



NATIVITY OF CHRIST GREEK ORTHODOX CHURCH

⊕ faith ⊕ love ⊕ community ⊕



Request for Qualification & Conceptual Budget Package



McDevitt
CONSTRUCTION
PARTNERS

Table of Contents

- 1. Letter of Interest**
- 2. Preconstruction Process**
- 3. Construction Administration**
- 4. Local Market Strategy**
- 5. Project Staffing**
- 6. Relevant Experience & References**
- 7. Cost Proposal**
- 8. Alternates List**
- 9. Scope of Work Clarifications**

May 28th, 2025

Nativity Board Members & Design Team,

With great enthusiasm, the McDevitt Construction team is sharing our Letter of Interest / Qualifications for your consideration. When we came across the Design Review application, we were persistent in reaching out because projects that our team feels a connection to are the most rewarding for us to pursue and build.

McDevitt Construction has proudly served the local community since 1976. Over the last 48 years, we have built our reputation on long-standing relationships, with the majority of our business coming from repeat clients and word of mouth. Our team is known for our commitment to honesty (an open book mentality), reliability, communication, quality craftsmanship, and pride in "what we do".

This opportunity is especially meaningful to us as many of our team members live and raise their families right here in Marin County. The chance to be part of a project that will directly benefit our own community is something we take great pride in.

Our experience includes a wide range of community-focused work, sacred spaces, nonprofit organizations, education centers/schools, and (much needed) affordable housing. We're particularly comfortable with complex, detail-oriented builds and know how to navigate the unique needs of projects like this. **Our history and success properly phasing / scheduling construction around the needs of "ownership operations" has been a major factor in previous projects and satisfying our long term clients.**

We also bring a collaborative and budget-conscious approach to every job and client. We've worked extensively in design-build settings and pride ourselves on being a strong preconstruction partner. Our team is proactive with value engineering and finding creative ways to maintain design intent / quality, while saving time and cost wherever possible.

We would be happy to answer any questions, provide a list of client references, or anything else needed during the process.

Sincerely,



Phillip Raymann, President
McDevitt Construction Partners, Inc.

phillip@mcdevittconstruction.com

Cell: (650) 207-8567

Preconstruction Process

McDevitt's Construction Process:

McDevitt has built its reputation by delivering value through strategic preconstruction services. Our intensive, collaborative preconstruction efforts lay the groundwork for successful construction phases. We prioritize detailed planning, risk mitigation, cost management, and open communication among all stakeholders before any physical work begins. This process is often repeated and refined throughout the project's evolution, from design development to the completion of construction documents.

- Estimating
- Constructability Review
- Quality Assurance
- Value Engineering
- ADA/Code Compliance
- Life Cycle Analysis
- Subcontractor Selection
- Material Procurement

Software used for estimating & Document Management:

- Bluebeam Revu
- Buildr
- Sage 300 Construction & Real Estate
- On-screen takeoff (OST)
- Excel
- EarthCalc
- BIM

Approach to Constructability & Design Collaboration:

Our ideal approach to constructability and design collaboration involves integrating our construction knowledge early in the design phase to ensure that the project is not only buildable but also cost-effective, safe, and efficient. Our approach relies on cross-disciplinary coordination, clear communication, and technology-driven workflows.

- **Early Contractor Involvement:** Review materials, methods, sequencing, access and construction risk
- **Integrated Project Team:** Owner, architect, engineers, contractor, and key trades.
- **BIM Driven Coordination:** Clash detection and digital collaboration. MEPF coordinated with structural and architectural components to resolve issues before construction.
- **Constructability Reviews:** Formal reviews at each design milestone e.g., SD, DD, CD
- **Design-Assist or Design-Build Participation:** Involve specialty trades in design assist to contribute technical and constructability insights.
- **Value Engineering:** Apply VE not just for cost-cutting but for improving function, reducing complexity, and increasing efficiency.

Construction Administration

Project Controls

McDevitt utilizes Sage 300 Construction and Real Estate as our primary project control and construction administration platform. Within Sage 300, we utilize the Project Management module along with other integrated modules to manage all aspects of construction administration, including:

- Project Costs
- Budgets
- Progress
- Submittals
- Potential Change Events
- Change orders

Sage 300 offers the flexibility to integrate with a variety of third-party platforms, including Procore and Autodesk Build, allowing McDevitt to adapt seamlessly to each client's preferred project management systems. We are experienced in working across a wide range of software environments and have successfully utilized platforms such as Newforma, Procore, ProjectSight, Vista, and Viewpoint on past projects. This adaptability ensures smooth collaboration, efficient information exchange, and alignment with client workflows and expectations.

Change Order and Cost Tracking Procedures

McDevitt follows a structured and transparent process for managing change orders and tracking associated costs. When a change is identified in the field, the subcontractor submits a Request for Information. McDevitt then reviews it against the plans and specifications to confirm the change is valid and works with the subcontractor to develop a proposed correction. The item is formally submitted to the design team, and once a response is received and incorporated, a Request for Change is issued.

For changes initiated by the owner or architect, McDevitt verifies the applicable scopes and requests detailed pricing from subcontractors, including cost and schedule impacts.

Proposals are reviewed for accuracy and completeness. Once acceptable, a Request for Change is submitted to the owner and architect for review and approval. A change order log tracks which requests are approved or rejected. At month-end, approved Requests for Change are combined into the Owner Change Order, issued alongside the payment application, associated change orders, and contingency log. This ensures clear documentation, stakeholder alignment, and accurate cost tracking throughout the project.

