement Performance Phase; asbestos, lead, mold, abandoned drums & chemicals, and other hazardous materials removal and disposal.

Phase III will be the Demolition Performance Phase, following structural engineers' plans; interior demolition of second floor, interior demolition of first floor, exterior demolition of second floor, exterior demolition of first floor, demolition of foundation and footing's along with disposal and transportation.

Phase IV will be the Performance Finalized Phase; stability, soil stabilization, grading, clean up, lab testing, geotechnical plan and remediation.

Scope of Services:

Architectural and engineering design services are to take place in accordance with the demolition methods and for the adjacent structures to remain, being the Harris building, Enterprise Building, walkways connecting and parking structure.

As a local business AD Improvements Inc. would obtain the necessary demolition permits and any related permits with the coordination of the City of San Bernardino. AQMD Rule 1403 Asbestos and Demolition Notifications. AD Improvements Inc agrees to comply with all applicable provisions of the labor code, including those provisions requiring the payments of no less than the general prevailing rate of wages, pursuant to Labor Code Section 1771.5. Any subcontractor entered into as a result of this agreement shall contain all the provisions of this clause.



PROPOSED SCOPE OF SERVICES CONTINUED...

City of San Bernardino representative has indicated all utilities are disconnected with the exceptions to the water, sewer is not confirmed. City has expressed they will help with any further disconnection. Dig Alert will be notified, and an active ticket will be in place, along with the ticket a third-party locating company will be hired to locate and mark utilities. Commercial industrial subcontractor will be used to disconnect and cap off all utilities.

Architectural and engineering design team will design commission system for the existing structure and for the remaining structured to be in place. AD Improvements, Inc. has the equipment and manpower to follow the design commission, subcontractors will also be used to fulfill project agreement.

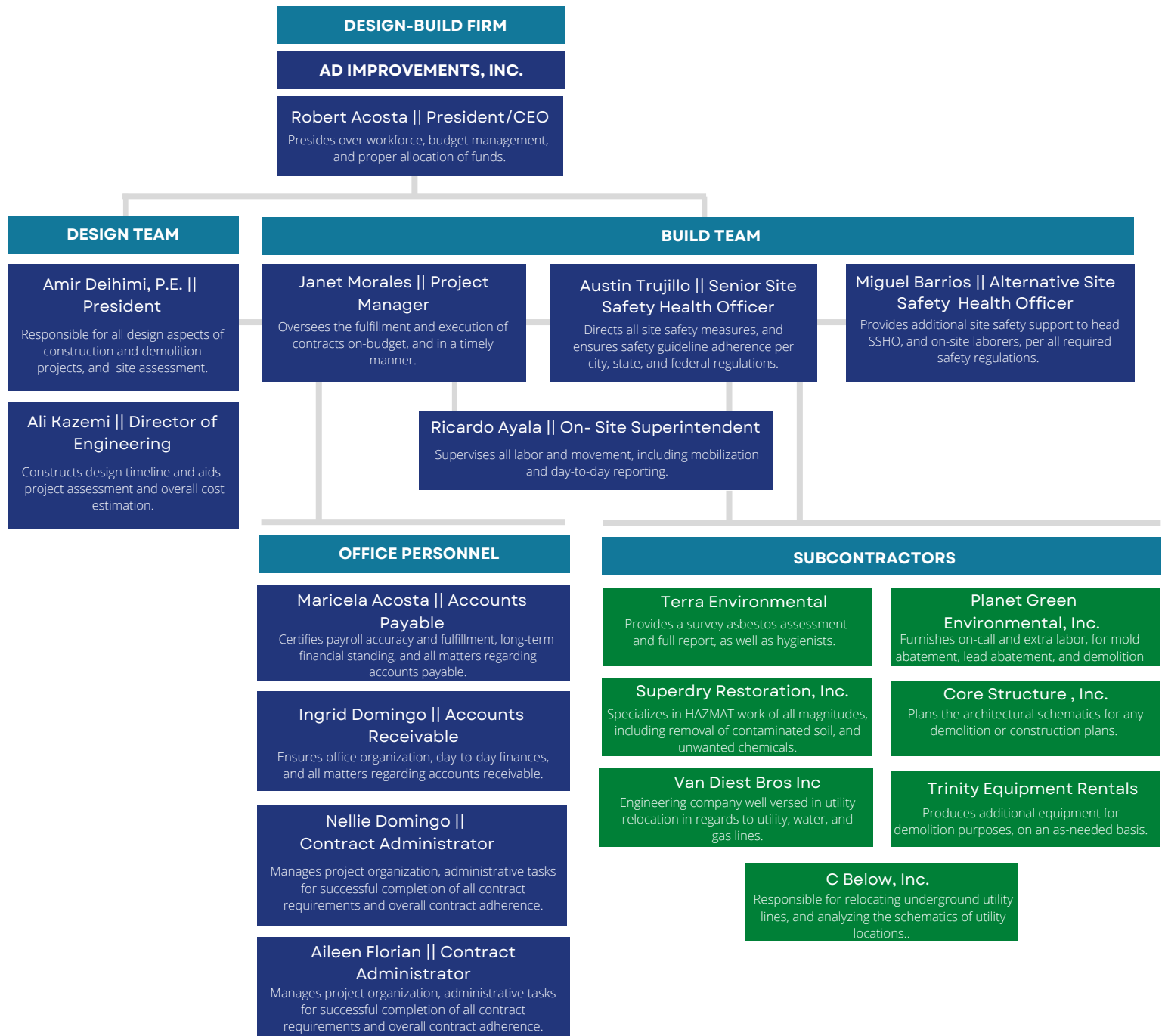
Environmental consultant will perform a Comprehensive Asbestos Survey Report on the property to determine the location and quantities asbestos, lead, mold, and any other potential hazardous material on site. Soil sampling will also be requested if any evidence of soil hazardous is on site. If hazardous material is found on site, during the abatement phase air monitoring will be in place during the abatement process. For instance, the abandoned reservoirs and drums.

