CITY OF OCEANSIDE

PROFESSIONAL SERVICES AGREEMENT

PROJECT: CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR DOWNTOWN WATER AND SEWER REPLACEMENT – PHASE II (908135716712, 909136716722)

THIS AGREEMENT, dated _____, 20__ for identification purposes, is made and entered into by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and UNICO ENGINEERING, INC., hereinafter designated as "CONSULTANT".

RECITALS

A. CITY desires to obtain professional engineering services from an independent contractor for the above named project.

B. CONSULTANT has submitted a proposal to provide engineering services for the CITY in accordance with the terms set forth in this Agreement.

C. CITY desires to contract with CONSULTANT as an independent contractor and CONSULTANT desires to provide services to CITY as an independent contractor.

D. CONSULTANT has demonstrated its competence and professional qualifications necessary for the satisfactory performance of the services designated herein by virtue of its experience, training, education and expertise.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1.0 **SCOPE OF WORK.** The project is more particularly described as follows: Construction management, inspection, public outreach, and environmental monitoring for the Downtown Water and Sewer Replacement – Phase II Project.

1.1 **PROFESSIONAL SERVICES PROVIDED BY CONSULTANT.** The professional services to be performed by CONSULTANT shall consist of but not be limited to the following:

1.1.1 Work closely with the City Engineer in performing work in accordance with this Agreement in order to receive clarification as to the result which the CITY expects to be accomplished by CONSULTANT. The City Engineer, under the authority of

the City Manager, shall be the CITY'S authorized representative in the interpretation and enforcement of all work performed in connection with this Agreement. The City Engineer may delegate authority in connection with this Agreement to the City Engineer's designees. For the purposes of directing the CONSULTANT'S performance in accordance with this Agreement, the City Engineer delegates authority to Neil Irani, P.E. City of Oceanside.

1.1.2 In compliance with Government Code section 7550, the CONSULTANT shall include a separate section in the proposal prepared pursuant to this Agreement, which contains a list of all the subcontractors and dollar amounts of all contracts and subcontracts required for the preparation of work described in this Agreement.

1.1.3 Provide all services as advertised in the City of Oceanside Request for Proposals "Construction Management And Inspection Services For Downtown Water And Sewer Replacement – Phase II."

1.2 **SERVICES PROVIDED BY CITY.** The CITY shall perform the following services:

1.2.1 Provide all services as advertised in the City of Oceanside Request for Proposals "Construction Management And Inspection Services For Downtown Water And Sewer Replacement – Phase II."

2.0 TIMING REQUIREMENTS

2.1 Time is of the essence in the performance of work under this Agreement and the timing requirements in the attached preliminary project schedule shall be strictly adhered to unless otherwise modified in writing as set forth in Section 2.2. Failure by CONSULTANT to strictly adhere to these timing requirements may result in termination of this Agreement by the CITY and the assessment of damages against the CONSULTANT for delays. All work shall be completed in every detail to the satisfaction of the Engineer three years from the date of contract execution.

2.2 CONSULTANT shall submit all requests for extensions of time for performance in writing to the City Engineer no later than ten (10) calendar days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due. The City Engineer shall review all such requests and may grant reasonable time extensions for unforeseeable delays which are beyond CONSULTANT'S control.

2.3 The City reserves the right to extend the term of the agreement for up to one (1) additional one-year period under the same terms and conditions, subject to

approval of the City Engineer. The City shall provide written notice of its intent to extend the agreement at least thirty (30) days prior to the expiration of the initial term.

3.0 **DESIGN CRITERIA AND STANDARDS.** All work shall be performed in accordance with applicable CITY, state and federal codes and criteria. In the performance of its professional services, CONSULTANT shall use the degree of care and skill ordinarily exercised by consultants under similar conditions.

4.0 **INDEPENDENT CONTRACTOR.** CONSULTANT'S relationship to the CITY shall be that of an independent contractor. CONSULTANT shall have no authority, express or implied, to act on behalf of the CITY as an agent, or to bind the CITY to any obligation whatsoever, unless specifically authorized in writing by the City Engineer. The CONSULTANT shall not be authorized to communicate directly with, nor in any way direct the actions of, any bidder or the construction contractor for this project without the prior written authorization by the City Engineer. CONSULTANT shall be solely responsible for the performance of its employees, agents and subcontractors under this agreement, including the training of each employee regarding the rights and responsibilities of an employer and employee for any potential discrimination or harassment claim under state or federal law.

CONSULTANT shall report to the CITY any and all employees, agents and consultants performing work in connection with this project, and all shall be subject to the approval of the CITY.

5.0 **CITY BUSINESS LICENSE.** Prior to the commencement of any work under this agreement, the CONSULTANT shall obtain and present a copy of an Oceanside City Business License to the City Engineer.

6.0 **WORKERS' COMPENSATION.** Pursuant to Labor Code section 1861, the CONSULTANT hereby certifies that the CONSULTANT is 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 the CONSULTANT will comply with such provisions and provide certification of such compliance as a part of these Award Documents. The certification shall be in accordance with Subsections 7.3 through 7.8 of this Agreement.

7.0 **LIABILITY INSURANCE.**

7.1 CONSULTANT shall, throughout the duration of this Agreement, maintain

comprehensive general liability and property damage insurance, or commercial general liability insurance, covering all operations of CONSULTANT, its agents and employees, performed in connection with this Agreement including, but not limited to, premises and automobile.

7.2 CONSULTANT shall maintain liability insurance in the following minimum limits:

<u>Comprehensive General Liability Insurance</u> (bodily injury and property damage)	
Combined Single Limit Per Occurrence	$ 2,000,000
General Aggregate	$ 4,000,000*
<u>Commercial General Liability Insurance</u> (bodily injury and property damage)	
General limit per occurrence	$ 2,000,000
General limit project specific	$ 4,000,000
<u>Automobile Liability Insurance</u>	$ 2,000,000

*General aggregate per year, or part thereof, with respect to losses or other acts or omissions of CONSULTANT under this Agreement.

7.3 If coverage is provided through a Commercial General Liability Insurance policy, a minimum of 50% of each of the aggregate limits shall remain available at all times. If over 50% of any aggregate limit has been paid or reserved, the CITY may require additional coverage to be purchases by the CONSULTANT to restore the required limits. The CONSULTANT shall also notify the CITY'S Project Manager promptly of all losses or claims over $25,000 resulting from work performed under this contract, or any loss or claim against the CONSULTANT resulting from any of the CONSULTANT'S work.

7.4 All insurance companies affording coverage to the CONSULTANT for the purposes of this Section shall add the City of Oceanside as "additional insured" under the designated insurance policy for all work performed under this Agreement. Insurance coverage provided to the CITY as an additional insured shall be primary insurance and other insurance maintained by the CITY, its officers, agents and employees shall be excess only and not contributing with insurance provided pursuant to this Section.

7.5 All insurance companies affording coverage to the CONSULTANT pursuant to this Agreement shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact business of insurance in the state or be rated as A-X or higher by A.M. Best.

7.6 CONSULTANT shall provide thirty (30) days written notice to the CITY should any insurance policy required by this Agreement be cancelled before the expiration date. For the purposes of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.

7.7 CONSULTANT shall provide evidence of compliance with the insurance requirements listed above by providing, at minimum, a Certificate of Insurance and applicable endorsements, in a form satisfactory to the City Attorney, concurrently with the submittal of this Agreement.

7.8 CONSULTANT shall provide a substitute Certificate of Insurance no later than thirty (30) days prior to the policy expiration date. Failure by the CONSULTANT to provide such a substitution and extend the policy expiration date shall be considered a default by CONSULTANT and may subject the CONSULTANT to a suspension or termination of work under the Agreement.

7.9 Maintenance of insurance by the CONSULTANT as specified in this Agreement shall in no way be interpreted as relieving the CONSULTANT of any responsibility whatsoever and the CONSULTANT may carry, at its own expense, such additional insurance as it deems necessary.

8.0 **PROFESSIONAL ERRORS AND OMISSIONS INSURANCE.** Throughout the duration of this agreement and four (4) years thereafter, the CONSULTANT shall maintain professional errors and omissions insurance for work performed in connection with this Agreement in the minimum amount of Two Million dollars ($2,000,000).

CONSULTANT shall provide evidence of compliance with these insurance requirements by providing a Certificate of Insurance.

9.0 **CONSULTANT'S INDEMNIFICATION OF CITY.** To the greatest extent allowed by law, CONSULTANT shall indemnify and hold harmless the CITY and its officers, agents and employees against all claims for damages to persons or property arising out of CONSULTANT'S work, including the negligent acts, errors or omissions or wrongful acts or conduct of the CONSULTANT, or its employees, agents, subcontractors, or others in connection with the execution of the work covered by this Agreement, except for those claims arising from the willful

misconduct, sole negligence or active negligence of the CITY, its officers, agents, or employees. CONSULTANT'S indemnification shall include any and all costs, expenses, attorneys' fees, expert fees and liability assessed against or incurred by the CITY, its officers, agents, or employees in defending against such claims or lawsuits, whether the same proceed to judgment or not. Further, CONSULTANT at its own expense shall, upon written request by the CITY, defend any such suit or action brought against the CITY, its officers, agents, or employees founded upon, resulting or arising from the conduct, tortious acts or omissions of the CONSULTANT.

CONSULTANT'S indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONSULTANT.

10.0 **ERRORS AND OMISSIONS.** In the event that the City Engineer determines that the CONSULTANT'S negligence, misconduct, errors or omissions in the performance of work under this Agreement has resulted in expense to CITY greater than would have resulted if there were no such negligence, errors or omissions in the plans or contract specifications, CONSULTANT shall reimburse CITY for the additional expenses incurred by the CITY, including engineering, construction and/or restoration expense. Nothing herein is intended to limit CITY'S rights under Sections 7, 8 or 9.

11.0 **NO CONFLICT OF INTEREST.** The CONSULTANT shall not be financially interested in any other CITY contract for this project. For the limited purposes of interpreting this section, the CONSULTANT shall be deemed a "City officer or employee", and this Section shall be interpreted in accordance with Government Code section 1090. In the event that the CONSULTANT becomes financially interested in any other CITY contract for this project, that other contract shall be void. The CONSULTANT shall indemnify and hold harmless the CITY, under Section 9 above, for any claims for damages resulting from the CONSULTANT'S violation of this Section.

12.0 **OWNERSHIP OF DOCUMENTS.** All plans and specifications, including details, computations and other documents, prepared or provided by the CONSULTANT under this Agreement shall be the property of the CITY. The CITY agrees to hold the CONSULTANT free and harmless from any claim arising from any use, other than the purpose intended, of the plans and specifications and all preliminary sketches, schematics, preliminary plans, architectural perspective renderings, working drawings, including details, computation and other documents, prepared or provided by the CONSULTANT. CONSULTANT may retain a copy of all material produced under this Agreement for the purpose of documenting their participation in this project.

13.0 **COMPENSATION.**

13.1 For work performed by CONSULTANT in accordance with this Agreement, CITY shall pay CONSULTANT in accordance with the schedule of billing rates set forth in Exhibit A, attached hereto and incorporated herein by reference. No rate changes shall be made during the term of this Agreement without prior written approval of the City Engineer. CONSULTANT'S compensation for all work performed in accordance with this Agreement shall not exceed the total contract price of $5,035,276.

Following the initial two-year period, CONSULTANT may request an adjustment to the billing rates to reflect changes in the cost of providing services. Any such adjustment shall be based upon the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), as published by the U.S. Bureau of Labor Statistics (or a comparable index if the CPI-U is no longer published), for the most recent twelve (12) month period preceding the proposed adjustment.

Any proposed rate adjustment shall be subject to prior written approval of the City Engineer and shall not become effective until such approval is granted in writing. In no event shall the total compensation paid to CONSULTANT exceed the total contract price of $5,035,276 without prior written approval of the City Engineer.

No work shall be performed by CONSULTANT in excess of the total contract price without prior written approval of the City Engineer. CONSULTANT shall obtain approval by the City Engineer prior to performing any work which results in incidental expenses to CITY as set forth in Section 13.2.2.

13.2 CONSULTANT shall maintain accounting records including the following information:

13.2.1 Names and titles of employees or agents, types of work performed and times and dates of all work performed in connection with this Agreement which is billed on an hourly basis.

13.2.2 All incidental expenses including reproductions, computer printing, postage, mileage and subsistence.

13.3 CONSULTANT'S accounting records shall be made available to the City Engineer for verification of billings, within a reasonable time of the City Engineer's request for inspection.

13.4 CONSULTANT shall submit monthly invoices to CITY. CITY shall make partial

payments to CONSULTANT not to exceed the total contract price within thirty (30) days of receipt of invoice, subject to the approval of the City engineer.

13.4.1 Final payment shall be made to CONSULTANT upon CONSULTANT's completion of construction management services and delivery of all required closeout documentation, including inspection reports, daily logs, punchlist verification, and confirmation that the Contractor has submitted acceptable as-built drawings and Operation & Maintenance manuals.

14.0 **TERMINATION OF AGREEMENT.** Either party may terminate this Agreement by providing thirty (30) days written notice to the other party.

If any portion of the work is terminated or abandoned by the CITY, then the CITY shall pay CONSULTANT for any work completed up to and including the date of termination or abandonment of this Agreement, in accordance with Section 13. The CITY shall be required to compensate CONSULTANT only for work performed in accordance with the Agreement up to and including the date of termination.

15.0 **ASSIGNMENT AND DELEGATION.** This Agreement and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT'S duties be delegated, without the express written consent of the CITY. Any attempt to assign or delegate this Agreement without the express written consent of the CITY shall be void and of no force or effect. Consent by the CITY to one assignment shall not be deemed to be a consent to any subsequent assignment.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

16.0 **ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONSULTANT concerning the work to be performed for this project and supersedes all prior negotiations, representations or agreements.

17.0 **INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

The CONSULTANT shall be responsible for complying with all local, state and federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision and all other provisions, which are otherwise lawful, shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

18.0 **AGREEMENT MODIFICATION.** This Agreement may not be modified orally or in any manner other than by an Agreement in writing, signed by the parties hereto.

19.0 **DISPUTE RESOLUTION.**

a. Any controversy or claim arising out of or relating to this Agreement, or concerning the breach or interpretation thereof, shall be first submitted to mediation, the cost of which shall be borne equally by the parties.

b. No suit shall be brought on this contract unless all statutory claims filing requirements have been met.

20.0 **NOTICES.** All notices, demands, requests, consents or other communications which this Agreement contemplates or authorizes, or requires or permits either party to give to the other, shall be in writing and shall be personally delivered or mailed to the respective party as follows:

TO CITY:	**TO CONSULTANT:**
City of Oceanside	UNICO Engineering, Inc.
Neil Irani, Water Utilities Dept.	Cesar Montes de Oca, P.E., President
300 North Coast Highway	1450 Frazee Road, Suite 250
Oceanside, CA 92054	San Diego, CA 92108

Either party may change its address by notice to the other party as provided herein.

Communications shall be deemed to have been given and received on the first to occur:

a. Actual receipt at the offices of the party to whom the communication is to be sent, as designated above, or

b. Three (3) working days following the deposit in the United States mail of registered or certified mail, postage prepaid, return receipt requested, addressed to the offices of the party to whom the communication is to be sent, as designated above.

21.0 **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures on the dates indicated below:

UNICO ENGINEERING, INC.