Local Market Strategy

Strategy For Engaging Marin County/North Bay Subcontractor Base:

To engage the subcontractor base, we draw on our extensive regional experience and a well-established network built over years of successful projects. We maintain strong relationships through targeted outreach and clear, segmented communication. Bid opportunities are actively posted on local Builders Exchanges, where we highlight our reliability and steady pipeline of work.

By fostering open and responsive communication, we ensure local subcontractors are not only included but set up for success—recognizing that their achievements directly support our own. We are committed to building long-term, mutually beneficial partnerships within the local market.

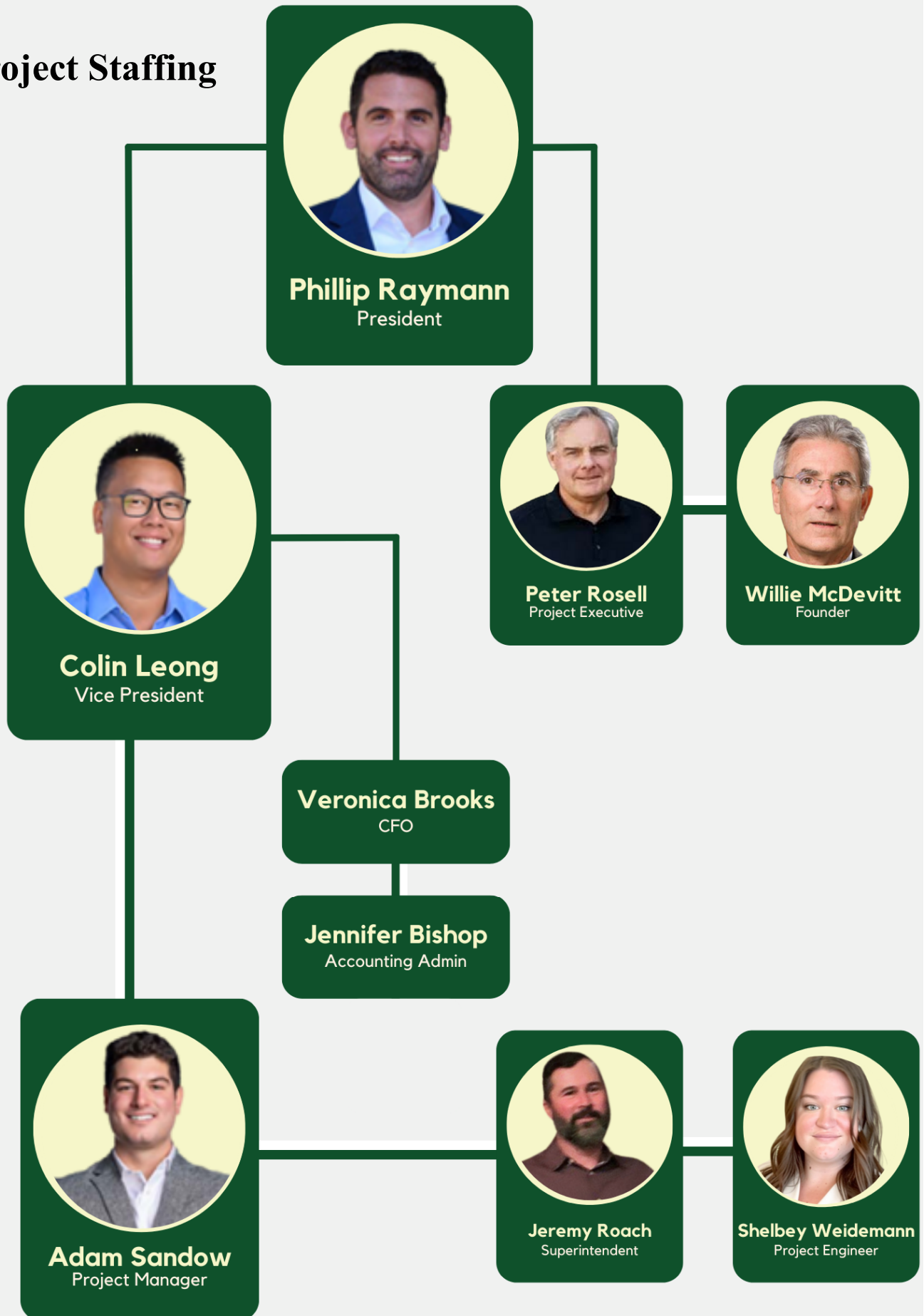
Subcontractor Prequalification Methods:

Our subcontractor prequalification process ensures we partner with reliable, experienced teams who meet our safety, financial, and performance standards. We evaluate each subcontractor's trade experience, years in business, project history, insurance coverage, capacity, safety record, and references. This vetting process helps us build a dependable roster of qualified local partners, ensuring quality work and minimizing project risk.

Manpower Forecasting & Workforce Tracking Tools:

Running a lean internal team allows McDevitt Construction to stay agile and efficient, relying on strong communication, scheduling, and subcontractor performance rather than internal labor forecasting to keep projects on track. Because we rarely self-perform work, the responsibility for labor planning shifts primarily to the subcontractors. Our focus is on project management, coordination, and oversight. Managing subcontractors to deliver high-quality work on time is our focus.

Project Staffing





Industry: 25 years

Professional Registrations

LEED® Accredited Professional

Phillip Raymann

McDevitt Construction Partners
President
Phillip@McDevittconstruction.com
Cell (650)-207-8567

Education

San Jose State University
Bachelor of Science, Business Management

As President responsibilities include review, process, and coordinate construction from preconstruction through project closeout. Coordinates subcontractor field activity; manage CPM schedule; create and deliver progress reports; manage materials procure and monthly payment requisitions. Preconstruction duties include client interviews, take-offs, preparing bid packages, drafting bid scopes, value engineering, and owner/architect interface.