Project manager will coordinate with the On-Site Superintendent the project scheduling per phases and subcontractor needed to complete the work to be performed, in order to meet all milestones. Every step of the project will be reported to city officials during weekly briefings.

Senior Site Safety Hazardous Officer will review and implement AD Improvements, Inc. activity hazardous analysis report during the grading phase. Design-build team will follow SWPPP report, and follow recommendations to prevent site water runoffs and debris, which may cause street city drains.



PERSONNEL: DESIGN-BUILD ORGANIZATIONAL CHART



Key Resumes following this page...



ROBERT ACOSTA

PRESIDENT/CEO

With over 42 years of experience, Robert Acosta has dedicated his entire career to the construction field. His proficiency in international networking and ability to collaborate with diverse agencies, has not only allowed ADI to obtain numerous sizable projects, but engendered their successful execution. His responsibilities consist of directing all company operations, and monitoring all construction activities.



Contact:

(562) 381-3685
Robert@adimprovements.com



Skills:

- Negotiation
- Cost Control
- Financial Planning
- Delegation
- Business Analysis
- Solution Evaluation



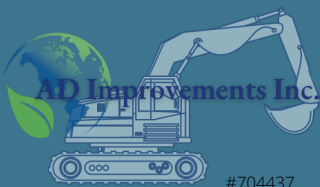
Education:

B.A. of Business Administration
University of Phoenix



Relevant Licenses & Certifications:

- A: General Engineering Contractor
- B: General Building Contractor
- C21: Building Moving & Demolition Contractor
- C22: Asbestos Abatement Contractor
- Hazardous Substance Removal Certification
- Asbestos Certification



#704437

Experience:

AD IMPROVEMENTS, INC. • PRESIDENT/CEO • OCTOBER 2010- PRESENT

Marine Corps Base Camp Pendleton Contract • \$3,997,511.17 • April 2018- April 2020 • Abatement, Demolition, Grading

- Directed **budget control**, scheduling adherence, and vendor negotiations.
- Collaborated with Camp Pendleton upper-level management to coordinate overall **project planning and execution**.

Marine Corps Base Camp Pendleton Contract • \$3,927,962.63 • April 2017- May 2018 • Demolition, Abatement, Grading

- **Spearheaded estimating** to ensure all company goal milestones were met.
- Oversaw all company and subcontractor operations to revise cost factors, and secure the budget and schedule timeline.

Caltrans Contract #08A2435 • \$4,238,225.00 • October 2014 – June 2016 • Demolition & Abatement

- Monitored flow of expenditures to fulfill **target budget goals**.
- Remained informed on all Department of Transportation regulations and program requirements in order to be in compliance, per District 8 which constitutes San Bernardino & Riverside County.

LLAMADA FINAL MINISTRY • CONSTRUCTION MANAGER • 1997-2010

Llamada Final New Construction • \$34,000,000.00 • 1997-2010

- Secured, scheduled, and retained quality subcontractors during entire construction period.
- Developed and implemented plan to **reduce material expenses**.
- Generated frequent reports for client reviewal.
- Planned, organized, and managed entire construction project within \$34,000,000 budget.

JANET MORALES

PROJECT MANAGER

Janet Morales has over eight years working in the construction field. Her involvement has been crucial to completing several multi-million dollar projects on-time and on-budget. Her responsibilities consist of upholding quality control standards, scheduling, cost, and establishing milestones in coordination with company goals and deadlines.