By: _____
Name/Title

Date: _____

By: _____
Name/Title

Date: _____

_____
Employer ID No.

CITY OF OCEANSIDE

By: _____
Jonathan Borrego, City Manager

Date: _____

APPROVED AS TO FORM:

_____
Chief Deputy City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.

EXHIBIT A

UNICO ENGINEERING

PROPOSAL TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION

Downtown Water and Sewer Replacement – Phase II

OCTOBER 15, 2025

CITY OF OCEANSIDE

UNICO ENGINEERING

1450 Frazee Road, Suite 250
San Diego, CA 92108
www.unicoengineering.com • P: 916.900.6623 • F: 916.560.5609

October 15, 2025

Neil Irani, PE | Senior Civil Engineer
City of Oceanside | Water Utilities Department
300 North Coast Highway
Oceanside, CA 92054

Subject: **Proposal to Provide Construction Management and Inspection Services for the Downtown Water and Sewer Replacement – Phase II Project**

Dear Mr. Irani and Members of the Selection Committee,

The Downtown Water and Sewer Replacement – Phase II Project represents far more than a utility upgrade—it is a transformational effort in the heart of Oceanside. This work will strengthen essential infrastructure while preserving the vitality of a vibrant downtown that serves residents, businesses, and visitors year-round. **Delivering this project successfully requires more than technical expertise; it demands precision, responsiveness, and a community-first mindset that safeguards the City's reputation and minimizes disruption to daily life.**

UNICO Engineering, Inc. (**UNICO**) is uniquely positioned to deliver this work. With a proven record of managing complex, high-visibility infrastructure projects, UNICO brings the technical knowledge, local familiarity, and stakeholder sensitivity essential for success in this challenging environment. **We understand the City's objectives: reliable water and wastewater conveyance, regulatory compliance, and minimal community impact, achieved while maintaining transparency and public confidence.**

Our construction management approach goes beyond compliance—we anticipate, we engage, and we resolve. We proactively manage risk, maintain clear communication, and act as an extension of City staff from project start to finish. The UNICO team offers the following key advantages:

- **Proven Experience in Complex Urban Utility Work:** Our team has successfully managed infrastructure projects in dense corridors with trenchless crossings, high-risk utility interfaces, groundwater and contaminated soil management, and significant public-facing impacts. We understand how to phase construction and manage traffic handling to minimize disruption and maintain accessibility throughout construction.
- **Schedule Acceleration Specialists:** Our team has analyzed the working hour constraints of this project and recommends requiring night work to efficiently and cost effectively manage the Contractor's productivity. By diligently monitoring and evaluating the critical path activities through forecasting and float analysis, we can develop a sequencing plan that reduces production constraints, provides significant cost savings to the City, and reduces the working days of this project.
- **Public Confidence through Strong Communication:** With experienced outreach partners, including Cook + Schmid, our team will maintain community trust through proactive, multi-lingual communication across digital, print, and in-person channels. Having performed similar outreach on projects within Oceanside, we bring local familiarity and credibility that will help maintain positive public perception.
- **Federal and State Funding Expertise:** We are fully versed in Build America, Buy America (BABA), Davis-Bacon, and related grant and funding compliance requirements. Our internal systems include rigorous documentation, transparent reporting, and audit-ready processes—protecting the City's funding and maintaining regulatory integrity.
- **Deep Local Bench and Rapid Response:** With a fully staffed San Diego office, UNICO provides regional familiarity, fast response to field issues, and seamless coordination with agency partners such as Caltrans District 11, NCTD, SDG&E, and local utility owners. Our team includes experienced

1450 Frazee Road, Suite 250
San Diego, CA 92108
www.unicoengineering.com • P: 916.900.6623 • F: 916.560.5609

Resident Engineers, Construction Managers, Inspectors, Safety Managers, Office Engineers, and Project Schedulers who have worked together on similar complex projects, providing the City with a cohesive and dependable team. UNICO's local agency experience includes work with Caltrans District 11, NCTD, Oceanside School District, BNSF, Amtrak, San Diego County, and the cities of San Diego, El Cajon, and San Marcos. These efforts demonstrate our ability to manage complex assignments while maintaining safety, schedule, and stakeholder confidence.

- **Integrated Team for Seamless Delivery:** In partnership with Cook + Schmid, CPM Partners, Statistical Research, Geocon Consultants, and CSI Services, UNICO provides a comprehensive, integrated team that covers labor compliance, environmental monitoring, materials testing, scheduling, and public outreach by utilizing local teaming partners. This collaboration provides complete coverage and proactive coordination across all project elements.

UNICO has reviewed the City's Sample Professional Services Agreement (Attachment E) and takes no exceptions. We acknowledge receipt of Addendum No. 1 dated October 8, 2025 and Addendum No. 2 dated October 14, 2025. As the President of UNICO, I am authorized to bind the firm into a contract with the City and can be reached at 530.903.9023 or cesar@unicoengineering.com to answer any questions or provide additional information.

Thank you for the opportunity to partner with the City of Oceanside. **UNICO is not just qualified—we are invested.** We are ready to serve as your trusted partner, delivering this project with the transparency, technical rigor, and community care that Oceanside deserves.

Sincerely,
UNICO Engineering, Inc.

Cesar Montes de Oca, PE
President

Contents

1. Firm Overview 1
About UNICO 1

2. Experience and Technical Competence 2
Harvest Water Program: Franklin-Eschinger Distribution Pipeline 2
3rd Street Sewer Relief 3
Highway 49 Wastewater Capacity Improvements Phase 1 3
Silver Eagle Road and Sewer Rehabilitation 4
Oakdale-Alameda Beautification 5
Pure Water Program: Morena Pipelines 5
Oceanside Pier Way Bridge and Lifeguard Headquarters Restoration/Replacement 5

3. Project Approach 6
Project Understanding 6
Anticipated Challenges and Solutions 8
UNICO's Approach to Construction Management and Inspection Services 14
Additional Services Recommended 16

4. Project Organization and Key Personnel 17
Project Team Organization Chart 17
Key Personnel Qualifications 18
Additional Staff Assignments and Qualifications 19
Summary of Subconsultants 20

Appendix
Project Team Resumes A1

1. Firm Overview

About UNICO

UNICO provides a comprehensive range of services tailored to meet the diverse needs of our clients. Our commitment to excellence, innovation, and client satisfaction drives everything we do. UNICO is dedicated to delivering exceptional results across our construction management discipline.

UNICO's management style, attitude towards success, and professional approach are linked to the firm's core mission: **Client Focused**. **Quality Driven**. This includes providing responsive, trust-based solutions that exceed expectations. We approach every project with precision, passion, and dedication to deliver results that make a difference.

With a strong presence in Southern California—**including a local office in San Diego**—UNICO brings deep regional knowledge, technical capacity with a depth of qualified resources, and a proven track record of delivering complex utility infrastructure projects.

Recent construction management assignments include multiple projects as a prime for the City of El Cajon and subconsultant assignments for San Diego County. UNICO's survey team has also worked on assignments for the Cities of El Cajon, San Diego, and San Marcos, North County Transit District, and the Oceanside Unified School District.

Our team understands the critical importance of water supply resilience and wastewater conveyance. **We have successfully overseen the construction of pipelines ranging in size and diameter from 6-inches to 120-inches, as well as related roadway improvements for local agencies facing similar challenges with aging infrastructure.**

We bring extensive experience in construction management for projects involving recycled water, potable water, and gravity sewer pipelines; bypass and tie-ins to existing facilities; adjacent high-risk utilities; groundwater management; and jack and bore construction–key aspects of the Downtown Water and Sewer Replacement - Phase 2 project.

By combining hands-on experience with regionally based staff, UNICO delivers construction management services that are efficient, responsive, and aligned with the mission of public agencies like the City. We take pride in partnering with clients to extend the value of their infrastructure investments and to help secure reliable water sources and wastewater conveyance for their communities.

The UNICO team proposed for this project has experience with pipeline construction, manhole rehabilitation, roadway improvements, utility relocation and coordination, traffic control and staging, and stakeholder coordination with multiple agencies, residents, property owners, and the traveling public.

Firm Information

- **Name:** UNICO Engineering, Inc.
- **Corporate Office Address:** 80 Blue Ravine Road, Suite 250 Folsom, CA 95630
- **Local Office Address:** 1450 Frazee Road, Suite 250 San Diego, CA 92108
- **Phone:** 916.900.6623
- **# of Employees in Local Office:** 10 Employees
- **Proposal Contact:** Cesar Montes de Oca, PE P: 530.903.9023 E: cesar@unicoengineering.com

UNICO Statistics


125 California Employees


20+ Licensed Engineers


50+ AREs, OEs, and Inspectors


6 Offices in California

Our Local Team

- **UNICO Engineering** | San Diego
- **Cook + Schmid** | San Diego
- **CPM Partners** | Encinitas
- **Geocon Consultants** | San Diego
- **Statistical Research** | Redlands
- **CSI Services** | Rancho Cucamonga

2. Experience and Technical Competence

UNICO brings a wealth of experience in managing complex utility infrastructure projects, with a proven track record of delivering successful outcomes for municipal agencies throughout California.

With a deep understanding of the unique challenges posed by a densely populated urban setting, environmental compliance, and extensive stakeholder coordination, we are uniquely positioned to support the City in achieving a resilient and reliable water supply and wastewater conveyance system.

UNICO has successfully managed complex infrastructure projects that navigate local, state, and federal funding requirements for public agencies within the last five years. **In addition to current assignments with the City of El Cajon, these projects have included pipeline installation and replacement, manhole construction, utility relocation and coordination, as well as jack bore construction–similar to the City's Downtown Water and Sewer Replacement - Phase 2 project.**

Harvest Water Program: Franklin-Eschinger Distribution Pipeline

Project Similarities

- Diverse Stakeholder and Property Owner Coordination
- Water Resiliency
- Trenchless Crossing under Railroad
- Water Pipeline Integration with Existing System
- UPRR and PG&E Coordination
- Federal Funding Requirements and Compliance

Project Information

- Client:
  Sacramento Area Sewer District
- Reference: Daniel Wilson
  P: 916.875.9119
  E: wilsonda@sacsewer.com
- UNICO Team:
  Cesar Montes de Oca (PIC/RE);
  Anthony Riddell (CM)

The Franklin-Eschinger Distribution Pipelines are part of the broader $597 million Harvest Water Program, a groundbreaking conjunctive use initiative that integrates groundwater storage with SASD's recycled water to address drought resilience and water supply reliability.

This project involves the installation of 8,300-feet of HDPE pipeline ranging from 16- to 66-inches in diameter, installation of 41,400-feet of cement lined welded steel pipe ranging in diameter from 30- to 66-inches, and four trenchless connections at critical locations. Upon completion, the Harvest Water Program will deliver up to 50,000 acre-feet of recycled water annually to irrigate over 16,000 acres of agricultural and habitat lands, improving groundwater sustainability, preserving prime agricultural land, and enhancing riparian vegetation.

Public outreach and engagement have been pivotal in addressing lane closures, maintaining communication with property owners, and collaborating with local schools, cities, and service providers. These efforts mirror the importance of proactive stakeholder coordination for the Downtown Water and Sewer Replacement - Phase 2 project.

Key parallels to the Downtown Water and Sewer Replacement - Phase 2 project include providing resilient water supply systems, with the City aiming to enhance its pipeline capacity to meet current standards. Like Harvest Water's integration of recycled water, the City's Downtown Water and Sewer Replacement will require seamless integration with existing infrastructure to verify reliable delivery while addressing environmental and operational complexities.

3rd Street Sewer Relief

Project Similarities

- Diverse Stakeholder Coordination
- Property Owner Coordination (100+)
- Jack and Bore plus Open Pit Construction
- Sewer Pipeline Integration with Existing System
- Extensive Sewer Bypass System
- UPRR and PG&E Coordination
- Caltrans Encroachment Permit
- Differing Site Conditions

Project Information

- Client: City of Sacramento
- Reference: Tim Moresco
  P: 916.808.1432
  E: tmoresco@cityofsacramento.org
- UNICO Team:
  Cesar Montes de Oca (PIC/RE);
  Hossein Naghibzadeh (CM);
  Geocon (MT)

This $18 million construction project addressed increased sewer flows from regional development by constructing over 6,000 feet of large-diameter (42- and 48-inch) Combined Sewer System pipelines, with portions requiring coordination within State right of way under a Caltrans Encroachment Permit.

Similarly, the Downtown Water and Sewer Replacement project will require close coordination with state and local agencies to manage its alignment along SR 76 and through private easements. Public outreach played a pivotal role, as the UNICO team maintained consistent communication with major stakeholders to minimize disruptions, reflecting the importance of stakeholder coordination and community engagement to mitigate impacts on property owners, residents, and businesses.

The 3rd Street Sewer Relief project encountered significant challenges, including over 220 unknown utility conflicts, contaminated soils, and historic structures, requiring creative problem-solving and substantial coordination—parallel to the complexities the City may face in addressing unforeseen conditions during pipeline installation.

UNICO also navigated differing site conditions, completing over $4 million in additional work in only 80 working days, showcasing efficient risk management and schedule control.

Highway 49 Wastewater Capacity Improvements Phase 1

Project Similarities

- Diverse Stakeholder Coordination
- Trenchless Construction Methods
- Management of Utility Crossings
- Environmental Monitoring
- Continuous Operation of System during Construction
- Temporary Bypass Systems
- Pipeline Installation

Project Information

- Client: Placer County
- Reference: Jean Hanson
  P: 530.886.4941
  E: jhanson@placer.ca.gov
- UNICO Team:
  Cesar Montes de Oca (PIC);
  Geocon (MT)

This project replaces 500 LF of 21-inch pipeline with a 30-inch pipeline and construction of approximately 8,300 LF of new sewer force mains, ranging in size from 16- to 24-inches, involving significant open trenching and one section of HDD. Proper shoring, safety measures, and avoiding premature road failures during backfilling are concerns directly relatable to the City's needs.

Roadway reconstruction following pipeline installation required extensive trench backfilling, overlaying, striping, and repairing recent microsurfacing—key concerns for pipeline alignment. The project consists of management of 249 utility crossings, including potholing and adjustments to mitigate conflicts with parallel and crossing utilities. UNICO's detailed coordination confirmed design modifications were implemented efficiently, minimizing delays.

The project also included maintaining continuous operation of the gravity sewer system and implementing flow bypass systems, a complex effort comparable to confirming uninterrupted water supply during pipeline construction. By collaborating with engineers and operational staff, UNICO effectively coordinated sequencing and operations.

Silver Eagle Road and Sewer Rehabilitation

Project Similarities

- Diverse Stakeholder Coordination
- Continuous Operation of System during Construction
- Temporary Bypass Systems
- Pipeline Installation
- Integration with Existing System

Project Information

- Client: City of Sacramento
- Reference: Tim Moresco
  P: 916.808.1432
  E: tmoresco@cityofsacramento.org
- UNICO Team:
  Cesar Montes de Oca (PIC);
  Geocon (MT)

This $3.5 million project addressed sewer capacity restrictions requiring careful coordination to provide continued operation of the existing 8-inch clay sewer during its replacement with 21-inch PVC pipe. Temporary bypass systems and field modifications were implemented to connect parcel service laterals with varying sizes and materials, a strategy relevant to maintaining uninterrupted service and addressing system variations during the Downtown Water and Sewer Replacement construction.

The project's constraints, such as the narrow workspace and proximity to residential housing, parallel challenges of minimizing disruption to residents and businesses throughout the City's pipeline installations. UNICO maintained steady progress by keeping residents informed and mitigating inconvenience, an approach critical for effective stakeholder engagement in the Downtown Water and Sewer Replacement project.

Pavement rehabilitation measures, including grind and overlay, reflect UNICO's attention to restoring roadways impacted by construction, a concern applicable to the Downtown streets requiring upgrades.

Through proactive solutions for utility connections, temporary bypasses, and stakeholder coordination, this project highlights capabilities directly aligned with addressing the City's priorities for uninterrupted service, efficient construction, and community impact management.