Experience

HWB Veteran's & Workforce Housing | \$35M

Novato, CA

Redevelopment of 4 acres into (50) units Veteran's & Workforce housing, 17k sqft teaching kitchen and horizontal infrastructure . Preconstruction budget, design assist and design build MEPF services.

190 Mill St - Johnathan's Place| \$14M

San Rafael, CA

New (4) Story mixed use building with on and off site improvements. First floor parking. Second floor homeless shelter. Third and Fourth floor affordable housing (32) units. Includes a commercial kitchen and retail space.

1990 Folsom | \$110M

San Francisco, CA

143-unit affordable housing development. The Project is comprised of 12,300 square feet of ground floor retail space, 4,500 SF of ground floor child care space, and 3,000 SF of resident common areas and property management spaces. The design features an 14-story, Type I building.

Mission Bay Block 6E | \$71M

San Francisco, CA

The affordable housing project is comprised of 143 residential units, 10,000 sq. ft. of retail, a 41 space above-ground parking structure, and associated amenity spaces. The design features a 5 story Type III building over podium, Type V townhomes and a publicly accessible pedestrian pathway on the Western side of the site.

Mission Bay Block 7W | \$65.6M

San Francisco, CA

Mission Bay Block 7W consists of 230,000 sq. ft. of mixed-use, affordable residential/ retail. The building contains ground-level, active-street-front retail along Fourth Street, 200 one- and two- bedroom rental units, a 100-space parking structure, at-grade and podium-level courtyards, common amenity spaces for residents, and accessory use spaces.

St. Anthony Foundation Dining Room / Mercy Senior Housing | \$40.25M

San Francisco, CA

New ten-story concrete high-rise. The basement, first and second floors house St. Anthony Dining Room food preparation and storage, a commercial kitchen, and dining hall. Floors three through 10 contain administrative offices and services and 90 units of senior housing. Type I over podium with basement, LEED® Silver.



Industry: 11 years

Professional Registrations

LEED® Accredited Professional

Colin Leong

McDevitt Construction Partners
Vice President
Colin@McDevittconstruction.com
Cell (707) 755-4050

Education

California Polytechnic State University
Bachelor of Science, Construction Management

As Vice President and Project Manager, I facilitates buy-out; prepares subcontracts and purchase orders; provides contract administration; reviews, processes and coordinates shop drawings; coordinates subcontractor field activity; manages project start-up and close-out; manages CPM schedule; creates and delivers progress reports; procures materials and manages monthly payment requisitions; tracks and delivers cost and labor reports; handles quantity and material take-offs; and interfaces with regulatory agencies. Preconstruction duties include client interviews, take offs, preparing bid packages, drafting bid scopes, value engineering and design team coordination. I also specialize in MEPF trade coordination and have deep technical understanding of how system operate and interface.

Experience

BMW San Rafael | \$6.8M

San Rafael, CA

Auto showroom remodel and expansion including a new high-performance storefront, Parex EIFS cladding, structural column modifications, interior reconfiguration, and code compliance upgrades.

Lexus of Marin | \$11M

Marin, CA

Renovation and expansion of the dealership with a larger showroom, new service bays, and a raised showroom roof for increased ceiling height. Site work involved regrading, additional detail bays, new LED lighting, updated signage, and bioswales for stormwater treatment.

Future Auto Center of Concord | \$17M

Concord, CA

Multi-phase project involving facility transitions for CDJR, Hyundai, and Lincoln. Work included service building remodels, structural and façade upgrades, new storefronts, interior finishes, ACM panels, elevator installation, upper floor additions, and extensive site improvements.

BMW Concord | \$6M

Concord, CA

Complete showroom remodel included a 10,000 Sqft building addition for service center and exterior canopy. Project consist of 2 phase to allow for the continued operation of the existing facilities for the showroom and the service centers.

2515 El Camino Real | \$40M

Palo Alto, CA

New construction mixed-used building with three levels including retail space, office space, and residential condominiums.

Mission Bay Block 6E | \$71M

San Francisco, CA

143 residential units, retail, a above-ground parking structure, and associated amenity spaces. The design features a 5 story Type III building over podium.

Venue Apartments (Mission Bay Block 3W) | \$49M

San Francisco, CA

A five-story building with 147 units of high-end, market-rate apartments. Type III metal stud over Type I podium, 127,277 sq. ft.



Peter Rosell

McDevitt Construction Partners
Project Executive

Peter@McDevittconstruction.com
(707)763-3000

Education

Georgetown University
Bachelor of Science, Business Administration

Industry: 50 years

Abbreviated Project List:

101 Caledonia / Marin Theater	Hansel Volkswagen
American AgCredit	Henry Curtis Ford
Balletto Winery - Hospitality Improvements	Hilltop Restaurant
Balletto Winery - Phase 2 Expansion	Humane Society of Sonoma County
Bank of Marin - Corte Madera	Infinity Marin
Bank of Marin - Mill Valley	Lanahan & Reilley Professional Building
Bartlett Tree Experts	Lexus of Marin
Birkenstock Tenant Improvement	Lucasfilm, Skywalker Ranch Guest Facilities
Bluewave Express Carwash	Marin Country Club
BMW Motorcycle	Marin Subaru
Bohemian Grove Kitchen	Nissan Marin
Community Church of Sebastopol	Petaluma Blvd. Cinemas
Congregation Beth Ami	Schoonmaker Building
de Lorimier Winery	Sebastopol Charter School
El Pueblo Inn	Sonoma Mission Inn & Spa
Evangelical Free Church of Walnut Creek	Sonoma Mountain Brewery
First Presbyterian Church	Splash Express Carwash - Cleveland Ave.
Hansel Acura	Splash Express Carwash - West College Ave.
Hansel BMW	St. Francis Winery
Hansel Car Wash/Detail Building	Summit State Bank
Hansel Ford Lincoln	The Cantina Remodel - Mill Valley
Hansel Honda	Tiburon Baptist Church
Hansel Parts Building	Toyota Marin Direct Sales
Hansel Subaru	Toyota Marin Pre-Owned Certified
Hansel Subaru/VW Service Building	Volvo Cars Marin
Hansel Toyota	Westminster Presbyterian Church