Contact:

(562) 685-2585
Janet@adimprovements.com



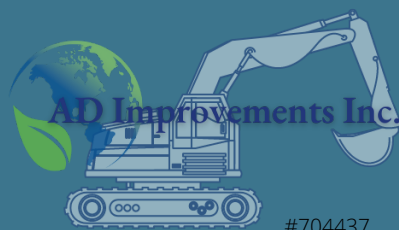
Skills:

- Effective Communicator
- Problem Solving
- Risk Management
- Collaboration
- Project Organization
- Bilingual (Spanish and English)



Relevant Certifications:

- Quality Control Management
- EM 385-1-1 40 Hours
- OSHA 30 Hours Construction
- Safety and Health
- Asbestos Supervisor
- Lead Supervisor



#704437

Experience:

AD IMPROVEMENTS, INC. • PROJECT MANAGER • DECEMBER 2014-PRESENT

Marine Corps Base Camp Pendleton Contract • \$3,997,511.17 • April 2018-April 2020 • Abatement, Demolition, Grading

- **Client-faced** with contract manager and Camp Pendleton construction supervisors in order to maintain constant communication.
- Inspected and certified that all materials and equipment delivered to job sites complied with approved submittals.

Marine Corps Base Camp Pendleton Contract • \$3,927,962.63 • April 2017-May 2018 • Demolition, Abatement, Grading

- **Performed inspections** on a daily basis for compliance with plans and specifications.
- Coordinated closely with **quality control** staff and governmental personnel for overall efficiency.

Caltrans Contract #08A2846 • \$3,296,200.00 • August 2017- February 2019 • Demolition & Abatement

- Analyzed contract specifications and **planned company deadlines** accordingly for demolition and abatement services.
- Frequently rendezvoused with subcontractors to guarantee **project compliance**.

Caltrans Contract #08A2435 • \$4,238,225.00 • October 2014 – June 2016 • Demolition & Abatement

- Managed tasks for all ADI staff to ensure adherence to original schedule and budget.
- Met with contract representative to discuss and delineate schedule and cost details.

RICARDO AYALA

ON-SITE SUPERINTENDENT



Contact:

(626) 426-9062

Rick@adimprovements.com



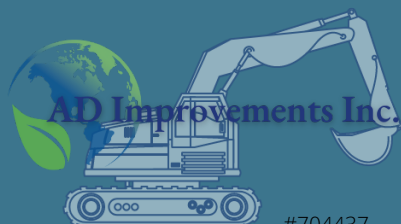
Skills:

- Knowledgeable
- Team Leader
- Adaptability
- Safety Prioritization
- Bilingual (Spanish and English)



Relevant Certifications:

- California DOSH Certified Site Surveillance Technician (CSST)
- California Department of Public Health Lead Supervisor
- California Department of Public Health Lead Sampling Technician
- Asbestos Contractor/Supervision
- NIOSH 582
- HAZWOP Certified (Hazardous Waste Operations and Emergency Response)
- OSHA Construction Safety and Health Training – 30 Hours



#704437

Ricardo Ayala has over ten years of experience leading a team as a Construction Superintendent. He's highly experienced on quality-focused construction and has exceptional leadership skills combined with vast knowledge of all construction sub trades. His specialization in demolition and abatement has played an immense role in completing large projects cautiously, yet efficiently.

Experience:

AD IMPROVEMENTS, INC. • ON-SITE SUPERINTENDENT • FEBRUARY 2019-PRESENT

Marine Corps Base Camp Pendleton Contract • \$3,997,511.17 • April 2018- April 2020 • Abatement, Demolition, Grading

- Supervised all labor and movement of necessary equipment.
- Kept in **constant communication** with Project Manager, Site Safety Officer, and client representatives in order to complete project swiftly and safely.
- Maintained all construction quality and **safety standards** per federal and state regulations.
- Led workforce to orchestrate a **united effort**, and complete all required procedures.
- Informed project manager of unprecedented challenges, and adapted accordingly to adhere to predetermined timeline and budget.

TERRA ENVIRONMENTAL, INC. • ON-SITE MONITOR & SUPERINTENDENT • APRIL 2016- JANUARY 2019

- Conducted air monitoring with sample analysis, as well as air clearance testing.
- Oversaw all asbestos projects, and lead abatement work..
- **Performed inspections** for all demolition contracts.
- Trained on demolition site safety procedures.

PACIFIC ENVIRONMENTAL & ABATEMENT SOLUTIONS • PROJECT SUPERVISOR • FEBRUARY 2013 - FEBRUARY 2016

- Supervised several teams at various locations for demolition and abatement projects.
- Formulated daily site reports, air monitor data sheets, and manifests.
- Led **extensive safety training** for all teams to perform asbestos-related work.

AUSTIN TRUJILLO

SENIOR SITE SAFETY
HEALTH OFFICER

With a long relationship with site safety management, Austin Trujillo has dedicated his career to ensuring the safety of every project site he has come across. Not to mention, his Associates Degree in the field of Construction Management corroborates his devotion to safety in construction. Austin's experience as a Safety Officer has led to the efficient and injury-free completion of several contracts.