Oakdale-Alameda Beautification

Project Similarities
- Diverse Stakeholder Coordination
- Integration with Existing System
- Roadway Improvements

Project Information
- Client: City of El Cajon
- Reference: Mario Sanchez
  P: 619.441.1651
  E: msanchez@elcajon.gov
- UNICO Team:
  Cesar Montes de Oca (PIC); Aykut Altindis (RE); Hossein Naghibzadeh (CM); Lisa Valle (OE)

This $6.4M beautification project transforms a key entryway into the city of El Cajon by revitalizing deteriorating streets, creating a vibrant, safe, and eco-friendly public space, enhancing pedestrian accessibility. The project is centered around a public promenade, known as "The Alameda," featuring shade trees, culturally relevant art, shaded areas, and decorative street lighting. This project spans from Oakdale Avenue to Madison Avenue and includes converting a concrete alley into a green stormwater-friendly pathway.

Pure Water Program: Morena Pipelines

Project Similarities
- Project Scheduling and Analysis
- Pipeline Installation
- Integration with Existing System

Project Information
- Client: City of San Diego
- Reference: Richard Fernandez
  P: 619.455.1010
- CPM Team: Alex Janecek (Project Scheduling)

The Pure Water Program is a phased, multi-year program that will provide more than 40% of San Diego's water supply locally by the end of 2035. The Program will use proven water purification technology to clean recycled water to produce safe, high-quality drinking water and offers a cost-effective investment for San Diego's water needs providing a reliable and sustainable water supply.

The Morena Pipeline project installs a 48-inch wastewater force main pipeline (approximately 20,870 LF) and a 30-inch welded steel pipe brine concentrate/conveyance pipeline (approximately 20,870 LF) that carries byproduct from water purification south, underneath I-805 to the North City Water Reclamation Plant.

CPM is providing critical path method scheduling, baseline schedule analysis, monthly schedule update analysis, time impact analysis, and program level schedule coordination for conformation with project specifications and compliance with City requirements.

Oceanside Pier Way Bridge and Lifeguard Headquarters Restoration/Replacement

Project Similarities
- Diverse Stakeholder Coordination
- Multi-Year Public Outreach Campaign

Project Information
- Client: Moffatt & Nichol
- Reference: Jared Cole
  P: 619.220.6050 x16152
  E: jcole@moffattnichol.com
- C+S Team: Jon Schmid (Public Outreach)

This multi-year effort replaces aging coastal infrastructure and enhance public safety and access along the City's iconic beachfront. The project includes the restoration and structural replacement of the existing Pier View Way Bridge and the modernization of the Lifeguard Headquarters, both critical community assets. C+S is leading a comprehensive engagement program during the design development and CEQA environmental clearance phases.

The team works closely with City staff, community organizations, and coastal stakeholders to provide clear, consistent communication through public workshops, environmental meetings, and accessible outreach materials such as fact sheets, comment cards, and web content.

3. Project Approach

Project Understanding

The Downtown Water and Sewer Replacement - Phase 2 project upgrades multiple aging water and sewer pipelines throughout Downtown Oceanside. This three-year, 650 working day project will upgrade over 34,000 LF of water, sewer, and recycled water laterals and connections on 20+ City streets. As a year-round tourist destination, Oceanside hosts numerous community events ranging in size and scale from the weekly Farmer's Market and Sunset Market to the Ironman Triathlon and Turkey Trot race on Thanksgiving Day.

UNICO understands that the City intends to contract with a full-service construction management consultant to provide construction management, inspection, public outreach, materials testing, and archaeological/cultural monitoring for this project.

UNICO also understands the City's primary goals for this project include:

- **Minimizing and mitigating impacts** on traffic affecting residents, commuters, tourists, businesses, and event attendees.
- **Maintaining proactive community engagement** throughout construction by leveraging multiple communication tools, including social media, mailers, Town Hall meetings, and direct coordination with Visit Oceanside, MainStreet Oceanside, Chamber of Commerce, and City of Oceanside staff.
- **Meeting federal funding requirements** by completing the recycled water component before the grant deadline.

We recognize that successful delivery of this project will require close coordination with multiple agencies, including Caltrans District 11, NCTD bus and rail operations, and the City of Oceanside Building Department, as well as with key community stakeholders such as MainStreet Oceanside, local businesses (restaurants, hotels, and shops), and nearby residents (apartments, single-family homes, and rental properties).

A strong understanding of the scheduling and sequencing requirements needed to mitigate disruption during the summer tourism season, as well as to coordinate with the numerous planned special events, recurring weekly functions, and other active construction projects is essential for project success. Effective communication, strategic phasing, and proactive planning will minimize the impact on businesses, residents, and visitors while completing this project on schedule. The scope of work includes:

- **Recycled Water Pipeline:** With a tight funding deadline, the installation of over 5,000 linear feet of 8" PVC C900 purple pipeline includes a jack and bore crossing under NCTD with a 172-foot steel case, over 2,300 feet are required to be restrained, and over 1,300 feet are within the Caltrans right of way.

  With significant federal funding and extensive transportation experience involving third-party agencies, our team understands the importance of scheduling and sequencing this work effectively. We will prioritize submittals, facilitate meetings, and support permitting involving Caltrans District 11 and NCTD to avoid schedule delays and protect the project funding.

- **Potable Water Pipeline:** The project upgrades over 13,000 linear feet of water line from 4-inch and 6-inch asbestos concrete and cast iron pipeline (CIP) to 8-inch PVC C900 and cement mortar lined and coated steel pipeline. The proposed installation of the PVC pipelines includes the use of fused joints, conventional bell and gasket joints, and flanges.

  UNICO's excellent document control practices, combined with a Lead Construction Inspector experienced with the various sizes, materials, and connection types, will be critical for the successful completion of this work.

- **Sewer Pipeline:** Proposed sewer improvements include 780 linear feet of PVC C900 force main, and the replacement and upgrade of approximately 14,500 linear feet of PVC SDR-26 and SDR-35 gravity sewer pipeline with diameters varying from 8 to 18 inches, as well as furnishing, removal, replacement, and rehabilitation of over 110 manholes of various depths.

  Additionally, the new gravity sewer pipeline will reconnect and establish over 320 sewer laterals. In some instances, the plans require the Contractor to verify additional sewer laterals before abandoning the existing lines. Over 12,000 feet of the proposed sewer pipeline are to be replaced in the same alignment as the existing line, requiring additional coordination and an approved bypass plan.

- **Private Property Improvements:** The plans identify 11 private residence improvement plans. Additionally, the combined recycle and potable water improvements include the installation of over 350 services and other assemblies. UNICO anticipates additional impacts on private property, including irrigation, flatwork, fences, landscaping, and driveways.

  Our team will document the project before, during, and after construction, to minimize private property claims and resolve disagreements with property owners. Additionally, we will track notifications from the Contractor to avoid scheduling and timing-related impacts such as active irrigation lines or landscaping damage due to excess or insufficient watering.

- **Pavement and Concrete:** Although primarily a pipeline project, the restoration of the roadway, sidewalks, and other transportation facilities will create the most impactful perception of success for the public. The project includes significant restorations of curb and gutter, Alley apron, concrete pavement, and striping. Sheet 51 and the details in Sheet 47 provide direction on pavement replacement and approximate limits for the project. In general, the Contractor is required to rebuild and replace in kind.

  To correctly manage the scope and cost for the pavement replacement, UNICO's standard practice is for the Inspector to calculate and track project quantities daily and collaborate with the Contractor to reconcile the completed values. Our team will determine the quantities, volumes, and other units of measure for the completed project area to verify the work completed. The completed information will be tracked and forecasted to minimize overruns and provide the City with ample time to make decisions.

Anticipated Challenges and Solutions

The UNICO team has visited the project site and reviewed the available project documents. We have identified the following anticipated challenges along with proposed solutions and UNICO's lessons learned from our experience with similar projects:

Schedule/Work Sequencing/Limited Working Hours

The UNICO team reviewed the provided information and prepared the table below to illustrate the impacts of working hours and event constraints on the various quantities of pipeline. As the table shows, most of the work is performed in areas with significant working hour constraints that would be more costly to construct due to low productivity.

We recognize that this project involves a high public interface, seasonal tourism, limited working hours, and multiple stakeholder dependencies, which will require a disciplined and proactive approach to schedule management. According to the table below, more than 50% of the work is performed in areas with significant working hour constraints, which will impact the Contractor's efficiency and productivity, and as a result, will increase costs.

Work Restrictions	Water	Sewer	Recycle	Combined
All Other Locations: • Work Hours between 8am-4:30pm • Maintain residential and business access • Maintain 1 lane of traffic in each direction	LF: 935 % of Work: 6.95	LF: 3,787 % of Work: 24.50	LF: 1,988 % of Work: 37.02	LF: 6,710 % of Work: 19.57
Alley Ways: • Work Hours between 8am-4:30pm • Maintain residential access • Through traffic detoured around site	LF: 8,661 % of Work: 64.37	LF: 7,944 % of Work: 51.38	N/A	LF: 16,605 % of Work: 48.43
N. Coast Hwy, N. Tremont Street, Cleveland Street, Mission Avenue, Surfrider Way, Pier View Way, Horne Street: • Work Hours between 9am-3pm • Maintain residential and business access • Maintain 1 lane of traffic in each direction • Traffic closures require night work (9pm-5am)	LF: 922 % of Work: 6.85	LF: 1,669 % of Work: 10.80	LF: 3,307 % of Work: 61.58	LF: 5,898 % of Work: 17.20
Summer Tourist Season: • Activities restricted to 1st work day after Labor Day to last work day before Memorial Day • Work Hours between 9am-3pm • Maintain pedestrian traffic around site • No restrictions to beach access • Maintain 1 lane of traffic in each direction	LF: 2,936 % of Work: 21.82	LF: 2,060 % of Work: 13.32	LF: 75 % of Work: 1.40	LF: 5,071 % of Work: 14.79
Total (LF)	**13,454**	**15,460**	**5,370**	**34,284**

Construction activities are also not allowed during the following Downtown Special Events:

- Oceanside Farmer's Market
- Oceanside Sunset Market
- Oceanside Vegan Market
- SoCal Asian & Pacific Island Fest
- Ironman 70.3 Oceanside Triathlon
- A Sublime Life Sobriety Festival
- Filipino American Cultural Celebration
- Pride by the Beach
- Juneteenth
- MainStreet Independence Day Parade and Star Spangled Market
- Race Across America
- Oceanside Miracle Healing Experience
- Noche Mexicana and Dia de los Muertos
- Turkey Trot
- Ocean Harbor Days
- Heritage Park Day
- MainStreet Sip & Shop
- Small Business Saturday

UNICO's Proposed Solution

To complete the project within the 650 working days (or fewer), UNICO proposes the following schedule acceleration measures:

- **Required Night Work:** Schedule critical-path activities requiring lane closures or intersection control within nighttime work windows (9:00 PM–5:00 AM) to reduce production constraints caused by daytime traffic and event restrictions. This will have a significant impact, considering that the majority of the work, as shown in the table, is constrained by working hours and event coordination that occur during the day.

  For example, construction along The Strand has both access and time constraints due to the volume of traffic during regular operating hours. If a pipeline crew can double its productivity by working at night, it can offset the labor rate increase, which is expected to be approximately 12%. This would provide significant cost savings while reducing the working days.

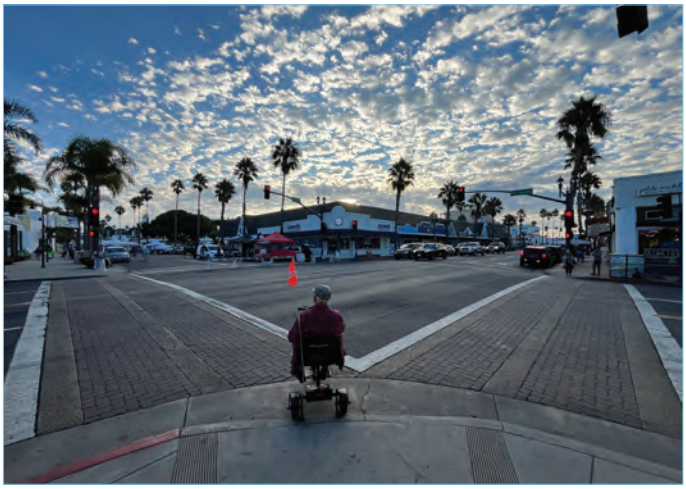
- **Phased and Overlapping Work Zones:** Develop a multi-crew sequencing plan allowing concurrent work on non-intersecting alignments (e.g., east/west of Pacific Street, or north/south of Mission Avenue), while maintaining continuous utility service and public access.

- **Schedule Compression through Float Analysis:** Actively manage total and free float across the network to identify tasks with acceleration potential. Our teaming partner, CPM Partners, will implement near-critical path tracking and two-week look-ahead forecasting to capture and mitigate float.

- **Data-Driven Schedule Forecasting:** Perform monthly critical path analyses to identify drift and implement recovery plans through re-sequencing, resource leveling, or time-shifted field operations.

Safety

The project is located in a highly active public setting within Downtown Oceanside, surrounded by residences, businesses, tourists, commuters, and event attendees. Many of those passing through the area will not be familiar with construction phasing, traffic detours, or job-site safety protocols, increasing the potential for confusion, safety risks, and public inconvenience.



Maintaining public access and safety, and minimizing disruptions to local businesses and community events will be a significant challenge throughout construction.

UNICO's Proposed Solution

To successfully manage construction in Downtown Oceanside, UNICO's approach is clear and firm: **safety comes first—no exceptions**. We will require the Contractor to implement and strictly follow a comprehensive safety plan that prioritizes public protection, not just job-site compliance. Pedestrian safety will be non-negotiable, with secure, ADA-compliant walkways, clear signage, and controlled access points maintained at all times.

Simply put, protecting the community is just as important as constructing the project, and we will not tolerate shortcuts or oversights that put anyone at risk.

Utility Coordination

Existing Known/Unknown Utilities

With numerous existing utilities throughout the project and busy roadways, locating the actual location of the known utilities can result in conflicts and delays. The project plans and specifications are based off as-built utility plan information rather than investigative potholing for design, and the bid item is a lump sum.

UNICO's Proposed Solution

UNICO will work with the Contractor to establish a pothole plan for each phase of the project. UNICO will work with the Contractor, the City, and the Designers to develop a flow chart/Standard Operating Procedures (SOPs) for resolving conflicts in the field due to unknown utilities or existing utilities not where it is shown. This will expedite the resolution of the issue in a timely manner and prevent costly delays. UNICO also recommends establishing a unit cost rate for any additional potholing efforts that require tracking as a change order.

High Risk Utilities

During UNICO's review of the bid set, we identified existing SDG&E 12" High Pressure Gas line and SDG&E 69kV energized cables adjacent to the proposed 8" recycled water line on N. Coast Highway. 69kV lines are not shown on the contract drawings due to national security restrictions and need to be coordinated with USA Dig Alert.

UNICO understands that SDG&E requires a standby lineman or safety watch during any excavation activities within 10-feet of their systems. Additionally, SDG&E must review the Contractor's means and methods for any excavation or potholing work within this proximity at least 30 days prior to construction.

UNICO's Proposed Solution

The UNICO team has extensive experience working with SDG&E on past and current projects and is familiar with their procedures and requirements. We will collaborate with the Contractor and CPM Partners to incorporate the necessary submittals, notifications, and review milestones into the project schedule to effectively monitor and manage coordination efforts. The Contractor will be held accountable for any schedule delays resulting from failure to provide timely notifications or submittals to SDG&E.

Utility Shutdown

The project will require multiple utility shutdowns and coordination with various entities, including the City of Oceanside Water Utility Department (water and sewer) and nearby residents. These activities pose logistical challenges in minimizing service disruptions, maintaining safety, and providing clear communication. Additionally, aging infrastructure—such as inoperative valves—may cause unplanned delays, costly standby time, or last-minute cancellations, if not verified in advance.

UNICO's Proposed Solution

UNICO will develop a project-specific Utility Shutdown Flowchart and SOP to plan, communicate, and execute shutdowns efficiently. This structured process will define coordination steps with the Utility

Department, designate authorized valve operators, and provide timely notifications to residents through our public outreach partner, Cook + Schmid.