William H. McDevitt

McDevitt Construction Partners
Founder

Willie@McDevittconstruction.com
(707)763-3000

Education

University of Portland

Industry: 51 years

Abbreviated Project List:

101 Cal Amy's Kitchen Factory & Offices (15 projects)
Bandiera Winery
Bank of Marin, 3 Branches and Corporate Office
Bibbero Systems (3 buildings)
Birkenstock Office Building
Bon Air Center Site Refresh
Clover Stornetta Milk Plant (Multiple Projects)
CSAA Offices & Call Center
Deerfield Ranch Winery
E O Products Production & Offices
Exogan-ILM Special Effects Stages
Friedman's Home Improvement, Sonoma and Santa Rosa
Ghilotti Bros. Corporate Offices
Greenbrae Management Office Building
Hansel BMW/VW/Subaru/Ford/Mazda
Helen Vine Treatment Center
Hilltop 1890 Restaurant
Hudson Distributing
Inn Above Tide (5 projects)
Kendall-Jackson Winery (8 projects)
Lace House Linen
Lagunitas Brewing Company
Lexus of Marin
Marin Self Storage
Masonic Lodge Seismic Retrofit
Napa Tower Plaza Shopping Center
Northern Trust Bank
Open MRI
Petaluma Girls & Boys Club
Price Auto Museum
River Montessori School (2 projects)
River Rock Casino Offices
Seafood Peddler Restaurant
Social Security (Historic Building Rehab)
St Patrick's Senior Housing
St. Francis Winery
Star Academy School
Tamalpais Bank 3 Branches and Corporate Offices
Toyota of Sunnyvale
Trinity Lutheran Church Classroom Remodel
United Parcel Service (2 Buildings)



Industry: 11 years

Professional Registrations

Licensed General Contractor

Licensed Realtor®

LEED® Accredited Professional

Adam Sandow

McDevitt Construction Partners

Project Manager

Adam@McDevittconstruction.com

Cell (415) 889-8825

Education

University of North Florida

Bachelor of Science, Construction Management

Adam is a Project Manager with a comprehensive set of responsibilities that span across client relations, estimating, budgeting, value engineering, project management, and overseeing the entire project lifecycle from preconstruction to closeout. His extensive background in real estate investment and commercial real estate brokerage complements his construction and development expertise, allowing him to provide well-rounded guidance to project teams at all levels of the industry. In his role as a Project Manager, Adam is responsible for coordinating subcontractor field activities, managing schedules and providing accurate timelines, creating and delivering progress reports, procuring materials, and preparing monthly payment requisitions. With a strong foundation in both the construction and real estate sectors, Adam leverages his diverse skill set to ensure project success and client satisfaction.

Experience

Honda San Carlos | \$6.5M

San Carlos, CA

Ground up Honda showroom with site infrastructure upgrades and designated EV parking.

Cadillac Marin | \$3.5M

San Rafael, CA

Renovation of a Cadillac Showroom, Service Center, and building façade.

INEOS Grenadier Marin | \$.5M

San Rafael, CA

Re-branding remodel of an existing 15,000 sq. ft. auto dealership building

Fredrick Douglas Haynes—1049 Golden Gate Ave | \$100M

San Francisco, CA

Major rehabilitation of a 104 unit family housing complex and expansion of the community center.

1990 Folsom | \$110M

San Francisco, CA

143-unit affordable housing development. The Project is comprised of 12,300 square feet of ground floor retail space, 4,500 SF of ground floor child care space, and 3,000 SF of resident common areas and property management spaces. The design features an 14-story, Type 1 building.

Four Seasons Hotel | \$1.2M

San Francisco, CA

4600 SF tenant improvement features a sales experience room and sales gallery, offices, new bathroom and kitchenette with high end finishes, hard wood flooring, wallcoverings, & jewel box paneling.

Presidio Gorgas Rehabilitation | \$13M

San Francisco, CA

The rehabilitation and adaptive re-use of 4 historic structures on Gorgas Avenue. Three of the project's buildings were originally warehouse type structures and the 4th building was an administrative building.

Waste Water Treatment Plant Phase 1 | \$19M

St. Johns County, Florida

All site work, filling & grading, seeding & sodding, drainage, fencing, sedimentation & controls. All piping working, including yard piping, raw wastewater headworks influent piping, fittings & associated valves.



Industry: 25 years

Jeremy Roach

McDevitt Construction Partners
Superintendent
Jeremy@McDevittconstruction.com
Cell (707) 494-2156

Jeremy is a highly experienced Superintendent with over two decades at McDevitt Construction, he has successfully led multi-million dollar projects, ensuring quality craftsmanship, adherence to safety regulations, and timely project completion. His expertise spans new construction, extensive renovations, and tenant improvements across various industries.