Contact:

(714) 287-8542

Austin@adimprovements.com



Skills:

- Detail-Oriented
- Situational Awareness
- Safety Prioritization
- Consistency
- Bilingual (Spanish and English)



Education:

- A.S. in Construction Management from Fullerton College (May 2016)

Experience:

AD IMPROVEMENTS, INC. • SENIOR SITE SAFETY HEALTH OFFICER • JANUARY 2017 - PRESENT

Marine Corps Base Camp Pendleton Contract • \$3,997,511.17 • April 2018-April 2020 • Abatement, Demolition, Grading

- Ensured all safety requirements, codes, and regulations were fulfilled and followed by entire workforce.
- **Prioritized safety** before commencement of demolition and asbestos-related work.

Marine Corps Base Camp Pendleton Contract • \$3,927,962.63 • April 2017-May 2018 • Demolition, Abatement, Grading

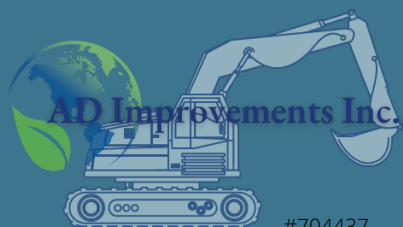
- Thoroughly **trained workers** on all site safety procedures.
- Maintained a safe working environment to allow an efficient contract completion.

SIMPLE RESTORATION • SITE SAFETY HEALTH OFFICER • DECEMBER 2014-DECEMBER 2016

- Performed **safety inspections** and enforced safety regulations at numerous project locations throughout Southern California.
- Conducted daily site safety revisions, as well as daily supervision.

Safety Certifications:

- EM 385-1-1 Construction Hazard Awareness Safety Training (40 hours)
- Fall Protection For Competent Person (24 hours)
- OSHA Construction Safety and Health Training (30 hours)
- Fall Protection for Competent Person (5 hours)
- Fall Protection Health & Safety Training (8 hours)
- Fall Protection Health & Safety Training (8 hours)
- Crystalline Silica Safety in Construction (1 hour)
- Confined Space Supervisor Courser (8 hours)
- Excavation and Trenching for Competent Person (5 hours)
- Fall Protection for Competent Person (5 hours)
- NFPA 70 National Electrical Code (6 hours)
- NFPA 70E National Electrical Code (Pending Completion)
- Fall Protection for Competent Person (24 hours) Pending





DESIGN STATEMENT OF QUALIFICATIONS

AMIR DEIHIMI, P.E. LICENSE NO. C78194

PRINCIPAL / PRESIDENT

Amir Deihimi has over 18+ years of structural engineering experience and brings a consistently strong record of client satisfaction. Through his responsiveness to clients' needs along with his technical abilities and project leadership, Amir brings a real value to clients and projects. His broad range of experience with various types of projects and building materials provides our clients with the most efficient and cost saving design. Technology is a key component to our culture and Amir is well versed in Building Information Modeling (BIM).

ALI KAZEMI

DIRECTOR OF ENGINEERING

Ali Kazemi has over 25 years of successful experience in structural engineering and project management. He has worked on a number of high-profile developments in a variety of sectors with his main focus being on single/multifamily, commercial and retail projects. He is dedicated to customer service and takes a personal interest in ensuring projects are completed on time and within budget. His standards are high, but it is in his ability to instill the same standards in his team of engineers, project managers and designers that makes Ali such an effective leader and asset to our clients.

COMMERCIAL & RESIDENTIAL PROJECT EXAMPLES



Olympic Blvd., Beverly Hills, CA

6 story Office Building with 3 level of retail/office space over 3 levels of subterranean parking.



The Glen, San Bernardino, CA

Multi Family Project



UNDERSTANDING OF PROJECT

PROJECT DESIGN DESCRIPTION:

AD Improvements, Inc. is a business local to San Bernardino, equipped and qualified to complete the demolition of the Carousel Mall. Please see our chronological narrative below regarding our project design.

Phase 1 of our project plan is designated for the staging area as well as site security. ADI will provide 24-hour surveillance for the project's entirety. Moreover, we will install temporary power in-office. This will allow us to contact all utility companies and verify the location of high voltage power lines, water lines, fire lines, and gas lines both active and inactive.

Next, our underground utility company will locate all utilities and generate a comprehensive map, locating every utility line on site. After acquiring the proper permits and approvals, our plumbing and electrical company will disconnect power per city codes and utility company.

After all the conditions have been met, ADI will initiate site security to prevent any intruders, vandalism, homeless encampments, or illegal occupations on-site.

Once the site is secure, AD Improvements will address the design aspects of the project. This requires a pre-performance meeting with our structural engineers, mechanical engineers, environmental consultants, and all subcontractors involved.

Our environmental consultants will conduct and perceive a complete reconnaissance, and procure various samples. Thus, creating a comprehensive report of different locations and quantities of all asbestos containing material. This necessary action will confirm the results of our independent testing of the site materials, and visual inspections. Our visual inspections of the main structure reveal that in order to mitigate the fires that have occurred, the fire department disturbed several types of material known to contain asbestos, which will require a roof inspection.

This being addressed, AD Improvements will follow environmental recommendations given the approval of every government agency involved with the submitted reports.