To prevent unexpected issues, UNICO will coordinate with the City and Contractor to perform a mock shutdown to verify valve functionality and identify potential risks early. This proactive approach will improve scheduling, minimize service interruptions, and protect the project's budget. UNICO also recommends assigning a Utility Department liaison to streamline coordination and communication.

Our Assistant Construction Manager has extensive experience with work around live utilities and performing shutdowns on the North City Pure Water Reclamation Project in San Diego.

Stakeholder Coordination

UNICO understands that successful project delivery will require close coordination with Caltrans District 11, NCTD, the City of Oceanside, and key community stakeholders, including MainStreet Oceanside, local businesses, and nearby residents.

Private Property Owners

This project has a significant number of improvements that will directly impact private properties, including:

- 295 water service installations and connections
- 320 sewer service reconnections to existing sewer laterals
- 11 private property improvement plans
- 23 recycled water service connections

Additionally, the proposed improvements along the alignment will result in temporary driveway closures, restricted access, noise, dust, and staging near property lines. These disruptions can interfere with daily routines or business operations, generating frustration and potential resistance.

The timing of construction activities may not always align with the needs and expectations of property owners, which can lead to disputes, if clear and specific communication is not maintained. The sensitive nature of property rights also introduces potential legal and regulatory considerations, underscoring the need for proactive management to avoid delays, claims, or strained community relationships.

UNICO's Proposed Solution

UNICO recognizes that successful coordination with property owners is critical to maintaining project momentum and fostering positive community relations. Our approach emphasizes early engagement, clear communication, responsive problem-solving, and strict compliance with the contract documents regarding public notifications and coordination.

UNICO will utilize Cook + Schmid to develop and execute a structured outreach program in accordance with the expectations outlined in the RFP, which includes project fact sheets, Town Hall meetings, project postcards, construction signs, articles, media posts, stakeholder briefing meetings, and consistent project updates to inform property owners of upcoming activities and potential impacts.

Our team will serve as a single point of contact, providing timely responses to questions and concerns while documenting communications for accountability and transparency. In collaboration with the Contractor, UNICO will sequence work to minimize disruption, maintain temporary access where feasible, and schedule high-impact activities in accordance with the restrictions in the contract documents.

If appropriate, UNICO will recommend practical accommodations such as temporary signage, modified access solutions, or coordination of construction windows to support property owners' needs. Through this proactive and collaborative approach, UNICO will address property owner

concerns while maintaining project schedule and budget objectives.

NCTD, BSNF, Amtrak, and Metrolink

The proposed recycled water line along Seagaze Drive will be installed beneath the NCTD tracks using the jack-and-bore method with a 20-inch steel casing. UNICO recognizes the sensitivity of this work and its potential impact on NCTD Coaster commuter trains, BNSF freight operations, Amtrak's Pacific Surfliner, and Metrolink passenger service. We will coordinate closely with the Contractor, NCTD, and other agencies for safe and efficient execution of this critical operation.

UNICO's Proposed Solution

Before pit excavation begins, existing tie-in points will be located and verified. We also understand that the work must be completed before the federal funding expiration date of June 1, 2027. Because coordination with NCTD can be time-intensive, we will initiate the process immediately and track milestones within the project schedule.

UNICO will collaborate with the Contractor to develop and maintain submittal logs specific to NCTD requirements, including Settlement Monitoring Plans, Work Plans, Safety Plans, and other required documents. Additionally, project staff will complete the required Roadway Worker Protection training.

Traffic Control

This project takes place in Downtown Oceanside and partially along Caltrans right of way making traffic control challenging for vehicular traffic, bicyclists, and pedestrians. Maintaining traffic control for safe passage throughout Downtown will be critical to project success.

UNICO's Proposed Solution

The UNICO team has extensive experience working within Caltrans District 11 right of way and is well versed in Caltrans traffic control and permitting requirements. UNICO's approach will be proactive, beginning with a thorough review of the Contractor's Traffic Control Plan submittals. Our experienced team will confirm that the Traffic Control Plans submitted include the necessary phasing, detours, and level of access needed throughout the project.

UNICO will review and provide comments to the City and route the submittal for review and approval by other agencies when necessary. Detailed review of the traffic control submittals, including location of signage and pre-notification such as changeable message signs will be identified and incorporated into the comments and overall plan. Identifying the time restrictions specified in the specifications and working closely with the outreach team will also be necessary.

UNICO's inspection staff will implement the approved traffic control and immediately notify the City with suggested changes. Typical field suggested changes include additional signage beyond what is required by the MUTCD and additional advanced notification such as changeable message boards, or construction activity specific signage to improve navigation through the construction zone. In addition, allowing signage to be placed on existing City poles or appurtenances allows for less clutter along busy roadways and walkways which often leads to loss of parking spaces or bike lanes.

Sewer Bypass and Water Highline

A significant portion of the existing utilities will be replaced in place, requiring the Contractor to implement temporary sewer bypass and water highline systems throughout Downtown. These activities present challenges related to maintaining continuous service, public safety, and minimizing disruption—particularly at busy intersections.

UNICO's Proposed Solution

UNICO will work closely with the Contractor to develop and review detailed bypass and highline plans in coordination with project phasing and Traffic Control Plans. Early planning and communication will be critical to reduce impacts on the public and maintain service continuity. Our team understands the complexities of performing this work in active urban environments and will evaluate connections, routing, and sequencing options.

Groundwater

UNICO understands that the Contractor will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit from the San Diego Regional Water Quality Control Board (SDRWQCB) for dewatering activities. The Contractor is responsible for securing the necessary groundwater discharge permits. Discharge to the City's sanitary sewer system may be permitted with prior City approval.

It is anticipated that groundwater will be present throughout the project at the following locations:

- **Breakwater:** Replacement of existing 6" VSP sewer line with 8" PVC
- **Breakwater:** Lift Station Gravity Main Tie-In
- **Mira Mar Place:** Replacement of existing 6" sewer line with 8" PVC
- **The Strand:** Sewer Tie-In for Mira Mar Place

According to the project Geotechnical Report, groundwater surface elevations were observed between approximately 0.0 and 4.5 feet relative to mean sea level. These findings are based on boring logs obtained in 2018. However, subsequent wet seasons in the Oceanside area—specifically during 2019–2020, 2022–2023, and 2023–2024—may have influenced groundwater conditions since that time. As a result, groundwater may be encountered at higher elevations during excavation than those reported in the original investigation.

UNICO's Proposed Solution

UNICO will enforce the SDRWQCB requirements and Contractor compliance with NPDES permit conditions. Our first step in addressing groundwater challenges will be to work with the Contractor to develop a comprehensive Dewatering and Shoring Plan, including required submittals. Drawing from years of field experience managing groundwater on complex projects, UNICO will confirm that the plan is practical, effective, and properly implemented.

Our Lead Construction Inspector has extensive experience overseeing dewatering operations and specialized shoring methods to verify that pumps, piping, and discharge locations are properly coordinated and sized for anticipated groundwater volumes. Additionally, our teaming partner, Geocon, will provide expertise in evaluating and mitigating wet or unstable soil conditions to support safe and efficient construction.

Site Logistics

The project is located in Downtown Oceanside, where space for staging and material storage is extremely limited. No dedicated area has been allocated for the Contractor to store materials or equipment. Additionally, restricted work hours at certain locations (9:00 a.m. to 3:00 p.m.) will require the Contractor to mobilize and demobilize efficiently each day to maintain the schedule and minimize disruption.

UNICO's Proposed Solution

UNICO will collaborate with the Contractor and the City to identify and secure nearby laydown areas for temporary material and equipment storage. We will assist in developing clear mobilization and demobilization procedures to improve efficiency and reduce downtime. A comprehensive site logistics plan will be prepared to coordinate deliveries, staging, and crew movements while maintaining public access and safety.

In addition, UNICO will work with project stakeholders to develop an Emergency Action Plan for a swift and organized response in the event of incidents impacting the public or worksite operations.

During our site walk, we observed several potential vacant lots that could be considered for laydown or staging purposes:

- Mission Avenue and Horne Street
- Pier View Way and Horne Street
- Windward Way and Freeman Street
- Neptune Way and Freeman Street
- Coast Highway and Costa Pacifica Way (Adjacent to In & Out)
- Neptune Way and Coast Highway

UNICO's Approach to Construction Management and Inspection Services

UNICO's approach includes proactive leadership, clear communication, and deep understanding of construction. UNICO's project delivery philosophy emphasizes:

- **Client-first communication** providing transparency, responsiveness, and accountability.
- **Technical accuracy** with staff experienced in local agency specifications, construction safety standards, and documentation and permitting requirements.
- **Proactive risk management** minimizing delays and cost overruns through detailed planning, stakeholder coordination, and real-time problem solving.

UNICO's construction management strategy is rooted in proactive planning, responsive service, and continuous quality improvement. Our approach integrates four key pillars:

- Responsiveness
- Cost Management
- Timely Project Delivery
- Quality Control

These pillars, combined with proven strategies for cost-effective project execution, enable UNICO to deliver consistent, high-quality results tailored to the needs of each assignment.

Responsiveness

UNICO is built on a culture of responsiveness and client-first service. We provide consistent and open communication by:

- Being present on-site during construction and readily available for consultation.
- Returning calls, texts, and emails within 24 hours.
- Responding to emergency inspection requests immediately.
- Keeping City staff and stakeholders informed with timely updates.
- Supporting public awareness and engagement through project communications.

- Practicing proactive partnering with stakeholders to build trust and maintain momentum.

Cost Management

UNICO takes a disciplined, analytical approach to budget management, combining technical review with real-time forecasting:

- **Budget Forecasting:** Progress payment quantity reviews and forecast reports help the City monitor spending and anticipate overruns. In-depth bid item analysis helps validate estimated quantities, reduces payment disputes, and provides reliable forecasts of change orders and claims.
- **Construction Value Engineering:** Using our extensive experience, our team offers field-based recommendations that optimize performance and reduce long-term maintenance costs.
- **Independent Estimate Reviews:** We provide an analysis of the engineer's estimate to provide alignment with project intent and control risk early.

Timely Project Delivery

UNICO's team actively manages communication, tracks contracts, and documents day-to-day construction interactions to minimize impacts to the project schedule.

- Quick response to RFIs, submittals, and correspondence allows the Contractor to plan and execute work without delay.
- Contract time tracking is performed using Weekly Statements of Working Days to verify the Contractor remains informed and accountable.
- Focused contract management signals that the UNICO team is fully engaged—motivating the Contractor to stay on schedule and help the City meet its delivery goals.

Quality Control

UNICO defines quality in three dimensions: product/materials, documentation, and continuous improvement.

- **Product and Materials Quality:** Inspectors work closely with materials testing technicians to validate product conformance and identify any field anomalies early.
- **Documentation and Filing:** UNICO manages construction projects with a high level of detail and disciplined documentation to protect client funding and reduce risk. While Caltrans is not administering this project, we follow the Local Assistance Procedures Manual (LAPM) Chapter 16 as our standard for project documentation. This structured, audit-proven framework is California's most widely used guideline for managing federally funded projects and confirms full compliance with state and federal regulations. To further safeguard project integrity, UNICO applies a rigorous three-stage internal review process—at project initiation, midpoint, and closeout—to maintain transparency, accountability, and audit readiness.
  UNICO's team is well-versed in grant-specific guidelines, including adherence to Davis-Bacon prevailing wage requirements, BABA provisions, and detailed cost tracking for reimbursement submissions.
- **Lessons Learned Summary:** We track lessons learned and deliver feedback reports to the City, promoting continuous improvement in future projects.

Cost-Effective Project Management

UNICO's cost-effective project management verifies that we are identifying the right resources, planning schedules proactively, and monitoring the progress of the project. Our strategies include:

- **Site Safety:** While the Contractor maintains site safety, UNICO's Inspectors are trained to recognize hazards and elevate safety concerns immediately.
- **Claims Avoidance and Management:** We monitor early warning signs—such as RFIs or informal questions—to track, document, and mitigate potential claims before they escalate. By combining proactive communication, expert staffing, and rigorous quality and cost controls, UNICO helps the City deliver this project on time, on budget, and to the highest standards.

- **Schedule Management and Communication:** UNICO provides detailed reviews of the Contractor's schedules, change order logic, and sequencing. Strong field presence from UNICO Inspectors verifies quality and maintains schedule integrity, protecting the City from claims and delays.

  Effective communication leads to better quality control. UNICO has consistently integrated high quality control standards for every project we undertake to confirm accuracy and adhere to approved budgets.

  Regular coordination meetings, a centralized issue-tracking system, and clearly defined roles and responsibilities allow all parties to remain informed and accountable. By fostering a culture of openness and adaptability, the UNICO team mitigates risks associated with unforeseen challenges while maintaining project momentum.

Additional Services Recommended

UNICO will implement 360° photographic documentation of the project site at pre-construction, active construction, and post-construction phases. The images will be georeferenced and integrated into an interactive aerial map to provide a comprehensive visual record of project progress.

The platform will allow the City of Oceanside to access and track updates in real time. System setup and management will be performed by the Office Engineer, while image capture will be conducted by the Office Engineer and project Inspector. This service will be provided at no additional cost to the City.

4. Project Organization and Key Personnel

Project Team Organization Chart

The organizational chart reflects clear, direct lines of communication between the City and the UNICO team, providing efficient coordination throughout the life of this project. UNICO offers a well-integrated team with the technical depth, redundancy of key roles, and local knowledge necessary to anticipate and resolve challenges specific to construction in this region.

Our teaming strategy focuses on predictability, technical expertise, and active project stewardship. By assembling specialists where needed and leveraging UNICO's in-house CM strengths, we offer the City a nimble, experienced, and well-coordinated team that is fully aligned with the challenges and goals of this project.

UNICO will not substitute the assigned personnel for this project without written authorization from the City.

Bold Text *indicates key personnel*

Key Personnel Qualifications

The team presented were hand-selected for their knowledge and understanding of pipeline construction, jack and bore construction methods, regulatory agency requirements, coordination with multiple project stakeholders, and the local community that will benefit from this project.

With a dynamic, high-profile, and fast-paced project such as this, we will support the City via our ability to respond and pivot quickly to changing site conditions by developing real-time solutions to construction challenges that avoid escalation to City officials.

Cesar Montes de Oca, PE, QSD

Principal in Charge/Resident Engineer/Construction Manager | UNICO | 40% Availability

As the founding principal of UNICO, Cesar brings nearly 20 years of experience delivering public infrastructure and has a proven track record of guiding complex utility projects.

Cesar brings a rare dual perspective, having served in both agency and consulting roles. His background with the City of Citrus Heights gives him deep appreciation for public agency responsibilities, community impacts, and regulatory demands. He is known for facilitating open, solutions-oriented collaboration between contractors, property owners, and regulatory agencies to resolve field issues quickly—whether related to traffic control, construction staging, or differing site conditions.

In his role as Principal in Charge/Resident Engineer/ Construction Manager, Cesar provides executive level oversight, verifying UNICO's work aligns with the City's goals, schedule, and funding requirements. He serves as the City's direct line to firm leadership and is accountable for staffing, quality assurance, and risk mitigation. His leadership provides alignment with transparent communication and quality project delivery from start to finish.

Aykut Altindis, PE, QSD

Assistant Construction Manager | UNICO | 100% Availability

Aykut brings over 10 years of construction management experience on complex civil infrastructure projects, including underground utilities, water reservoirs, desalination plants, pump stations, and water and wastewater treatment facilities. He has the right skills and expertise to work with Cesar to provide day to-day coordination of field activities, lead weekly meetings, coordinate submittal review and RFI responses, and process progress payments. He has a strong track record of coordinating with stakeholders, maintaining organized project documentation, and upholding rigorous safety standards.

Aykut's focus on safety helps keep projects organized, on-schedule, and compliant with the project funding requirements. He adds value through his ability to proactively manage risk, drive schedule performance, and maintain alignment among contractors, inspectors, and project owners.