As a Superintendent, Jeremy is responsible for managing on-site operations, supervising field teams, and ensuring all equipment, materials, and resources are available to keep projects running smoothly. He enforces safety protocols, maintains orderliness on-site, and ensures all work meets design specifications and regulatory requirements. Known for his excellent communication, problem-solving skills, and professionalism, Jeremy takes initiative in resolving challenges and driving projects to success. His ability to collaborate with project managers, subcontractors, and stakeholders makes him a reliable leader.

Experience

30 Joseph Court Residential Substance Use Treatment Center | \$5M

San Rafael, CA

Transform an existing firehouse into a 15-bed, short-term residential substance use and mental health treatment center.

Lexus of Marin | \$11M

Marin, CA

Renovation and expansion of the dealership with a larger showroom, new service bays, and a raised showroom roof for increased ceiling height. Site work involved regrading, additional detail bays, new LED lighting, updated signage, and bioswales for stormwater treatment.

190 Mill St - Johnathan's Place | \$14M

San Rafael, CA

New (4) Story mixed use building with on and off site improvements. First floor parking. Second floor homeless shelter. Third and Fourth floor affordable housing (32) units. Includes a commercial kitchen and retail space.

Veteran's/Workforce Housing | \$35M

Novato, CA

Redevelopment for 2.8 acres into veteran's housing, homeless services and overall common space site, landscaping and community garden.

BMW Concord | \$6M

Concord, CA

Complete showroom remodel included a 10,000 Sqft building addition for service center and exterior canopy. Project consist of 2 phase to allow for the continued operation of the existing facilities for the showroom and the service centers.

Hansel Toyota | \$4.6M

Petaluma, CA

Complete interior remodel, 4,000SF two story addition, new exterior façade, & site work

Hansel Subaru | \$3.1M

Santa Rosa, CA

New construction, single story 5,097 SF building



Industry: 7 years

Shelbey Weidemann

McDevitt Construction Partners
Project Engineer
Shelbey@McDevittconstruction.com
Cell (559) 575-3335

Shelbey is a proactive and detail-driven Project Engineer. Her responsibilities include tracking project schedules, costs, RFIs and submittals, ensuring timely responses and accurate documentation to keep projects moving forward. With strong problem-solving skills and a collaborative approach, Shelby excels at managing multiple project elements while maintaining clear communication between all stakeholders. Her ability to adapt to complex project demands and drive results makes her an essential part of the team.

Experience

30 Joseph Court Residential Substance Use Treatment Center | \$5 Million

San Rafael, CA

Transform an existing firehouse into a 15-bed, short-term residential substance use and mental health treatment center.

190 Mill St - Johnathan's Place | \$14M

San Rafael, CA

New (4) Story mixed use building with on and off site improvements. First floor parking. Second floor homeless shelter. Third and Fourth floor affordable housing (32) units. Includes a commercial kitchen and retail space.

BMW San Rafael | \$6.8 million.

San Rafael, CA

Auto showroom remodel and expansion including a new high-performance storefront, Parex EIFS cladding, structural column modifications, interior reconfiguration, and code compliance upgrades.

Lexus of Marin | \$11 million.

Marin, CA

Renovation and expansion of the dealership with a larger showroom, new service bays, and a raised showroom roof for increased ceiling height. Site work involved regrading, additional detail bays, new LED lighting, updated signage, and bioswales for stormwater treatment.

Jonathan's Place | \$14 Million

San Rafael

New (4) Story mixed use building with on and off site improvements. First floor parking. Second floor homeless shelter. Third and Fourth floor affordable housing (32) units. Includes a commercial kitchen and retail space.

Concord BMW Showroom | \$6 Million

Concord, CA

Complete remodel and enlargement of (E) Showroom and Service & Parts Department

Jam Foods | \$2.3 Million

San Rafael, CA

Conversion of existing warehouse to commercial food production facility

Westminster Presbyterian Church of Richards Bay | \$2.7 Million

Tiburon, CA

Renovation, expansion, and add Narthex

Project Staffing

Confirmation of Project Availability & Assignment Duration:

As of May 2025, we have completed \$48 million in work. Our current workload includes \$25 million across three active projects, all scheduled for completion or substantial completion between August and October 2025. With a current backlog of approximately \$10 million, our team is well-positioned to dedicate the necessary resources, focused attention, and executive oversight to ensure the success of this project from kickoff through closeout.

Role of Executive Oversight:

At McDevitt Construction, executive oversight is a fundamental component in ensuring client satisfaction, establishing direct accountability between company leadership and the client. In addition to upholding commitments related to quality, schedule, and budget, executive involvement reflects an organization-wide dedication to advancing the client's objectives. This engagement fosters trust through consistent, transparent communication, timely responsiveness, and sound strategic decision-making, which are essential for aligning expectations, addressing challenges promptly, and maintaining strong, long-term relationships. Transparent communication ensures all parties are informed and aligned, minimizing misunderstandings and allowing for proactive issue resolution. Moreover, it reinforces a culture of excellence, accountability, and continuous improvement throughout all facets of our construction operations.



Relevant Projects List & References

HOMEWARD BOUND OF MARIN

Veteran's/Workforce Housing | Novato, CA | \$35 Million | March 2024

Redevelopment of 4 acres into (50) units Veteran's & Workforce housing, 17k sqft teaching kitchen and horizontal infrastructure . Preconstruction budget, design assist and design build MEPF services.

Jonathan's Place |San Rafael, CA| \$14 Million | August 2022

New (4) Story mixed use building with on and off site improvements. First floor parking over concrete podium. Second floor unhoused shelter. Third and Fourth floor affordable housing (32) units. Includes a large commercial kitchen and retail space.