Furthermore, AQMD, the South Coast Air Quality Management District, and other government agencies will visit the site, where our team of experts and qualified personnel will be ready on a moment's notice to report, advise, and direct any concerns raised by city officials.

Based on the environmental recommendation, we will proceed with either a routine abatement process per AQMD instructions. We plan to take into thorough consideration, the safety conditions and amount of risk involved. To do so, our senior safety personnel will create a comprehensive safety plan to follow recommendations from AQMD, consultants, as well as our management team.

In regards to the transportation of the asbestos-containing materials, ADI plans to adhere to the guidelines set forth by the Department of Transportation, to ensure proper burial and mitigate safety concerns. To track the departure of said materials, AD Improvements maintains a log placing a location on all disposed asbestos-containing materials.

Once the necessary remediation processes have been safely completed, ADI's next task is to remove all leftover paint or unmarked chemicals left on site. For instance, the automotive building contains an existing reservoir of unknown and unmarked liquid substance. Our consultants will take samples, as well as dispose of said unknown materials per lab results and guidelines for how to proceed for safe disposal.

This would launch the commencement of the demolition phase of this project. First and foremost, ADI will conduct a safety meeting with city officials, structural engineers, and architects to formulate a demolition plan, coinciding with all technical schematics drafted by our design team.



UNDERSTANDING OF PROJECT

PROJECT DESIGN DESCRIPTION CONTINUED...

Once all conditions have been fully assessed and reviewed, we will initiate demolition from distinct points of the site, per our structural engineers and demolition plan; paying particular attention to demolishing the connecting bridges without jeopardizing the integrity of the parking structure.

Our On-Site Superintendent will supervise all conditions regarding dust control, public and city safety concerns, and traffic control, in order to prevent incident occurrence in all areas of demolition. This would involve daily safety meetings, as well as weekly progress meetings with city officials and Project Manager Janet Morales, to address all city or governmental concerns.

The demolition of the building will begin with the two buildings, detached from the main structure, to eliminate any safety concerns regarding pedestrians or city traffic.

First, trucking companies will arrive at the site to prepare for the workday, which will be from 7 AM to 3:30 PM unless otherwise specified by city officials. The process of loading and transporting open debris from the site will adhere to pollution controls, in order to erase the possibility of falling debris. Before they depart, all safety officers must verify the truck's departure and maintain safety standards, such as inspecting the truck's protective cover, necessary to prevent debris from falling onto the street or highway.

Following the state's and city's recyclable conditions, demolition disposal will be performed as follows:

All recyclable debris will be addressed per city guidelines for the proper removal. Hence, it shall be taken from the site to an approved recycling facility, from which all debris will be taken to a state-approved landfill facility. While all this is being processed, ADI's personnel will draft reports to attest quantities and locations of waste management facilities.

Once all erected structures are demolished, the demolition phase is complete. AD Improvements will conduct a safety meeting with city officials and structural engineers, to address the removal of all foundations and basement structures. This will be following the guidelines given by our consultants and geotechnical engineers.

This next phase will involve the removal of pistons and shaft equipment of all site elevators. Not to mention addressing potential carbon liquids spilled surrounding the elevators and mechanical escalators. Also, the removal of all foundational concrete materials, which will be pulverized on-site per city engineer's approval.

Given the history of the site, and the fact that there are multiple reports of potentially contaminated soil, ADI will report to city officials upon discovery. Per city instructions, ADI will report to the city of San Bernardino to discuss remedial efforts and costs.

The removal of those items and foundations, leads to the next step, which is soil compaction. Per our Soil Compaction Engineer, we will compact the soil at 95%, and the remaining building footprint will undergo rough grading. This will conclude the Design-Build portion of the Scope of Work.

To reiterate, city officials will be able to inspect all processes and phases, step-by-step. In return, ADI requests that San Bernardino prepare to act upon their public safety concerns, and make them known to us, in order to proceed accordingly.

Our extensive history of working alongside government agencies within the City of San Bernardino and its surrounding vicinities, has shown our true investment in the communities involved. We plan to cultivate this investment by collaborating with city officials as well as the city engineer, completing this project on-time and on-budget.

PROJECT SCHEDULE: SEE FOLLOWING PAGE.



UNDERSTANDING OF PROJECT

PROJECT COMPLIANCE WITH MINIMUM PROGRAM AND PERFORMANCE REQUIREMENTS:

AD Improvements, Inc. certifies that all program and performance requirements are met by the proposal. This includes prevailing wage rates, and all applicable provisions of the Labor Code, for both AD Improvements, Inc. and all its subcontractors. Design-Build team shall also perform its due diligence in regards to all existing and future city, state, and federal regulations that affect work performance, and those employed to execute said contract.

AD Improvements Inc will perform in accordance with the Architectural Engineering Schematic Drawing, City of San Bernardino compliance and regulations, and comply with the State Labor Code, Cal/OSHA Title 8CCR1529.1 Asbestos, AQMD Rule 1403 and FED/OSHA 29 CFR1926.1101, per the environmental study prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants.