Anthony Riddell, D2, CCM, CPII, QSP

Lead Construction Inspector | UNICO | 100% Availability

Anthony brings over 22 years of construction management and inspection experience, with a specialized focus on utility infrastructure. Prior to joining UNICO, Anthony worked as a Construction Inspector, Project Manager, and Assistant Construction Manager for multiple municipalities, including the Cities of Millbrae and San Carlos. He maintains his Grade D2 Water Distribution Operator registration and has extensive knowledge of treatment plant operations.

Anthony combines technical inspection expertise with an in-depth understanding of water system operations. His strong background in submittal and RFI management, change order negotiation, and schedule review (Primavera P6) will support both field quality assurance and office functions. His passion for water infrastructure and regulatory fluency confirms that the City's standards and environmental responsibilities are upheld at every phase of construction. As the Lead Construction Inspector, Anthony will be responsible for daily inspection, documentation, verification of Contractor personnel and equipment on-site, and coordination with materials testing.

Jon Schmid

Public Outreach | Cook + Schmid | 40% Availability

Jon has led teams that foster meaningful dialogue and community input to advance complex and often controversial projects. Jon's team is currently leading public outreach efforts for the City's Oceanside Pier View Way Bridge and Lifeguard Headquarters Restoration/Replacement Project, a multi-year effort to replace aging coastal infrastructure and enhance public safety and access along the City's iconic beachfront. Jon has established relationships with City staff, community organizations, and coastal stakeholders which will be critical in supporting clear, proactive communication for this project.

Alex Janecek, PE, CCM, QSD

Project Scheduling | CPM Partners | 40% Availability

Alex's background spans construction, project management, and design engineering. With experience across all project phases—from design through closeout—Alex excels in schedule development and analysis, construction management, cost estimating, value engineering, and budget control. As the Project Scheduler, Alex will be responsible for reviewing the Contractor's critical path and milestone schedules for accuracy, establishing a baseline schedule for tracking progress, and providing monthly schedule updates.

Additional Staff Assignments and Qualifications

UNICO is committed to delivering a seasoned construction management team with the expertise and capacity to understand and support the City's goals for the successful completion of the Downtown Water and Sewer Replacement - Phase 2 project. Individual staff assignments and availability for UNICO team members along with abbreviated qualifications are provided in the table below. Resumes for each team member are provided in the Appendix.

Team Member	Qualifications and Responsibilities
Hossein Naghibzadeh • Firm: UNICO • Role: Safety Manager • 50% Availability	Hossein brings 38 years of public sector experience in construction management and inspection for infrastructure projects. **An Oceanside resident**, Hossein has extensive experience leading multidisciplinary teams while maintaining compliance with local, state, and federal requirements. He is recognized for maintaining strong working relationships with Agency staff, utility providers, developers, and contractors across the region. **As the Safety Manager, Hossein will be responsible for monitoring compliance with the Contractor's safety plan and providing safety training to project site visitor.**
Lisa Valle • Firm: UNICO • Role: Office Engineer • 100% Availability	Lisa is a civil engineering graduate specializing in environmental engineering. With hands-on experience in designing and optimizing water and wastewater treatment systems, Lisa has a proven track record in managing process monitoring, technical reporting, and project coordination. **As the Office Engineer, Lisa will be responsible for assisting in submittal review, preparing contract change orders, reviewing daily reports, and document control.**
Ylonda Miles • Firm: CPM Partners • Role: Labor Compliance • 50% Availability	Ylonda began her project and construction management career with the City of San Diego's Metropolitan Wastewater Department, supporting Project Managers, Engineers, and Inspectors on CIP projects including upgrades to Point Loma Wastewater Treatment Plant, sewer pump station maintenance, Metro Bio Solids Center, and North City and South Bay Wastewater Treatment Plants. **She will be responsible for enforcing the requirements as they relate to labor compliance, EEO, and prevailing wage, and conducting EEO interviews with Contractor personnel.**

Team Member	Qualifications and Responsibilities
Additional Construction Inspectors • Firm: UNICO • 50% Availability	UNICO's additional Inspectors (Eric, Bob, Claudio, or Narciso) can support Anthony during concurrent construction operations to provide field inspection, materials testing coordination, materials acceptance, safety inspections, daily documentation and photos, and overall quality assurance.
Ben Dias, PCI, NACE III • Firm: CSI Services • Role: Special Inspection • 50% Availability	Ben has over 20 years of experience in coating inspection, and has provided QA/QC coating installation verification on a wide range of projects, including water treatment plants, storage tanks, and pipelines. **As the NACE Level III Certified Inspector, Ben will be responsible for inspecting the instrumentation and application of the painted and coated surfaces.**
Patrick Stanton, RPA • Firm: Statistical Research, Inc. • Role: Archaeological and Cultural Monitoring • 50% Availability	Patrick is a Principal Investigator and Professional Archaeologist responsible for organizing and directing field projects and facilitating post-field analyses. **With a specialization in bioarchaeology and human osteology, Patrick will be responsible for overseeing the archaeological and cultural monitoring activities for new pipe-trenching on the project.**
Jeanine Hoy, RPA • Firm: Statistical Research, Inc. • Role: Archaeological and Cultural Monitoring • 50% Availability	Jeanine is a Project Director and Professional Archaeologist who has conducted a variety of field and laboratory tasks, including archaeological survey, excavation, and construction monitoring. **She will support Patrick with archaeological and cultural monitoring activities, as well as tribal coordination and facilitating pre-construction training with construction personnel.**
Matt Love, PE, GE • Firm: Geocon Consultants • Role: Materials Testing Project Manager • 50% Availability	Matt provides oversight of laboratory operations and field personnel at Geocon while and maintaining reliable and timely services for clients. **Matt will work with Aykut and Anthony to respond to the requests for materials testing and special inspection, and will also coordinate, monitor, log, report, and resolve deficiencies for compliance with the City's QAP.**
James Atkinson, CET • Firm: Geocon Consultants • Role: Senior Field Technician • 50% Availability	James has over 28 years of experience performing the duties of a Senior Field Technician, including inspection and testing of shallow foundations, deep foundations, pavement subgrades, chemical stabilization of soil, mass grading, MSE wall construction, heavy highway construction, asphalt, structural masonry, and reinforced concrete construction. **He will be responsible for leading the sample collection efforts for this project.**
Jim Allison, CWI, ICC • Firm: Geocon Consultants • Role: Special Inspector • 50% Availability	Jim has 25 years of experience performing and managing inspections for structural steel, welding, high-strength bolting, reinforced concrete, and post-tensioned concrete across various markets. **He will be responsible for certified welding inspection of the CMLC steel pipe.**

Summary of Subconsultants

To provide a comprehensive team, UNICO has partnered with the following subconsultants:

- **Cook + Schmid | Public Outreach:** C+S brings more than 20 years of experience supporting infrastructure improvements throughout Oceanside and San Diego County.
- **CPM Partners | Labor Compliance, and Project Scheduling:** CPM has delivered large-diameter sewer and water pipeline projects such as Pure Water requiring rigorous schedule management, and compliance with safety and regulatory standards.
- **Statistical Research | Environmental Monitoring:** SRI has conducted numerous cultural resource projects within San Diego County, including 10 projects at Marine Corps Base Camp Pendleton.
- **Geocon Consultants | Materials Testing:** Geocon maintains a strong presence in San Diego County, including ongoing contracts with the City of Oceanside.
- **CSI Services | Special Inspection:** CSI specializes in coating inspection for storage tanks, treatment plants, and pipelines.

Appendix A: Project Team Resumes

UNICO ENGINEERING

Years of Experience

- Total: 19
- With UNICO: 12

Education

- BS Civil Engineering, California State University, Sacramento (2006)

Registration

- Professional Engineer - CA #C74090 (2009)
- Qualified SWPPP Developer

Certifications

- Caltrans Resident Engineer Academy
- NASSCO Certified CIPP Inspector

Affiliations

- American Public Works Association
- American Society of Civil Engineers
- Construction Management Association of America
- County Engineers Association of California

Cesar Montes de Oca, PE, QSD

PIC/Resident Engineer/Construction Manager | UNICO

Mr. Montes de Oca has performed the role of Principal in Charge, Resident Engineer, Assistant Resident Engineer, and Senior Inspector. He has in-depth knowledge of roadway construction projects and the coordination needed between stakeholders, Contractor personnel, and regulatory agencies. Prior to forming UNICO in 2013, Cesar worked for the City of Citrus Heights and has a strong understanding of local agency constraints, priorities, and responsibilities to the general public. He is also adept at working collaboratively with Contractors to troubleshoot differing site conditions, property owner conflicts, construction staging, and traffic control.

Relevant Project Experience

Harvest Water Program: Franklin-Eschinger Distribution Pipeline, Sacramento County, CA
Principal in Charge/Construction Manager. As part of the Harvest Water Program, this project installs a 10-mile pipeline, ranging from 16 to 66 inches in diameter, with four trenchless crossings, including significant crossings at Core Road and Franklin Boulevard. The project is designed to deliver up to 50,000 acre-feet of drought-resistant recycled water annually, improving groundwater supply reliability, supporting 16,000 acres of agricultural and habitat lands, and enhancing riparian vegetation in South Sacramento County. Responsible for contract management, staffing resources, and client relations, as well as project management, resident engineering services, and public outreach.

3rd Street Sewer Relief, Sacramento, CA
Principal in Charge/Resident Engineer. This $18M project expanded sewer capacity in the Railyards and River District, installing over 6,000 feet of combined sanitary sewer pipelines along 3rd and T Streets. UNICO provided construction management, materials testing, and public outreach while coordinating work near homes, businesses, and public streets. Responsible for contract management, staffing resources, and client relations, as well as project management, resident engineering services, and public outreach.

Highway 49 Wastewater Capacity Improvements Phase 1, Placer County, CA
Principal in Charge. This $10.8M project improves the wastewater handling capacity for the Highway 49, Auburn Ravine, and DeWitt trunk lines. The project includes installation of 8,300-feet of 24-inch sewer force main on Richardson Drive, Quartz Drive, and Park Drive; construction of five new sewer manholes; installation of approximately 500-feet of new 30-inch pipeline to replace the existing 21-inch line along Joeger Road east to Richardson Drive; odor control systems at the existing Auburn Ravine Lift Station; and ancillary roadway work. Responsible for contract management, staffing resources, and client relations.

Silver Eagle Road and Sewer Rehabilitation, Sacramento, CA
Principal in Charge. This $3.5M project improved sewer capacity in Basin 85 by diverting flows from Basin 87 to SASD's Natomas 2 Interceptor. It replaced the 8-inch clay sewer pipe on Silver Eagle Road with a 21-inch PVC pipe, and the 21-inch sewer main on Mable Street with a new 8-inch main. Additionally, it included pavement rehabilitation, traffic signal upgrades, and road improvements on Silver Eagle Road and San Juan Road. Responsible for contract management, staffing resources, and client relations.

Aykut Altindis, PE, QSD

Assistant Construction Manager | UNICO

Mr. Altindis has recently joined UNICO's construction management team in San Diego bringing over 10 years of hands-on field and construction management experience across heavy civil and vertical construction projects. He has delivered complex infrastructure and essential facility projects, including water reservoirs, desalination plants, pump stations, water and wastewater treatment facilities, underground utilities, airport improvements, and OSHPD-regulated hospital construction. He has extensive knowledge of construction management, including planning and executing field operations, preparing and maintaining schedules, and overseeing subcontractors and self-perform crews. His responsibilities have included the development and management of submittals, RFIs, change orders, cost control reporting, and field documentation. Mr. Altindis is OSHA 30 certified and prioritizes jobsite safety through daily inspections, hazard mitigation, and strict adherence to Cal/OSHA and project-specific safety protocols to comply with health, safety, and regulatory standards.

Years of Experience

- Total: 10
- With UNICO: <1

Education

- BS Civil Engineering, California State Polytechnic University, Pomona (2017)

Registration

- Professional Engineer – CA #C94948 (2023)
- Qualified SWPPP Developer

Certifications

- OSHA 30-Hour
- Building Enclosure by Field Verified

Relevant Project Experience

North City Pure Water Reclamation Project, San Diego, CA
Structure Superintendent. This $255M project expands the existing North City Water Reclamation Plant from producing 30 MGD to 52 MGD of recycled water. The project includes the construction of pump stations, secondary clarifier basins, a new flow equalization basin, underground piping, and electrical work. Responsible for project and construction management, preparation of bid packages for subcontractors/vendors, daily safety walks/audits, supervision of onsite work activities, design formwork/falsework for concrete scope, creation of RFIs, submittal preparation/review, and submission of pay estimates and change orders.

LADWP Upper Stone Canyon Reservoir, Los Angeles, CA
Structure Field Engineer. This $28M project is an important storage facility in LADWP's drinking water system. The Upper Stone Canyon Reservoir Water Quality Improvement Project involves installation of a 700,000- square-foot floating cover, partially relining of the surface of the reservoir side slopes, modification of the reservoir inlet and outlet structures, reconstruction of the roadway and construction of an 800-square-foot control building. Responsible for project management, submittal preparation/review, project scheduling, construction planning and procurement, creating RFIs, and submitting pay estimates and change orders.

Eastern Municipal Water District (EMWD) Desalination Facility, Menifee, CA
Structure Superintendent. This $55M project was funded by Army Corps of Engineers, the State Water Resources Control Board, the Metropolitan Water District of Southern California, and the US Bureau of Reclamation. The project (aka Perris II Desalter) consists of the design and construction of a 3 MGD desalination plant. It is part of EMWD's Perris Basin Desalination Program. The project included a brine receiving station, forebay and transfer pump station, chlorine injection tank, finished water pump station, and 25,000 SQ building where the RO trains reside and control rooms. Responsible for project and construction management, preparation of bid packages for subcontractors/vendors, daily safety walks/audits, supervision of onsite work activities, design formwork/falsework for concrete scope, creation of RFIs, submittal preparation/review, and submission of pay estimates and change orders.

Anthony Riddell, CCM, CPII, QSP

Lead Construction Inspector | UNICO

Mr. Riddell brings 22 years of construction management and inspection experience on a wide variety of utility infrastructure projects. His experience includes stormwater management and oversight of public agency permit requirements per the Municipal Regional Permit, including discharge compliance, construction site inspection, and permanent erosion control measures. Previously with the Cities of Millbrae and San Carlos, Anthony has successfully delivered both capital improvement and development projects, including sanitary sewer and storm water mains installation; parks and outdoor sports facilities; roadway repairs and reconstruction; Safe Routes to School; utility trenching and undergrounding; and structures. He has in-depth knowledge of submittal and RFI review, CCO negotiations, time impact analysis, and reviewing and developing construction sequencing schedules using Primavera P6.

Years of Experience

- Total: 22
- With UNICO: 5

Education

- AS Construction Management, San Francisco City College (2014)

Registration

- Grade D2 Water Distribution Operator - CA #53556 (2021)
- Qualified SWPPP Practitioner (QSP) - CA #26260

Certifications

- HAZWOPER 24-Hour #00163025
- OSHA 10 Hour #31426617
- Certified Construction Manager #10368
- Certified Erosion, Sediment, and Stormwater Inspector #3731
- Certified Inspector of Sediment and Erosion Control #1708
- Certified Public Infrastructure Inspector
- ICC Master of Special Inspection #8880214

Affiliations

- Construction Management Association of America

Relevant Project Experience

Harvest Water Program: Franklin Eschinger Distribution Pipelines, Sacramento County, CA

Assistant Construction Manager. This project installs a 10-mile pipeline, ranging from 16 to 66 inches in diameter, with four trenchless crossings, including significant crossings at Core Road and Franklin Boulevard. The project is designed to deliver up to 50,000 acre-feet of drought-resistant recycled water annually, improving groundwater supply reliability, supporting 16,000 acres of agricultural and habitat lands, and enhancing riparian vegetation in South Sacramento County. Responsible for Contract Change Orders, Field Change Directives, responding to RFIs, communication between Contractor and District, certified payroll, and progress payment review and approval.