1591 Casa Buena |Corte Madera, CA| \$1.8 Million | August 2022

Project Homekey, Marin County lead project of a conversion of an existing 18 unit motel to new affordable housing studios and 1 bedroom apartment. Installation of new kitchenettes, build out of common space and offices. New site work with Permeable paving and common out door space.



Paul Fordham
Homeward Bound of Marin
Chief Executive Officer
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(415)259-9876

Mary Kay Sweeney
Homeward Bound of Marin
Former Co-CEO
mksweeney26@gmail.com
(415)246-9237

CENTER POINT

Center Point DAAC |Santa Rosa, CA| 4.5 Million| June 2024

Inpatient Addiction Treatment Facility consisting of offices, living units and commercial kitchen equipped to serve three meals a day for over 50 people with specialized dietary requirements.



Maurice Lee
Center Point DAAC
CEO
mlee@cpinc.org
(559)341-4907

Dr. Sushma D. Taylor
Center Point DAAC
President
staylor@cpinc.org
(415)497-7900

BUCKELEW PROGRAMS

30 Joseph Court | San Rafael, CA| \$5 Million | Est Completion Aug 2025

Marin County Behavioral Health & Recovery Services (BHRS) is partnering with Buckelew Programs to transform an existing old firehouse into a 15-bed, short-term residential substance use and mental health treatment center. Funded by a \$7.9 million grant from the State of California, the facility will serve low-income adults in Marin County.



Karen Frost
Buckelew Programs
Chief Financial and Administrative Officer
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(628)888-4426

Additional References

Clients

Homeward Bound of Marin
Paul Fordham
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Omar Carrera
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United Cerebral Palsy of the North Bay
Christina Isetta
Director of Administration
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Architects

Fredric C. Divine Associates
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(415)272-1252
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Tierney/Figueiredo Architects
Randy Figueireda AIA
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Goree Whitfield
Kaitlyn Levchak, RA
Project Manager
(949)769-4463

Owner's Representatives

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Engineers

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Tony Nguyen
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Virtual Project Solutions Inc.
Morgan Farrand
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Grimm & Chen Structural Engineering
Jeff Y. Chen, S.E. Principal
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Cost Proposal - "Line Item Breakdown"

[illegible]

26 00 10			Title-24 Lighting Controls Certification					Included			
26 56 00			Site Lighting - Bollards w/ Integrated Lights								
			Walk of Faith - QTY: 30 Assumed								
			Bollards Lighting Budget			24,000		24,000		3.43	
			Cement Bases			13,500		13,500		1.93	
			Trenching, Conduit, & Wire Installation			18,500		18,500		2.65	
			Drop Off Area - QTY: 7 Assumed								
			Bollards Lighting Budget			5,600		5,600		0.80	
			Cement Bases			3,100		3,100		0.44	
			Trenching, Conduit, & Wire Installation			5,200		5,200		0.74	
26 56 16			Parking Lighting					NIC			Existing to remain.
			Communications								
27 20 00			Data Communications			5,000		5,000	ALLOWANCE	0.72	Ownership needs TBD.
27 40 00			Audio-Video Communications					NIC			By Owner's vendor or can be priced if desired.
			Electronic Safety & Security								
28 16 00			Security Alarm					NIC			By Owner's Vendor (if needed) or can be priced if Owner desires.
28 31 00			Fire Detection and Alarm			78,700		78,700		11.26	
			Fire Alarm Permit and Plan Check Fees			2,500		2,500	ALLOWANCE	0.36	
			Earthwork								
31 00 01			Earthwork - Excavation for Keystone Wall, Pad Excavation, & Grading								
			Walk of Faith			81,987		81,987		11.73	
			Import Structural Fill					NIC			
31 25 00			Erosion and Sedimentation Controls			5,500		5,500		0.79	
31 25 01			SWPPP Monitoring & Reporting					NIC			By Owner's vendor & coordinated by McDevitt.
31 32 00			Soil Stabilization (e.g. lime treatment, etc.)					NIC			Assumed not required.
31 62 00			Driven Piles					NIC			Assumed not required.
31 63 00			Bored Piles					NIC			Assumed not required.
			Exterior Improvements								
32 12 16			Asphalt Paving - Drop Off Area			30,459		30,459		4.36	Includes Demo, virgin base rock assumed, grading, & 4" asphalt.
32 12 36			Slurry Seal					NIC			
32 13 13			Concrete Sitework								
			Misc. Curbs, Walkways, etc.			15,000		15,000	ALLOWANCE		Design TBD.
32 14 16			Platea - Interlocking Pavers (3,910 sf of pavers)			62,560		62,560		8.95	
32 14 40			Decomposed Granite Walkway - Walk of Faith (~700 sq ft)			11,900		11,900		1.70	
32 17 00			Striping, Bumpers, & P-lot Signs					NIC			Existing to remain.
32 17 26			Tactile Warning Surfacing - Drop Off Area (~90 lf)			6,750		6,750		0.97	
32 31 00			Fences and Gates					NIC			
32 32 00			Retaining Walls - Keystone Block Walls			186,546		186,546		26.70	
32 90 00			Landscape & Irrigation								
			Irrigation			25,000		25,000		3.58	
			Landscaping			64,150		64,150		9.18	
			Tree Relocation - Cypress Trees					NIC			Refer to Alternates List.
			Utilities								
33 01 00			Utility Line Locating Services			3,500		3,500	ALLOWANCE	0.50	
33 10 00			Water								
			Domestic - Water Line from Narthex to Backflow at Driveway			4,500		4,500		0.64	
			Fire - Relocate Existing Fire Line & Riser at Narthex Area			27,300		27,300		3.91	
			Fire Underground Design & Fees			2,000		2,000		0.29	
33 30 00			Sanitary Sewerage - Narthex to Driveway			10,500		10,500		1.50	
33 40 00			Storm Drainage								
33 46 13			Foundation Drainage					Included			Budget included under foundation line item for Narthex.
33 46 33			Retaining Wall Drainage					Included			Included under Keystone Retaining Wall budget