LIFE CYCLE COST:

The overall life cycle cost goal for AD Improvements, is to highlight the impact this project will incur on the public, environment, and time period of the project. Demolition can often cause concern for safety and other hazards. However, AD Improvements is dedicated to diminishing any potential disturbances, and mitigating any unprecedented challenges.

ADI recognizes the importance of safety for a project of this magnitude. To begin, our Project Manager, Janet Morales, will be reporting to AQMD to comply with air quality control local ordinances. Senior Safety Health Officer Austin Trujillo has the experience and qualifications to accurately assess any risk to the public and employees. His experience overseeing several multi million dollar projects, such as at Naval Base Miramar and Camp Pendleton, serve as evidence of his safety adherence. Moreover, Austin will be conducting daily meetings to assure all safety protocols are followed by employees and personnel that enter the site. This will eliminate overruns, extra expenses, government fees, penalties, injuries, and even death.

In terms of public safety, ADI has built a long rapport with Incompli Inc, never once encountering issues related to stormwater. Incompli will assess water runoffs and SWPPP Report, and a site specific report will be generated to prevent runoff to street drains. The correct plan will prevent problems and incidents.

Traffic control is also an impactful facet of public safety. ADI will be working from 7am to 3pm during lower traffic times, to mitigate city congestion. Not to mention, no transportation or import will be active later than 8am. Our work plan will have little to no impact on nearby freeways due to our traffic control plan.

Additionally, our high-quality fleet of equipment, is known for its ability to produce minimal noise; thus avoiding residential and commercial disturbance.

Demolishing the Carousel Mall will be a net positive job performance for the city of San Bernardino, alleviating issues such as homeless encampments, site monitoring costs, and preparing the site for future development.



UNDERSTANDING OF PROJECT

SUMMARY OF VALUE-ADDED ENHANCEMENTS:

Through the proper demolition and site preparation process of the Carousel Mall, the dangers of homeless residence and illegal occupation of the site will be eliminated. It will also be void of all environmental hazardous material disturbances that have occurred in the past, which have caused Carousel Mall to become a nuisance to the residents of San Bernardino. After all the improvements are complete, enhancements of the land will make it usable to construct new infrastructure, for the benefit of the community and residents of San Bernardino County.

SCHEMATIC DRAWINGS:

See following pages.



REFERENCES

Organization	Contact Information	Project Size & Description
Golden West College	Frank Fonseca <i>Manager, Maintenance & Operations</i> Ph: (714) 895-8158 Email: ffonseca1@gwc.cccd.edu	Project Size: \$107,775.00 Demolition and disposal of building, removal of foundation, asbestos removal.
Department of Transportation (Caltrans)	Jackie Williams <i>Contract Specialist</i> Ph: (909) 383-6877 Email: Jbmwill@sbcglobal.net	Project Size: \$4,238,225.00 Demolition of numerous single family dwellings, three commercial restaurants, 1 hotel, 2 gas stations. Removal of high voltage power communication lines, Capping all utilities, Management of traffic control on adjacent off-ramps.
Overland, Pacific & Cutler, LLC	Josh Cospers <i>Client Representative</i> Ph: (951) 870-3094 Email: JCospers@markthomas.com	Project Size: \$4,500,000.00 Expansion of 91 freeway: demolition of multiple structures along the 91 freeway and the 15 interexchange.
NAVFAC Southwest MCBCP	Tracy Thompkins <i>Contract Specialist</i> Ph: (760) 725-0782 Email: Tracy.Thompkins@navy.mil	Project Size: \$3,997,511.17 Removal and Disposal of 40 structures.
NAVFAC Southwest MCBCP	Alfonso Reyes <i>Engineering Technician</i> Ph: (760) 212-5364 Email: Alfonso.Reyes@usmc.mil	Project Size: \$3,927,962.63 Demolition of 20+ structures at Camp Pendleton.