Water Main Crossing US-101 from San Rafael Avenue to Macon Avenue, Mountain View, CA

Construction Inspector. This $1.8M project installed 600 LF of 12-inch fusible PVC water main pipe by open trench method and the installation of 600 LF of 24-inch steel casing and 12-inch fusible PVC water main pipe under US 101 via jack and bore method. The project also included water main appurtenances, water main Bac-T and pressure testing, settlement monitoring, and installation and dismantlement of boring and receiving pits. The project required coordination with Caltrans and Microsoft's onsite contractor since the utility easement travels through an active construction site. Once installed, this water main crossing US 101 provides redundancy of service to the North Bayshore Area in case a water line is out of service due to maintenance, construction, or a natural disaster. Responsible for inspection, daily reports, coordination with materials testing, and verification of materials.

Lincoln Parkway Sewer Lift Station Improvements, Lincoln, CA

Construction Manager. Located near the southwest corner of E Joiner Parkway and Fieldstone Drive, this project modifies the existing sewer lift station, including the installation of a new pipe manifold and flow meter, installation of three new submersible pumps, and the installation of a new crane with associated concrete footing. This project includes night work to complete the installation of the bypass system which requires extensive testing/coordination prior to the switchover to mitigate potential bypassing of untreated wastewater to surface waters or drainage courses. Responsible for construction management, including inspection oversight, and communication between Contractor and City, as well as contract change orders, field change directives, and progress payment review and approval.

Hossein Naghibzadeh

Safety Manager | UNICO

Mr. Naghibzadeh has 38 years of public sector experience in inspection services and construction management for public infrastructure including roads and bridges. Hossein has a strong work ethic, is experienced working in a team environment including managing teams comprised with various consultants, contractors, surveyors, and private developers resulting in successful completion of high-profile projects. He has been responsible for project management, construction management, inspection, compliance with local, state and federal requirements.

Years of Experience

- Total: 38
- With UNICO: 6

Education

- MS Industrial Management, Central Missouri State University (1983)
- BS Construction Engineering Technology, Missouri Western State University (1981)

Certifications

- Caltrans Resident Engineer Academy
- Inspection Academy
- Supervisory Academy
- Traffic Safety within Work Zone Academy

Relevant Project Experience

3rd Street Sewer Relief, Sacramento, CA
Construction Manager. This $18M project expanded sewer capacity in the Railyards and River District, installing over 6,000 feet of combined sanitary sewer pipelines along 3rd and T Streets. UNICO provided construction management, materials testing, and public outreach while coordinating work near homes, businesses, and public streets. Responsible for construction management, including inspection oversight, and communication between Contractor and City, as well as contract change orders, field change directives, and progress payment review and approval.

Large Diameter Sewer Pipe Cleaning and Inspection, Sacramento, CA
Construction Manager. The pipes to be cleaned and inspected consist mostly of cast-in-place and reinforced concrete pipe (herein referred to as RCP) constructed about 18 to 113 years ago. About 2,141-feet of the 60- and 72-inch diameter pipe consisted of fiberglass reinforced pipe (FRP) constructed about 9- to 15-years ago. The pipe also includes about 250-feet of cured in place lined pipe (CIPP) and about 225-feet of steel (CI) pipe. Responsible for construction management, including inspection oversight, and communication between Contractor and City, as well as contract change orders, field change directives, and progress payment review and approval.

Oakdale-Alameda Beautification, El Cajon, CA
Construction Manager. This $6.4M beautification project transforms a key entryway into the City of El Cajon by revitalizing deteriorating streets, creating a vibrant, safe, and eco-friendly public space, enhancing pedestrian accessibility. The project is centered around a public promenade, known as "The Alameda," featuring shade trees, culturally relevant art, shaded areas, and decorative street lighting. This project spans from Oakdale Avenue to Madison Avenue and includes converting a concrete alley into a green stormwater-friendly pathway. Responsible for project management, submittal review, project meeting facilitation, and review of progress pay estimates and change orders.

Jamacha Road Safety Improvements, El Cajon, CA
Construction Manager. This $3.7M at-grade street improvement project upgrades Jamacha Road from Broadway to Washington Avenue with the installation of new sidewalks, curb ramps, driveways, curbs, and gutters, landscaping, and drainage facilities. The project also includes installation of raised medians, curb extensions, and high visibility pedestrian crossings/pedestrian crossings at uncontrolled locations along Jamacha Road/2nd Street from Washington Avenue to Broadway, as well as bus shelter relocation, and lighting/signal improvements. Responsible for project management, submittal review, project meeting facilitation, and review of progress pay estimates and change orders.

Years of Experience

- Total: 40
- With UNICO: 7

Education

- Timberline Construction Education Center, Cosumnes River College (2001)

Certifications

- ACI (I) Structural Reinforced Concrete – 00050426
- Trained Nuclear Gauge Operator
- Confined Space
- Fall Protection
- Adult First Aid/CPR/AED

Eric Alward

Construction Inspector | UNICO

Mr. Alward is a seasoned construction inspector with 40 years of industry experience. His responsibilities have included construction schedule preparation, billing, invoicing, requests for payment, RFI and RFC submittals from architects, engineers, construction managers, and contractors. He has excellent conflict management and problem-solving skills with project stakeholders, impacted businesses, and the traveling public. His project experience includes a variety of public infrastructure improvements, including roadway construction and rehabilitation, bridge replacements, complete streets, ADA upgrades, trails, water, sewer, and utility upgrades, as well as heavy rail, light rail, and tunnels.

Relevant Project Experience

Harvest Water Program: Franklin Eschinger Distribution Pipelines, Sacramento County, CA
Construction Inspector. This project installs a 10-mile pipeline, ranging from 16 to 66 inches in diameter, with four trenchless crossings, including significant crossings at Core Road and Franklin Boulevard. The project is designed to deliver up to 50,000 acre-feet of drought-resistant recycled water annually, improving groundwater supply reliability, supporting 16,000 acres of agricultural and habitat lands, and enhancing riparian vegetation in South Sacramento County. Responsible for inspection, daily reports, verification of materials, and quantity reports.

3rd Street Sewer Relief, Sacramento, CA
Construction Inspector. This $18M project provided relief for increased sanitary sewer flows from planned development in the Railyards Project area and the River District Specific Plan area. The project constructed approximately 5,700 feet of 42-inch diameter and 410 feet of 48-inch diameter (CSS) pipelines within 3rd Street from I Street to U Street, and within T Street from 3rd Street to 5th Street. The pipelines connect to an existing 84-inch diameter CSS at 3rd Street and U Street and to a 60-inch diameter CSS at 5th Street and T Street. Portions of the project are within State right of way and were constructed under a Caltrans Encroachment Permit. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

7th Street Sewer Relief, Sacramento, CA
Construction Inspector. This project was a $21M active 36” combo sewer replacement project upsizing the City’s capacity for storm water and sewage system for the City Sacramento from P Street to K Street. Responsible for QA of installation, all testing of pipe joints for compliance, manhole installation, storm drain inlets and laterals, daily reports, materials installed each day, footage mined, record keeping, as-builts, and project photos. This project required 2-10” sewage trash pumps to complete pump around operations due to heavy flows.

Upper Northwest Interceptor, Sacramento County, CA
Tunnel Inspector. The Upper Northwest Interceptor was a $98M tunneling project involving a 20,000-ft, 12-ft-diameter single pass segmental PVC-lined tunnel by earth pressure balance (EPB) tunnel boring machine (TBM) in soft to medium ground conditions. It included 20 drilled shaft manhole and two transition structures that tie into the North Natomas Pump station. Responsible for inspection.

Bob Sahagun

Construction Inspector | UNICO

Mr. Sahagun has construction experience working on various types of infrastructure ranging from underground utilities to roadways to tunnels. He has held positions of construction inspector, superintendent, and lead miner. His experience includes soft ground mining, hard rock mining, small bore tunnels, large bore tunnels, and pressurized tunnels. His experience working for contractors provides tremendous insight on construction sequencing and techniques that result in superior construction inspection. He confirms that projects are built according to the plans and specifications, monitors traffic control and safety, and provides detailed project documentation.

Years of Experience

- Total: 51
- With UNICO: 6

Certifications

- OSHA Construction Safety & Health Certificate
- Shotcrete Nozzleman Certificate
- Mine Rescue Training
- Confined Space
- Fall Protection
- Adult First Aid/CPR/AED

Relevant Project Experience

Harvest Water Program: Franklin Eschinger Distribution Pipelines, Sacramento County, CA

Construction Inspector. This project installs a 10-mile pipeline, ranging from 16 to 66 inches in diameter, with four trenchless crossings, including significant crossings at Core Road and Franklin Boulevard. The project is designed to deliver up to 50,000 acre-feet of drought-resistant recycled water annually, improving groundwater supply reliability, supporting 16,000 acres of agricultural and habitat lands, and enhancing riparian vegetation in South Sacramento County. Responsible for inspection, daily reports, verification of materials, and quantity reports.

3rd Street Relief Sewer, Sacramento, CA

Construction Inspector. This $18 million project constructed approximately 5,700 feet of 42-inch diameter and 410 feet of 48-inch diameter combined sanitary sewer (CSS) pipelines within 3rd Street from I Street to U Street, and within T Street from 3rd Street to 5th Street. The pipelines connect to an existing 84-inch diameter CSS at 3rd Street and U Street and to a 60-inch diameter CSS at 5th Street and T Street. Portions of the project were within State Right of Way and were constructed under a Caltrans Encroachment Permit. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

P-18 Trunkline Sewer, Chico, CA

Construction Inspector. The P-18 Trunkline Sewer project installs new sewer main within the unincorporated areas of the Honey Run/Doe Mill Special Planning Area, the South Entler Special Planning area, and commercial/industrial areas near SR 99. The P-18 Trunkline Sewer Project is a build-out driven project identified in the City's 2013 Sanitary Sewer Master Plan Update (SSMPU). The SSMPU identified capacity deficiencies in the sanitary sewer system, feasible alternatives to correct those deficiencies, and the infrastructure needed to serve future development. Phase 1 installs PVC sewer pipe ranging from 24 to 27 inches in diameter with most of the trunkline running under the bike path along Midway and crossing Sandhill Court and Speedway Avenue until Entler Avenue. Responsible for inspection, daily reports, verification of materials, and quantity reports.

Upper Northwest Interceptor, Sacramento County, CA

Construction Inspector. The Upper Northwest Interceptor was a $98M tunneling project involving a 20,000-ft, 12-ft-diameter single pass segmental PVC-lined tunnel by earth pressure balance (EPB) tunnel boring machine (TBM) in soft to medium ground conditions. It included 20 drilled shaft manhole and two transition structures that tie into the North Natomas Pump station. Responsible for inspection.

Claudio Santos

Construction Inspector | UNICO

Mr. Santos has over 25 years in commercial and infrastructure underground construction experience. His skill set includes implementing all stages of sewer, water and storm drain installation. As a Foreman Superintendent, he has planned and scheduled crews, materials, and equipment. He is well versed in reviewing plans and specifications, preparing extra work orders and RFIs. He has been responsible for traffic control and interfacing with contractors, supplies, owners and other sub-contractors.

Years of Experience

- Total: 25
- With UNICO: 5

Education

- BEng Mechanical Engineering, Federal University of Paraiba, Brazil (1988)

Certifications

- OSHA 30-Hour Construction
- Confined Space Entry Training Certified
- Adult First Aid/CPR/AED

Relevant Project Experience

3rd Street Relief Sewer, Sacramento, CA
Construction Inspector. This $18 million project constructed approximately 5,700 feet of 42-inch diameter and 410 feet of 48-inch diameter combined sanitary sewer (CSS) pipelines within 3rd Street from I Street to U Street, and within T Street from 3rd Street to 5th Street. The pipelines connect to an existing 84-inch diameter CSS at 3rd Street and U Street and to a 60-inch diameter CSS at 5th Street and T Street. Portions of the project were within State Right of Way and were constructed under a Caltrans Encroachment Permit. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

W. Capitol Avenue Rehabilitation, West Sacramento, CA
Construction Inspector. This $12.3 million project rehabilitated nearly three miles of W. Capitol Avenue to the I-80 westbound interchange and on Jefferson Boulevard south, under the freeway interchange, to Park Boulevard. The project rehabilitated the pavement along the entire stretch, re-striped vehicle lanes, and added separate bicycle lanes. The project also added additional lighting, enhanced mid-block pedestrian crossings, and modified the traffic signals at two intersections. Numerous utilities were removed and replaced on the project, including the removal 5,100 LF of 8-12" water main and installation of 5,885 LF of 6-16" water main, and 830 LF of 12-18" storm drain. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

Old Town Plaza Phase 2/3 and Railroad Street Improvements, Elk Grove, CA
Construction Inspector. This project provides necessary improvements to Railroad Street and adjacent sidewalks to develop a multi-use outdoor plaza and pertinent infrastructure in the City's historic district. The project improved the flow of traffic and provided accessible ramps and sidewalks for safety and efficiency. Plaza improvements include an open-air pavilion, public restroom, outdoor public seat and trellis structures with walkways, landscaping, lighting, and bike parking. Numerous utilities were relocated on the project, including an 8" sewer main, 12-36" storm drain, and 8" water main. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

W. Main Street Mobility and Safety Improvements, Woodland, CA
Construction Inspector. The project improved the one-mile corridor of West Main Street from West Street to County Road 98. The project included full road reconstruction, narrower travel lanes to slow traffic and accommodate on-street bike lanes, drainage improvements, traffic signal improvements at all intersections to improve street crossings and provide ADA compliant curb ramps. Numerous utilities were installed on the project, including 4,215 LF of 6-12" water main. Responsible for inspection, daily reports, coordination with materials tester, verification of materials, and quantity reports.

Narciso Garnica, EIT
Construction Inspector | UNICO

Mr. Garnica brings 12 years of experience to UNICO's construction management team. He has worked on a variety of public works and private development projects throughout the Central Valley and Northern California. Through the years he has developed a dynamic skill set by undertaking various responsibilities as field technician, staff engineer, and project manager. Mr. Garnica also has substantial experience as a special inspector and holds a wide range of certifications including International Code Council, American Concrete Institute (ACI), and Caltrans certifications.

Years of Experience
- Total: 12
- With UNICO: 1.5

Education
- BS Civil Engineering, California State University, Sacramento (2010)

Registration
- Engineer-in-Training – CA #143631 (2011)

Certifications
- Caltrans 100, 200, 300 & 500 Series
- ACI Concrete Testing Technician Grade 1
- Nuclear Density Gauge Technician
- ICC Reinforced Concrete
- ICC Soils
- ICC Structural Masonry

Relevant Project Experience

Harvest Water Program: Franklin Eschinger Distribution Pipelines, Sacramento County, CA
Construction Inspector. This project installs a 10-mile pipeline, ranging from 16 to 66 inches in diameter, with four trenchless crossings, including significant crossings at Core Road and Franklin Boulevard. The project is designed to deliver up to 50,000 acre-feet of drought-resistant recycled water annually, improving groundwater supply reliability, supporting 16,000 acres of agricultural and habitat lands, and enhancing riparian vegetation in South Sacramento County. Responsible for inspection, daily reports, verification of materials, and quantity reports.

Highway 49 Wastewater Capacity Improvements Phase 1, Placer County, CA
Construction Inspector. This $10.8M project improves the wastewater handling capacity for the Highway 49, Auburn Ravine, and DeWitt trunk lines. The project includes installation of 8,300-feet of 24-inch sewer force main on Richardson Drive, Quartz Drive, and Park Drive; construction of five new sewer manholes; installation of approximately 500-feet of new 30-inch pipeline to replace the existing 21-inch line along Joeger Road east to Richardson Drive; odor control systems at the existing Auburn Ravine Lift Station; and ancillary roadway work. Responsible for inspection, daily reports, verification of materials, and quantity reports.