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Nativity Greek Orthodox Church

Dated: 5/28/2025

BUDGETARY DEDUCTIVE ALTERNATES LIST (including OH&P)

- **Deductive** Alternate #1 – HVAC - Deduct for Non-Isolating RTU curbs in lieu of Vibration Isolation: **(\$3,272)**
- **Deductive** Alternate #2 – VE for Option of Bryant RTUs in Lieu of Carrier: **(\$4,363)**
 - If Carrier name tag is not required, then Bryant is recommended. Bryant units are typically manufactured in the same facility and parts are typically interchangeable. Other VE brands can also be priced if desired.

ADD ALTERNATES LIST (including OH&P)

- Add Alternate #1 – Plumbing Design Build: **\$2,727**
 - Mechanical & Electrical design build costs can be priced if desired.
- Add Alternate #2 – Remove & Relocate Cypress Trees: **\$3,600/each**
- Add Alternate #3 – Steel Bollards (without lights): **\$509/each**

McDevitt Construction Partners, Inc.

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Nativity Greek Orthodox Church - "Scope of Work Clarifications"

Page 1 of 4

Dated: 5/28/2025

○ GENERAL ASSUMPTIONS, CLARIFICATIONS, & NOTES:

- Square foot quantities assumed per site plan & supplemental documents provided with bid package:
 - A – Drop Off Area: ~1,457 sq ft
 - B – Platea Area: ~3,910 sq ft
 - B.1 – Walk of Faith (connecting to Platea Area): 700 sq ft
 - C – Narthex: ~1,745 sq ft
 - C.1 - (2) Small Domes/Towers at Narthex: 9.5' Diameter (Towers at 10.5' Diameter)
 - D – Dome Replacement – 24.5' Diameter
 - E – Small Hall: 1,690 sq ft
 - F – Lift & Catwalk Footprint: 185 sq ft
- Duration of project in one phase assumed as **10-months**. Per the invitation to bid, the sitework scope may be constructed in a separate phase. However, the Platea area sitework may be more cost effective/efficient to build during Phase 1 and was assumed as such in this budget.
- Platea retaining wall is assumed to be a keystone block wall design with geofabric & grading work will be done at same time as foundation work for Narthex.
- A prefabricated building is assumed for the Small Hall at \$90/sq ft
- Small Hall connections to the gymnasium building: Demolition assumes façade & interior finishes to be removed only. Per site walk, framing & current foundation construction was likely design for future additions.
- Small Hall MEP plans were not included in the bid package and assumptions for electrical & mechanical are included & clarified below.
- Stained glass, "artist work", & furniture is assumed to be by Owner's Vendor with coordination assistance by Contractor.
- The budget includes \$69,900 of "bollards with integrated lighting". A value engineering option to replace design to LED wall packs or light poles can be investigated/priced if desired.

○ 03 30 00 BUILDING CONCRETE

- A concrete foundation assumed for a 2-stop lift only (pad size 5'x5'x3" w/ drain assumed per direction by lift subcontractor). Refer to Elevator Clarifications for further explanation.
- Special Inspections & Testing will be coordinated and scheduled by the Contractor. Owner to contract with the Special Inspector directly.
- Localized dewatering with trash can pump is included. A full dewatering system is not included.

○ 05 12 00 STRUCTURAL STEEL

- Structural steel columns & beams with small footings have been assumed to support the large dome replacement.

○ 06 41 00 ARCHITECTURAL MILLWORK

- All millwork, subtops, countertops, etc. are TBD. A **\$35,000** budget was assumed for the Narthex building with a bulk of the budget to be for the Visitor Center.

○ 07 24 00 EFIS

- EFIS design types have a large range in cost depending on R-value requirements and finish selections, and a budgetary number was assumed in the mid-to-high range. Finish is assumed to be an integral color.

○ 07 32 00 TILE ROOF

- Includes a matching tile roof at additions & domes. Modifications/maintenance to existing roofs (at areas outside of scope of work) are not included.

Nativity Greek Orthodox Church - "Scope of Work Clarifications"