LIST OF REPRESENTATIVE PROJECTS

Client	Department of Defense, NAVFAC Southwest Camp Pendleton
Project Cost	\$7,500,000.00
Project Description	AD Improvements, Inc. was the prime contractor for the demolition, removal and disposal of 40 structure sites at Marine Corps Base, Camp Pendleton, California. The purpose of this project was to remove old structures and make room for new construction on base. ADI made a list of proper surveys for each property and a list of contaminants (lead, asbestos etc.) as well contaminated soil. We then created demo plans per site specifications, safety site specific plans and reports for SPCD-air quality control management. ADI also created 11 binders for demo plans with task orders for each site that included the following; safety route in and out of base, a report for equipment on each site, schedules with proper approval from the structural engineer team. As a preventative measure ADI extracted additional roof material on what was assumed to be contaminated, while our abatement workers were removing the roof penetrations to have those samples tested .The final execution of the task was the removal of high voltage power lines, communication lines and water lines. Once having approval plans for lead and asbestos, with demolition, was performed expertly avoiding potential dangers related to work being performed by an active road with traffic. Grading and site cleaning followed by the approval and final execution of structural engineers. This project was completed ahead of schedule.
Client	Department of Transportation (CALTRANS)
Project Cost	\$4,200,000.00
Project Description	AD Improvements, Inc. was the prime contractor for the removal and demolition of 25 structures. Caltrans provided its own in-house engineer, as well as survey reports. We had an underground utility locating company to identify each of the utilities. We then created a schematic drawing/map of all utilities that were site specific. ADI relocated a 36 inch water line supporting the City of Yorba Linda before the removal of an abandoned transit water line. In addition we removed and relocated high voltage power lines to residential areas, and re-routed gas lines. ADI made demolition plans to remove all 25 structures that included a double wall billboard sign, 40 unit hotel, 3 restaurants, 2 gas stations and 17 single family dwellings. In the process ADI encountered multiple unprecedented cesspools and abandoned septic tanks. However, due to our experience level, these unwanted items did not jeopardize our timeline nor overall efficiency, but rather, were handled swiftly without incidents. We had a final clean up and inspection by the site road contractor, which was approved.
Client	Overland Pacific and Cutler - Expansion of East/West bound 91 freeway/ 15 Interchange
Project Cost	\$6,500,000.00
Project Description	AD Improvements, Inc. was one of multiple companies that was a part of the Design Build Team in charge of remediation, demolition, of multiple structures along the 91 freeway and the 15 interexchange. The type of structures were as follows: a parking structure approximately 30,000 square feet with post tension cabling system, as well as a tilt up building, multi family dwellings, and curb and gutter, removed on both sides of the old off ramps on the 91 freeway and 15 interchange. On the 215 freeway, by the Grand Terrace off ramp, ADI found underground fuel tanks and abandoned gas lines of contaminated soil full of carbons. ADI removed all tanks and abandoned gas lines per code and regulations with approvals. This was a three year job that was fully executed without incident. ADI is still an on-call contractor that OPC uses for future projects. All freeway expansions along the 215 Interchange were a part of this project's success.

ATTACHMENT 2

IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code sections 2200-2208)

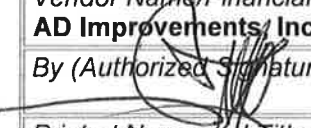
Prior to bidding on, submitting a proposal, or executing a contract or renewal for a public entity contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department 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) AD Improvements, Inc.	Federal ID Number (or n/a) 27-3944489
By (Authorized Signature) 	
Printed Name and Title of Person Signing Robert Acosta-President	Date Executed 09/07/2022

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.

Vendor Name/Financial Institution (Printed)	Federal ID Number (or n/a)
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.

Design-Build Entity:

AD Improvements, Inc.

By: 

Name: **Robert Acosta**

Its: **President**

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.

ATTACHMENT 4

NON-COLLUSION DECLARATION

TO BE EXECUTED BY DESIGN-BUILD TEAM AND SUBMITTED WITH PROPOSAL

The undersigned declares:

I am the President of AD Improvements Inc., 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 September 7th, 2022 [date], at Downey [city], California [state].

Signed: _____

Print Name: Robert Acosta

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: **AD Improvements, Inc.**

DIR Registration Number: **1000012807**

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 **AD Improvements, Inc.**

Signature 

Name and Title **Robert Acosta-President**

Dated **09/07/2022**

**ATTACHMENT 6
PROPOSAL FORMS**

Proposal forms must be completed in their entirety or the Design-Build Entity may be deemed non-responsive in City's sole discretion.

PROPOSAL TO: City of San Bernardino
Public Works Department
Engineering Division
Attn: Alex Qishta, P.E. Deputy Director of Public Works / City Engineer
201 North "E" Street, 2nd Floor
San Bernardino, CA 92401

PROPOSAL FOR: CAROUSEL MALL DEMOLITION

Submit in a separate, sealed envelope, from the design proposal, clearly marked for identification.

A. SUBMITTAL

(1) IDENTIFICATION OF DESIGN-BUILD ENTITY:

Legal Name of Design-Build Entity:	AD Improvements, Inc.
Federal I.D. Number:	27-3944489
Contractor's License Number:	704437
License Expiration Date:	08/31/2023
License Classification:	A, B, C21, C22, HAZ
Business Address:	12252 Woodruff Ave. Downey, CA 90241
Business Telephone:	562-803-6134
Business Facsimile Number:	562-803-4791
Primary Contact Name:	Robert Acosta
Contact Email Address:	Robert@adimprovements.com

(2) ADDENDUM:

Receipt of the following Addenda is hereby acknowledged:

<u>Number</u>	<u>Date</u>
<u>ONE</u>	<u>9-20-22</u>
<u>TWO</u>	<u>9-22-22</u>
<u> </u>	<u> </u>

B. COST PROPOSAL

The undersigned hereby proposes and agrees to furnish all design services, construction labor, materials, equipment, including management and oversight, to perform all work required for the Project in the manner and time described in the undersigned's design proposal and documents. The Cost Proposal, set forth below, includes all costs of the scope of work as requested in the RFP, and required by the provisions of the Design-Build Contract, including the cost of bonds, insurance, sales tax, and every other item of expense, direct or indirect, incidental to the scope of work.