Well 59A Paving, Sacramento Suburban Water District, North Highlands, CA
Senior Field Technician. This project consisted of the construction of an approximately 2,500-square-foot Portland Cement Concrete Pavement (PCCP) parking area. Provided geotechnical testing and observation services during compaction of the parking area subgrade and aggregate base (AB). Also provided materials testing and special inspection services during placement of the PCCP. Performed observation of concrete placement and prepared concrete specimens for transport and testing in accordance with ASTM C39 for compressive strength.

On-Call Geotechnical Engineering and Materials Testing and Inspection Services, Placer County Water Agency, CA
Senior Field Technician. Performed testing and observation of subgrade/base/AC and utility trench. Also performed rebar inspection and observation of concrete grout pours. Since 2008, this contract included geotechnical, materials testing, and inspection services during design and construction on over 50 PCWA infrastructure projects such as pipelines, trunk lines, water mains, pump stations, recycled water facilities, hydroelectric facilities, water treatment facilities and storage tanks.

Lisa Valle

Office Engineer | UNICO

Ms. Valle is a Civil Engineering graduate with a specialization in Environmental Engineering. With hands-on experience in designing and optimizing water and wastewater treatment systems, Lisa has a proven track record in managing process monitoring, technical reporting, and project coordination. Her background includes roles in both engineering and project management, where she has developed skills in cost estimation, schedule auditing, and data analysis.

Years of Experience

- Total: 2
- With UNICO: 1

Education

- BS Civil Engineering, California State Polytechnic University, Pomona (2023)

Relevant Project Experience

Oakdale-Alameda Beautification, El Cajon, CA
Office Engineer. This $6.4M beautification project transforms a key entryway into the City of El Cajon by revitalizing deteriorating streets, creating a vibrant, safe, and eco-friendly public space, enhancing pedestrian accessibility. The project is centered around a public promenade, known as "The Alameda," featuring shade trees, culturally relevant art, shaded areas, and decorative street lighting. This project spans from Oakdale Avenue to Madison Avenue and includes converting a concrete alley into a green stormwater-friendly pathway. Responsible for assisting in submittal review, preparing contract change orders, reviewing daily reports, performing labor compliance, and document control.

Jamacha Road Safety Improvements, El Cajon, CA
Office Engineer. This $3.7M at-grade street improvement project upgrades Jamacha Road from Broadway to Washington Avenue with the installation of new sidewalks, curb ramps, driveways, curbs, and gutters, landscaping, and drainage facilities. The project also includes installation of raised medians, curb extensions, and high visibility pedestrian crossings/pedestrian crossings at uncontrolled locations along Jamacha Road/2nd Street from Washington Avenue to Broadway, as well as bus shelter relocation, and lighting/signal improvements. Responsible for assisting in submittal review, preparing contract change orders, reviewing daily reports, performing labor compliance, and document control.

Franklin Boulevard Complete Streets, Sacramento, CA
Office Engineer. The Franklin Boulevard Complete Street Project transforms a key Sacramento corridor into a safer, more accessible space for pedestrians, cyclists, and drivers. This $16.5M project will construct multiple upgrades, including continuous bike lanes, improved crosswalks, enhanced street lighting, landscaping, and traffic signal improvements. The project increases safety, sustainability, and community vitality, with a focus on creating a more livable and attractive streetscape. Responsible for assisting in submittal review, preparing contract change orders, reviewing daily reports, performing labor compliance, and document control.

Santa Monica Pier Bridge Replacement, Santa Monica, CA
Office Engineer. Constructed in 1939, the Santa Monica Pier Bridge is a 17-span reinforced concrete bridge that connects Ocean Avenue with the Santa Monica Pier. With a sufficiency rating of 8.2, the bridge will be replaced with a 4.5-foot wider structure. UNICO performed a constructability review, and a biddability review to identify errors, omissions and conflicts of plans, specifications, and estimate. In addition, UNICO developed a project schedule to verify the number of working days.

Yolanda Miles

Labor Compliance | CPM Partners

Ms. Miles began her project and construction management career with the City of San Diego's Metropolitan Wastewater Department, supporting Project Managers, Engineers, and Inspectors on CIP projects including upgrades to Point Loma Wastewater Treatment Plant, sewer pump station maintenance, construction of Metro Bio Solids Center, North City and South Bay Wastewater Treatment Plants, Dairy Mart Bridge, and revegetation projects. She later gained contracts administration experience at San Diego International Airport on Terminal 2 West and Parking Structure and served as a construction management consultant on the SANDAG Mid-Coast Trolley Expansion Project from inception to closeout.

Years of Experience

- Total: 32
- With CPM: 9

Software Experience

- MS Word and Excel
- Prolog
- LCP Tracker / Labor Compliance
- State of California Department of Industrial Relations (DIR)
- Contractors State License Board
- Business Objects Enterprise (BOE)
- Virtual Project Manager (VPM)

Expertise

- Construction Administration
- Contract Administration
- Labor Compliance

Relevant Project Experience

AMF Facility Modifications and HFS Hydrogen Fueling System, San Bernardino, CA

Office Engineer. The SBCTA project is a new hydrogen fueling station supporting the first hydrogen-electric passenger train in North America, enabling fueling for the Zero Emissions Multi Unit (ZEMU) train on Metrolink's Arrow line. Ylonda manages document control, contractor payroll verification, labor compliance, correspondence, submittals, RFIs, SharePoint workflows, daily inspection reports, testing reports, meeting agendas and minutes, monthly bid item updates, Schedule of Values tracking, and various administrative tasks assisting the Resident Engineer and Inspector.

San Diego Unified Port District, Engineering and Construction Department, San Diego, CA

Project Administrator. Ylonda provided project administration for the H Street Extension and South Campus Demo Phase 4A Projects in Chula Vista, CA, supporting the Senior Construction Manager, inspectors, and contractors. She handled task authorizations, cost monitoring, truck manifests, invoice review, accruals, and document control. Afterward, she managed the Engineering Department's Records Retention Program, ensuring proper destruction of records per district policies.

Mid-Coast Corridor Transit Project, San Diego, CA

Project Technician. The Mid-Coast Trolley, a $2.1 billion project extending service from Old Town to University City, serves key hubs including Mission Bay, UC San Diego, and Westfield UTC. Ylonda supported construction staff with submittals, RFIs, logs, daily reports, labor compliance, invoices, licenses, records, meeting documents, safety and incident reports, and document control across multiple field offices and project sites.

Alex Janecek, PE, CCM, QSD

Project Scheduling | CPM Partners

Mr. Janecek is a California Registered Professional Engineer (PE), CMAA Certified Construction Manager (CCM), and Qualified Stormwater Developer (QSD) with 19 years of industry experience. His background spans construction, project management, and design engineering for general contractors, heavy civil builders, and structural engineering firms. With experience across all project phases—from design through closeout—Alex excels in schedule development and analysis, construction management, structural engineering, cost estimating, value engineering, field operations, contract compliance, and budget control.

Years of Experience

- Total: 19
- With CPM: 7

Education

- BS Structural Engineering, University of California, San Diego (2007)

Certifications

- Professional Engineer - CA #C80579
- Certified Construction Manager #30962
- Qualified SWPPP Developer
- OSHA 10 Hour Construction Safety
- SCRRA Railroad Safety Training (RWP)

Affiliations

- American Society of Civil Engineers
- Construction Management Association of America

Relevant Project Experience

Perris Valley Pipeline, Perris, CA
Project Scheduler. The Perris Valley Pipeline Project installed approximately 3,000 ft of 97" pipeline along and under the I-215 freeway using a micro tunnel boring machine (MTBM) to connect four shafts and reroute the existing waterline. Alex reviewed project schedules and monthly reports for quality, analyzed schedule risks and changes, and provided feedback on work durations and production rates.

Pump Station 1 Improvements & Modernization, San Diego, CA
Senior Scheduler. The project involved upgrading, rehabilitating, and modernizing Pump Station 1 (PS1), including replacing major components such as bar screens, pipe supports, pumps, shafts, and motors to ensure long-term system reliability. Improvements also included electrical and instrumentation upgrades, new monitoring systems, piping and valve replacements, safety and operational enhancements, sluice gate replacements, and concrete repairs. Alex confirmed all major activities were included and logically sequenced, verified durations and resources were reasonable, ensured the critical path and milestones were accurate, identified schedule risks, and established a reliable baseline for tracking progress.

Pure Water Program Project Scheduling Services: North City Water Pipeline, Dechlorination Facility and Subaqueous Pipeline, San Diego, CA
Project Scheduler. The project consisted of approximately 8 miles of 48-inch welded steel pipeline with six trenchless tunnel crossings and a Subaqueous Pipeline System (SAPL) featuring over one mile of HDPE piping and 11 laterals ranging from 65 to 505 feet. Alex reviewed the contractor's monthly schedule updates for compliance with project specifications, including pipeline production rates, equipment, and work restrictions. He prepared monthly schedule review reports outlining logic, variances, and critical paths, developed graphics showing project status, attended meetings to resolve schedule issues, and created as-built schedules in coordination with the contractor's three-week lookaheads.

Jon Schmid

Public Outreach | Cook + Schmid

Mr. Schmid is a public relations professional and community engagement expert with more than 20 years of experience. A former Pulitzer-nominated investigative journalist, he pioneered "community journalism," engaging directly with the public on critical issues. Building on that foundation, Jon has led teams that foster meaningful dialogue and community input to advance complex and often controversial projects, including the Port Master Plan, the Ocean Beach Pier Renewal, permanent supportive housing, and regional infrastructure initiatives. He has served as Vice President of C-3 San Diego, President of the San Diego chapter of Lambda Alpha, and currently serves on the AIA Regional Design Advisory Council and the Chamber's Land Use and Infrastructure Committee.

Years of Experience

- Total: 45
- With C+S: 22

Education

- MS Journalism, University of Missouri (1993)
- BS Journalism, Point Loma Nazarene University (1988)

Expertise

- Community Engagement
- Public Relations
- Media Relations
- Public Affairs Crisis Management
- Marketing Consulting
- Market Analysis & Research
- Advertising

Relevant Project Experience

Ortiz Corridor Improvements 2, San Diego, CA

Public Outreach. Jon Schmid leads public outreach for this federally funded utility infrastructure project involving replacement and rehabilitation of aging water and sewer mains in the Mid-City, City Heights, and Normal Heights neighborhoods. Under subcontract to Ortiz Corporation, he directs messaging, stakeholder coordination, and community liaison activities, including door-to-door notifications, council office coordination, and multilingual outreach to ensure effective communication throughout construction.

Oceanside Pier View Way Bridge and Lifeguard Headquarters Restoration/ Replacement, Oceanside, CA

Public Outreach. Jon Schmid leads public outreach and stakeholder engagement for the City of Oceanside's Pier View Way Bridge and Lifeguard Headquarters Restoration/Replacement Project. Working with Moffatt & Nichol and City staff, he directs communications supporting design development and CEQA environmental clearance. His responsibilities include overseeing public meetings, preparing outreach materials, coordinating with community stakeholders, and ensuring transparent communication throughout the planning and design phases.

Patrick Stanton, RPA

Environmental Monitoring | Statistical Research, Inc.

Mr. Stanton works as a Principal Investigator and is responsible for organizing and directing field projects, facilitating postfield analyses, and report writing. He specializes in bioarchaeology and human osteology and has been working in archaeology since 2000 and directing fieldwork since 2003. He has worked on or directed a variety of prehistoric and historical-period archaeological projects in the western United States, including in Arizona and California, as well as the U.S. Midwest, including in Kansas, Iowa, and northern Texas. His fieldwork experience includes archival research, survey, testing, and data recovery excavations, with special interest and specialization in human osteology and bioarchaeology.

Years of Experience

- Total: 25
- With SRI: 6

Education

- MA Anthropology, Wichita State University (2003)
- BA Anthropology, University of Tennessee, Knoxville (2000)

Registration

- Register of Professional Archaeologists (989159)

Relevant Project Experience

Camp Michael Monsoor Mountain Warfare Training Center Archaeological Survey, Naval Base Coronado, San Diego County, California, for Naval Facilities Engineering Command (NAVFAC) Southwest
Principal Investigator. The project consists of archaeological survey and site inventory of approximately 2,318 acres at Camp Michael Monsoor Mountain Warfare Training Center. During this project, Mr. Stanton has served as project manager and been responsible for supervising the project staff and editing the survey report. SRI has recorded 21 archaeological sites and 15 isolated resources for the project, which began in 2024 and is currently ongoing.

Naval Weapons Station (NWS) Seal Beach, Fallbrook Detachment, Archaeological Survey, San Diego County, California, for NAVFAC Southwest
Principal Investigator. The project consists of archaeological survey and site inventory of approximately 6,156 acres at NWS Seal Beach, Fallbrook Detachment. During this project, Mr. Stanton has served as project manager and been responsible for supervising the project staff and editing the survey report. SRI has recorded 118 archaeological sites and 22 isolated resources for this project, which began in 2024 and is currently ongoing.

Player's Course Redesign Project, Indian Wells, California, for Terra Nova Planning & Research, Inc., and the City of Indian Wells
Principal Investigator. The project consisted of archaeological testing to identify the likelihood of the presence of buried cultural deposits, in support of the Indian Wells Golf Course Player's Course Redesign project. During this project, Mr. Stanton served as project manager and was responsible for supervising the project staff, interfacing with City of Indian Wells officials and the Tribal Historic Preservation Office, and writing the testing report. This project was conducted in 2024.

Ammunition Supply Point Upgrade, Phase 2 (P-1310), for NAVFAC Southwest, Marine Corps Base Camp Pendleton, San Diego County, California
Principal Investigator. The project included demolition of existing ammunition magazines and construction of new magazines at MCB Camp Pendleton. SRI conducted limited field excavations and construction monitoring for the project. Mr. Stanton helped supervise the fieldwork and report writing. The project area was 128 acres. This project was undertaken between 2019 and 2022.

Years of Experience

- Total: 6
- With SRI: 4

Education

- MA Archaeology, Cornell University (2019)
- BA History, University of San Francisco (2014)

Registration

- Register of Professional Archaeologists (18165)

Jeanine Hoy, RPA

Environmental Monitoring | Statistical Research, Inc.

Ms. Hoy has been in archaeological research since 2019. She has conducted a variety of field, laboratory, and writing tasks, including archaeological survey, excavation, and construction monitoring, in California, Arizona, and Nevada. As a project director, she manages the day-to-day field operations and has the authority to make daily decisions on how and where best to deploy crews to meet project goals. She is also responsible for assuring crew safety. Ms. Hoy meets the Secretary of the Interior's Professional Qualification Standards for Archeology and is a Registered Professional Archaeologist. She meets the California Department of Transportation's Professionally Qualified Staff Standards for a Co-Principal Investigator and is listed on Statistical Research, Inc.'s (SRI's), U.S. Department of the Interior Bureau of Land Management Cultural Resource Use Permit as a field director.

Relevant Project Experience

Camp Michael Monsoor Mountain Warfare Training Center Archaeological Survey, Naval Base Coronado, San Diego County, California, for Naval Facilities Engineering Command (NAVFAC) Southwest
Project Director. The project consists of archaeological survey and site inventory of approximately 2,318 acres at Camp Michael Monsoor Mountain Warfare Training Center. Ms. Hoy has supervised the field crew and been responsible for drafting the survey report. SRI has recorded 21 archaeological sites and 15 isolated resources for the project, which began in 2024 and is currently ongoing.

Naval Weapons Station (NWS) Seal Beach, Fallbrook Detachment, Archaeological Survey, San Diego County, California, for NAVFAC Southwest
Project Director. The project consists of archaeological survey and site inventory of approximately 6,156 acres at NWS Seal Beach, Fallbrook Detachment. Ms. Hoy has supervised the field crew and been responsible for drafting the survey report. SRI has recorded 118 archaeological sites and 22 isolated resources for the project, which began in 2024 and is currently ongoing.