Page 2 of 4

Dated: 5/28/2025

- **08 10 00 DOORS, FRAMES, & HARDWARE / 08 51 00 CUSTOM METAL WINDOWS**
 - Custom doors & windows have a wide variation in cost, but a mid-to-high budget number was assumed for the "main architectural featured" doors & windows ONLY.
- **08 40 00 STOREFRONT SYSTEM AND WINDOWS & INTERIOR GLAZING & ALUMINUM DOORS**
 - (2) sets of bifold storefront doors (by PRL manufacturer) w/ ADA sills were assumed at the Small Hall addition (same style as "Nana Doors" but lower cost). Other openings at Small Hall addition were assumed to be Arcadia storefront (or similar). A standard ADA door is also assumed at the Small Hall.
- **09 22 00 METAL STUD FRAMING / 09 29 00 DRYWALL**
 - Includes Level 1 finish at unexposed gypsum board locations and includes Level 4 smooth finish at all exposed gypsum board locations.
 - All areas are assumed to be wood framing except for Small Hall Addition dropped ceiling framing. Value Engineering Option: Exposed ceiling with vinyl back insulation.
- **09 30 00 TILE / 09 64 00 WOOD FLOORING / 09 65 17 LVT & RUBBER BASE**
 - Level 1 of Narthex Addition & Mezzanine is assumed to be wood floor & Finger Joint Pine Base.
 - Small Hall is assumed to be luxury vinyl tile & rubber Base.
 - Restrooms are assumed to be tile.
- **10 14 00 SIGNAGE**
 - Budget includes costs for ADA/way-signage only. All custom signage and "Church signage" is assumed to be by Owner's vendor.
- **14 20 00 ELEVATORS**
 - A Series 3 Genesis Enclosure Lift (with an exterior rated glass enclosure) has been included.
 - The lift cannot exceed 12' from the finish floor-to-finish floor. If this condition occurs, the pad for the lift shall be repriced to be installed in a ramp or "built up" formation to avoid a LU/LA elevator costs.
 - If a 3-stop elevator is required (to access basement level), this option can be priced. However, this option/scope is likely \$250k - \$350k. If ADA access is required to basement level, its recommended VE alternatives are discussed prior to designing or pricing exercises.
- **21 13 00 FIRE SPRINKLERS**
 - Includes a budget to modify fire sprinklers in church for enlarged replacement dome.
 - An Allowance was included for Permit & Plan Check Fees.
 - Existing flow and pressure are assumed to be adequate for building additions. A fire pump was not included.
 - Water pressure is assumed to be adequate with connection to existing system.
 - Excludes modification of sprinklers & changing sprinkler escutcheons at areas outside of scope of work but can be priced if desired.
- **22 00 01 PLUMBING**
 - Small Hall was not assumed to have plumbing work.
 - Narthex restrooms fixtures assumed: (2) toilets, (2) wall hung sinks, & (2) chronomite water heaters. No floor drains were assumed in the restrooms but will be required if Urinals are added.
- **26 00 01 ELECTRICAL**
 - All low voltage conduit will be surface mounted at the closest accessible ceiling with pull strings.
 - Title 24 Lighting Controls and certificate was assumed in electrical budget.
 - Budget assumes existing gear and infrastructure can support increased loads / design.
 - Elevator electrical requirements unknown. Budget is \$3,500 - \$9,200. The Line Item Breakdown assumed a budget of \$7,500.

Nativity Greek Orthodox Church - "Scope of Work Clarifications"

Page 3 of 4

Dated: 5/28/2025

- Budget includes costs for Small Hall lighting, lighting controls, & receptacles, but not shown on the MEP plans.
- **23 00 01 HVAC**
 - Small Hall addition is assumed to be conditioned by a mini-split system.
 - Excludes any modifications or maintenance of the existing HVAC systems.
- **27 20 00 DATA COMMUNICATIONS / 27 30 00 VOICE COMMUNICATIONS**
 - Includes conduit and/or "ring 'n string" with pull string only; no wiring or terminations are included. Wiring is assumed to be by the service provider.
- **28 16 00 SECURITY ALARM**
 - Excludes modifications to the existing security alarm system.
 - McDevitt will coordinate with the Owner's vendor to allow for installation and modifications as required prior to walls closing.
- **28 31 00 FIRE DETECTION AND ALARM**
 - The budget assumes a design build / turnkey fire alarm system for the entire property. If the current fire alarm system meets code, the budget could be significantly reduced by modifying existing system for new work areas.
 - The owner will be required to sign a monitoring agreement & pay monthly monitoring fees with the new (or existing) fire alarm vendor.
 - An Allowance is included for Fire Alarm Permits & Plan Check Fees.
- **31 00 01 EARTHWORK / 33 00 00 UNDERGROUND UTILITIES**
 - Includes an Allowance for Utility Line Locating Services.
 - Soil is assumed to be clean and unrestricted for reuse. However, soil off haul and import is NOT included. It's assumed that all soil on site will be re-graded for new design.
 - SWPPP Monitoring & Reporting to be hired by Ownership.
 - The gas meter at the Narthex Addition area will need to be relocated by PG&E. Connection to new meter location & excavation for PG&E was assumed / included in the budget.
 - The existing fire line and riser & riser at the Narthex Addition area was assumed to be relocated.
 - North Marin Water District may require the upgrade of all backflow preventors but costs have not been included.
 - Double Detector Check Valve, backflow preventor, & transformer adjacent to driveway is assumed to be out of the Platea / site work additions & is assumed to remain:



Nativity Greek Orthodox Church - "Scope of Work Clarifications"

Page 4 of 4

Dated: 5/28/2025

○ 32 90 00 LANDSCAPING

- Irrigation controller is assumed to be reused. Connection to existing controller is assumed to be within 100 feet.
- Refer to Add Alternates List for a cost to remove and relocate cypress trees as/if required.

○ 32 13 13 SITE CONCRETE

- A 90' long tactile warning strip was assumed at the Drop Off Area.
- Site concrete scope is assumed to be larger than what is shown on the schematics and an additional \$15,000 Allowance was included to help cover unknown scopes.
- The Building Department may require upgrading existing surfaces to meet ADA compliance.

EXCLUSIONS:

- All Plan Check &/or Permit Fees including, but not limited to: Planning, Building, Fire Dept., BAAQMD, etc.
- Utility company "development", "connection", "tap", "meter", or similar fees or charges
- Testing & Special Inspections
- Geotechnical Engineering, inspection, &/or testing
- Hazardous materials investigation, remediation, or removal
- Design/Build work &/or engineering other than for Fire Sprinklers & Fire Alarm.
- Installation and/or modification of the existing security system