(1) COST PROPOSAL BUDGET:

ITEM	DESCRIPTION	BUDGET AMOUNT
1.	Design and Preconstruction Services	\$ 3,074,419.25
2.	Demolition Services (General Conditions)	\$ 17,000,787.25
3.	Construction Cost (to secure attached buildings)	\$ 1,525,711.00
4.	Allowances	\$ 742,312.50
5.	Fee	\$ 200,000.00
6.	Contingency (10% City Owned)	\$ 2,254,323.00
Total	COMPLETE SCOPE OF WORK FOR THE LUMP SUM PRICE OF:	\$24,797,553.00

C. PROPOSAL CERTIFICATION

(1) LUMP SUM PRICE:

The undersigned, having fully examined the RFP and any and all attachments, exhibits, and addenda thereto, and site of the Project, proposes to furnish all design and construction labor, materials, and equipment, and do all work in compliance with the terms and conditions of the RFP, without exception, and the herein proposal, for a Lump Sum Price of:

Twenty four million seven ninety seven hundred thousand five hundred fifty three (\$ 24,797,553.00)

The Lump Sum Price includes City Owned Contingency, the amount of which is specified in the RFP. Any funds from City Owned Contingency not expended pursuant to written approval by City shall revert to City and shall not accrue for the benefit of the undersigned.

(2) TIME FOR COMPLETION:

The undersigned agrees to comply with City's Master Project Schedule as specified in this RFP. The undersigned further agrees that Completion of work required by the Design-Build Contract resulting from this RFP and the herein Proposal shall be no later than December 31, 2022.

(3) CERTIFICATION:

- (a) The undersigned has read and understands the RFP.
- (b) The undersigned has become familiar with local site conditions under which the work is to be performed and has correlated personal observations with the requirements of the RFP.

- (c) The proposal submitted by the undersigned is made in accordance with the RFP and is based upon the materials, systems, and equipment specified therein that will support or exceed the minimum quality, service, utilization, performance, and other levels specified therein, without exception; and the undersigned agrees that City is not responsible for any error or omission in this proposal or in its preparation.
- (d) The undersigned will design and construct facilities that are fully functional and meet or exceed all function, program, performance, and other requirements of City as identified in the RFP, and for the Lump Sum Price specified above.
- (e) If City recommends the undersigned be awarded the Design-Build Contract, the undersigned will meet with City to review in detail this proposal and will make any necessary changes or revisions to this proposal, including any and all design submittals and proposed materials, systems, and equipment to ensure delivery to City of fully functional facilities which meet or exceed all requirements of City as identified in the RFP without revision to the Lump Sum Price.
- (f) The undersigned acknowledges and warrants that the Design-Build Entity includes, at a minimum, architects, engineers, other necessary or specified design professionals and consultants, and a general contractor as identified and pre-qualified in the Request for Qualifications process. Substitutions of architects, engineers and other design professionals and consultants, or general contractors as identified in the Statement of Qualifications and any identified in this proposal, will not be made without City's written consent to such substitution(s).
- (g) The undersigned and each of its subconsultants, contractors, and subcontractors shall at all times during the execution of the work contemplated by the RFP, be qualified to complete the work, and each shall comply with all applicable State of California and City of San Bernardino professional and business licensing and registration requirements.
- (h) The undersigned will not modify, amend, revoke or withdraw this proposal, without written permission of City for a period of not less than ninety (90) calendar days following the submission due date and time specified in the RFP or until a final Design-Build Contract has been executed, whichever occurs first.
- (i) The undersigned, or any member of the Design-Build Entity or Design-Build Team, or any agent or representative thereof, has not collaborated or communicated with, or entered into any understanding agreements, whether written or oral, whether direct or indirect, or otherwise, with any other Design-Build Entity or Design-Build Team, or any agent or representative thereof, in the preparation of this proposal.
- (j) The undersigned has reviewed in detail the Design-Build Contract attached to this RFP and takes no exception to its terms and conditions and warrants that nothing contained in the Design-Build Contract would preclude the Design-Build Entity from entering into the Design-Build Contract.
- (k) This proposal is genuine and is not a sham or made in the interest of, or on behalf of, any person or entity not herein named.

- (I) The undersigned, or any member of the Design-Build Entity or Design-Build Team, or any agent or representative thereof, has not engaged in any communication or contact with City or any City employee, or any City consultants, except as specifically allowed and limited by this RFP.

DESIGN-BUILD ENTITY SIGNATURE (Seal Required):

Signature below shall bind the Design-Build Entity to all representations included in this Proposal and all Attachments and Exhibits hereinto.



Signature

AD Improvements, Inc.

Legal Name of Design-Build Entity

Robert Acosta- President

Name and Title

09/07/2022

Date