Player's Course Redesign Project, Indian Wells, California, for Terra Nova Planning & Research, Inc., and the City of Indian Wells
Project Director. The project consisted of archaeological testing to identify the likelihood of the presence of buried cultural deposits, in support of the Indian Wells Golf Course Player's Course Redesign project. Ms. Hoy supervised the mechanical excavation of six trenches and the recordation of surface artifacts. This project was conducted in 2024.

Ammunition Supply Point Upgrade, Phase 2 (P-1310), Project Change No. 67, Domestic Water Line Installation and Maintenance, for Soltek Pacific Construction and NAVFAC Southwest, Marine Corps Base Camp Pendleton, San Diego County, California
Crew Chief. This project consisted of monitoring trenching, grading, and backfilling associated with switching a water supply to an existing 7,000-gallon domestic water tank (from an existing booster-pump station) to a recently constructed water-pump station. Ms. Hoy was one of the archaeological monitors for the project, which was undertaken in 2023.

Matt Love, PE, GE

Materials Testing Project Manager | Geocon Consultants

Mr. Love is a senior engineer with over 13 years of geotechnical engineering experience throughout Southern and Northern California. He has spent the majority of that time as a project level engineer and manager for preliminary evaluations through construction stages of residential and commercial development and provided oversight of laboratory operations and field personnel. Mr. Love has the reputation for providing practical geotechnical solutions and maintaining reliable and timely consultation services for clients and design professionals.

Years of Experience

- Total: 13

Education

- BS Civil Engineering, California State Polytechnic University, San Luis Obispo (2011)

Registrations

- Professional Engineer - CA #C84154
- Geotechnical Engineer - CA #3238

Certifications

- Nuclear Density Gauge

Affiliations

- American Society of Civil Engineers

Relevant Project Experience

City of San Diego Sewer and Water Group, Pipeline Replacement project, Sorrento Valley, CA

Senior Engineer. Mr. Love served as Geocon's Senior Engineer, overseeing the technical execution of the geotechnical investigation for the proposed Pipeline Replacement Project. His responsibilities included developing the exploration plan, coordinating field logistics, and providing engineering oversight during drilling and sampling activities. Mr. Love also performed utility mark-outs to support safe and efficient field operations and reviewed subsurface data to evaluate soil and groundwater conditions. Geocon was retained by the City of San Diego under an on-call contract for the replacement of approximately 5,130 feet of vitrified clay (VC) sewer pipeline and approximately 5,020 feet of VC water pipeline.

Padre Dam Municipal Water District, Cordial Road Pipeline Replacement, San Diego County, CA

Senior Engineer. Geocon performed testing and observation services for the Cordial Road Water Main Repair Project. The project's purpose was to repair a water main pipe that had burst, causing a section of Cordial Rd to collapse and form a sinkhole, in addition to leaving nearly 200 homes without water. Mr. Love was the project manager and oversaw our scope of work which included performing in-place density tests during preparation and placement of sidewalk subgrade, pavement subgrade, and asphalt concrete pavement; geotechnical consultation; laboratory testing; and the preparation of a final letter report that contained our conclusions and recommendations. The water main was repaired in less than ten hours to restore water to the affected people in the surrounding area. Infrastructure damage continued to be assessed and repaired as needed, with Geocon continuing to provide observation and testing services.

Padre Dam Municipal Water District, Camino Canada Water Main Repair, El Cajon, CA

Senior Engineer. Geocon performed compaction testing and observation services during the emergency water main repair project located on Camino Canada within the City of El Cajon in San Diego County, California. Mr. Love was project manager and provided our scope of work for the project, including in-place density tests during backfill, in-place density tests during the preparation and placement of aggregate base and asphalt concrete pavement, geotechnical consultation, laboratory testing, and the preparation of a Final Report of Testing and Observation Services.

James Atkinson, CET

Senior Field Technician | Geocon Consultants

Mr. Atkinson has over 28 years of professional experience performing the duties of a senior field technician including inspection and testing of shallow foundations, deep foundations, pavement subgrades, chemical stabilization of soil, mass grading, MSE wall construction, heavy highway construction, asphalt, structural masonry, and reinforced concrete construction.

Years of Experience

- Total: 28

Education

- BS Geology, Southwest Missouri State University

Certifications

- NICET-G.E.T./Generalist Level I
- NICET-G.E.T./Construction Level II
- ACI Field Testing Technician Level I
- ICC Structural Masonry Special Inspector
- ICC Soils Special Inspector
- ICC Reinforced Concrete Special Inspector
- City of SD Structural Masonry
- City of SD Reinforced Concrete
- Nuclear Density Gauge
- Radiation Safety Officer
- OSHA 10 Hour Construction
- First Aid / CPR

Affiliations

- ASCET

Relevant Project Experience

Otay Ranch Village 8 West Utility Improvements, Chula Vista, CA
Senior Field Technician. Geocon performed testing and observation and special inspection services during the City's water line improvements, backbone storm drain, surface improvements, backbone potable/reclaimed water, sewer and in-tract improvements. Our services included compaction testing and backfill, soil laboratory testing, crushed aggregate base laboratory testing, asphalt concrete laboratory testing, and welding inspections. Mr. Atkinson performed inspection and observation of concrete construction.

Alvarado Sewer Improvements, La Mesa, CA
Senior Field Technician. Geocon was retained to provide testing and observation for the Alvarado sewer channel near Fletcher Parkway in the City of La Mesa, California as part of our On-Call contract. Throughout the project, we provided in-place density and moisture content tests, laboratory testing on backfill material, geotechnical consultations, and prepared a report of our services. Mr. Atkinson provided testing and observation during the utility trench backfill.

Padre Dam Municipal Water District, 42-Inch Los Coches Pipe Repair, Lakeside, CA
Senior Field Technician. Geocon performed compaction testing and observation services during the water main repair project between Los Coches Road and the Los Coches Creek in Lakeside, California. We provided compaction testing and observation services during repair operations of the water lines. Mr. Atkinson provided testing and observation during the utility trench backfill.

Otay 2nd and 3rd Pipelines, Chula Vista, CA
Senior Field Technician. Geocon performed compaction testing and observation services during construction of the Otay 2nd Pipeline and offsite improvements at Otay Ranch Village 8 West. We prepared separate reports for each of the four pipelines. Additionally, Geocon performed pipeline cement-mortar lining observations to report any cracks thicker than 1/16 of an inch. Mr. Atkinson served as an inspector during the project.

Jim Allison, ICC, CWI

Special Inspector | Geocon Consultants

Years of Experience

- Total: 25

Certifications

- ICBO/ICC Reinforced Concrete Inspector
- ICBO/ICC Structural Steel and Welding Inspector
- ICBO/ICC High-Strength Bolting
- ICBO/ICC Pre-stressed Concrete
- American Welding Society
- ACI Grade I Concrete Technician
- ASNT Penetrant, Magnetic Particle, and Ultrasonic Testing - Level II

Mr. Allison has 25 years of experience performing and managing inspections for structural steel, welding, high-strength bolting, reinforced concrete, and post-tensioned concrete across various markets. He holds certifications from the International Code Council, the American Concrete Institute, and the American Welding Society. His experience encompasses a wide range of projects, including public infrastructure, state and municipal facilities, commercial and residential developments, educational institutions, energy and sustainability projects, and specialized industrial structures. As a special inspector, Mr. Allison is responsible for overseeing field inspections, verifying compliance with engineering specifications and building codes, conducting structural assessments, reviewing materials testing, and coordinating with project teams.

Relevant Project Experience

Eastern Service Area Secondary Connection Project, El Dorado Parkway, Padre Dam Municipal Water District, San Diego County, CA
Special Inspector. Conducted welding inspections for the Eastern Service Area Secondary Connection Project, a major water infrastructure improvement program. The project included a new 1.75-million-gallon circular concrete reservoir, masonry pump station, and flow control facility, along with associated off-site pipelines, retaining walls, and a surge tank foundation. Jim performed welding inspection and magnetic particle testing for the installation of the project's off-site water mains and associated connections for compliance with project specifications and applicable codes.

Rios Canyon Pump Station, Padre Dam Municipal Water District, El Cajon, CA
Special Inspector. Geocon provided geotechnical engineering and special inspection services for the construction of a 320-cubic foot surge tank, new pipe connections, suction pressure relief valves, and trench repaving. Services included compaction testing for the surge tank pad grading, trench backfill, and pavement, with a soil technician conducting in-place density tests during these operations. Mr. Allison conducted welding inspections and observation of concrete grout placement.

Grossmont Tank Repairs, Padre Dam Municipal Water District, El Cajon, CA
Special Inspector. Geocon provided special inspection services for this rehabilitation project which encompassed selective demolition, repairs, and refurbishment of various structural and electrical components within the tank. This included surface preparation and recoating of interior surfaces, as well as the installation of new and refurbished structural and electrical elements according to the contract drawings and specifications. Mr. Allison conducted welding inspections.

Cordial Road Pipeline Replacement, Padre Dam Water District, El Cajon, CA
Special Inspector. Geocon provided quality assurance materials testing and inspection services during the Cordial Road Pipeline Replacement Project, which involved the replacement of existing water pipelines and associated improvements within residential streets in El Cajon. The project included trench backfilling, subgrade preparation, and placement of new asphalt concrete pavement along the reconstructed roadway corridor. Mr. Allison conducted paving inspections.

Ben Dias, PCI, NACE III

Special Inspector | CSI Services

Mr. Dias has over 20 years of experience in coating inspection, following a successful career as an industrial coater with more than 75 completed projects. He has provided QA/QC coating installation verification on a wide range of projects including water treatment plants, refineries, bridges, storage tanks, pipelines, and amusement park attractions.

His coatings experience includes inorganic zincs, epoxies, coal-tar enamels, coal-tar cut-backs, vinyls, urethanes, alkyds, acrylics, vinyl esters, PVC linings, and numerous 100% solids by volume thick-film systems. He is well-versed in surface preparation techniques such as power tool cleaning, abrasive blasting, hydroblasting, and acid etching, performed in both shop and field environments on steel, concrete, aluminum, masonry, and other substrates. His application expertise spans airless, conventional, and plural-component spray systems.

Ben is highly experienced in the use of coating inspection instrumentation including pull-off adhesion testers, ultrasonic gauges, moisture meters, holiday detectors, hardness gauges, pH meters, voltmeters, and various reference cells. He is proficient in applying NACE, SSPC, and ASTM standard test methods.

Years of Experience

- Total: 20

Certifications

- SSPC Protective Coating Inspector (PCI), Certificate #22251
- NACE International Certified Level III Coatings Inspector, Certificate #24376
- Certified SSPC QP5 Level III Coating Inspector
- SSPC-C3 Certified Supervisor for Deleading of Industrial Structures
- Fall Protection
- H2S Entry
- CPR/First Aid
- Confined Space
- Respiratory Protection
- Lead Abatement

Affiliations

- SSPC: The Society for Protective Coatings
- NACE International
- American Water Works Association

Relevant Project Experience

- Poseidon/San Diego County Water Authority – Carlsbad Desalination Plant
- Placer County Water Agency – Three Water Storage Tanks
- Aera Energy – Four Storage Tanks
- Valencia Water Company – Three Water Storage Tanks
- British Petroleum, Long Beach – Three Storage Tanks
- City of Burbank – Clarifier and Vessels
- Golden State Water Co. – Two Water Storage Tanks
- Monterey RWPCA – Concrete Structure Rehabilitation
- City of Greenfield – Two Water Storage Tanks
- Sanitation District of Los Angeles County – Numerous Structures
- City of Vista – Water Park Slide Rehabilitation
- Newhall County Water District – Water Storage Tanks
- City of Simi Valley – Water Storage Tanks
- UCLA – Acid Vessel
- Inyo County – Two Water Storage Tanks
- Eastern Municipal Water District – Four Water Storage Tanks
- City of Fullerton – Two Water Storage Tanks
- Vintage Petroleum – Numerous Storage Tanks
- City of Westborough – Two Water Storage Tanks
- Chevron Pipeline Co. – Four Vessels
- Monterey County – Ocean Seawall Rehabilitation
- State of Hawai'i – Aloha Stadium Recoating Project

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UNICO ENGINEERING

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City of Oceanside

Downtown Water and Sewer Replacement, Phase II

Cost Proposal

		UNICO Engineering							CPM Partners		Geocon							Cook + Schmid					Statistical Research									
		Cesar Montes de Oca, PE Principal In Charge/ Construction Manager	Hossein Naghibzadeh Assistant Construction/ Safety Manager	Aykut Altindis, PE Assistant Construction Manager	Anthony Riddell Construction Inspector	Construction Inspector (OT)	Construction Inspector (Night Work)	Lisa Valle Office Engineer	Scheduling	Labor Compliance	Senior Engineer	Project Engineer	Sr. Staff Engineer	Word Processor	Field Technician	Special Inspector	Special Inspector (Ultrasonic Testing)	President & CEO	Project Manager	Outreach Specialist	Account Coordinator	Graphic Designer	Senior Principal Investigator	Principal Investigator	Project Director	Archaeological Monitor	GIS Manager	Managing Editor	Editor	Production/Graphics Staff	Logistics Coordinator	Administrative Assistant	
	Direct Labor Rate	$108.17	$82.50	$84.13	$68.25	$102.38	$76.78	$48.38	$95.50	$65.00	$75.00	$50.00	$36.50	$33.00	$64.18	$65.96	$67.96	$120.00	$43.00	$50.00	$32.00	$95.00	$62.50	$47.42	$37.14	$31.00	$45.12	$42.38	$30.31	$28.03	$45.00	$27.95	
	Overhead Rate	154.64%							124.00%		181.88%							46.00%					135.08%									
	Fee	10%							10%		10%							10%					10%									
	Bill Rate	$302.99	$231.09	$235.65	$191.17	$286.76	$215.07	$135.51	$235.31	$160.16	$232.55	$155.03	$113.17	$102.32	$199.00	$204.52	$210.72	$192.72	$69.06	$80.30	$51.39	$152.57	$161.62	$122.62	$96.04	$80.16	$116.67	$109.59	$78.38	$72.48	$116.36	$72.28	
Task #	***Task Description***	***Hours***																														***Total***
1	Pre-Construction Phase	10	20	80	40		20	80	80																							$ 68,118.01
2	Construction Management Phase	975	130	2600	5200	650	2600	5200		780																						$ 3,507,403.98
3	Post-Construction Phase	15	20	40	20			80																								$ 33,257.17
4	Schedule Review								760																							$ 178,837.12
5	Materials Testing and Special Inspection										26	100	15	2	1400	280	40															$ 367,749.02
6	Environmental and Permit Compliance																						160	600	1144	1904	300	4	120	56	80	24	$ 421,879.50
7	Public Outreach																	100	1000	1300	1300	100											$ 274,786.60
	Totals	**1000**	**170**	**2720**	**5260**	**650**	**2620**	**5360**	**840**	**780**	**26**	**100**	**15**	**2**	**1400**	**280**	**40**	**100**	**1000**	**1300**	**1300**	**100**	**160**	**600**	**1144**	**1904**	**300**	**4**	**120**	**56**	**80**	**24**	**$ 4,852,031.40**

Other Direct Costs	**$ 72,250.00**
Geocon - Lab Testing	$ 12,250.00
Coating Inspection (CSI)	$ 40,000.00
Cook + Schmid (Mailers)	$ 10,000.00
Cook + Schmid (Mileage)	$ 10,000.00

Escalation	**$ 110,994.13**
UNICO Engineering	$ 86,813.71
CPM Partners	$ 8,082.17
Geocon	$ 9,213.68
Cook + Schmid	$ 6,884.57
Statistical Research	$ 10,569.87

Total	**$ 5,035,275.53**