



REQUEST FOR
QUALIFICATIONS

RFQ/P # 26-02-10

Request for Qualifications and Proposals
for Facilities Master Plan Consultant Services
for Bakersfield City School District

March 6, 2026

PREPARED BY:



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



TABLE OF CONTENTS

1. Cover Letter
2. Business Information
3. Project Approach and Firm Qualifications
4. Relevant Experience and References
5. Team Summary and Qualifications
6. Litigation History
7. Fees





TAB 1 - COVER LETTER



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

March 6, 2026

Jason Sitton
Bakersfield City School District
1501 Feliz Drive
Bakersfield, CA 93307

Dear Mr. Sitton,

Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture, is pleased to submit our Statement of Qualifications and Proposal in response to Bakersfield City School District's Request for Qualifications and Proposals for Facilities Master Plan Consultant Services, RFQ/P # 26-02-10. While Klassen & Smith is a growing firm building its portfolio of facility master plans, our strength lies in the deep, directly relevant experience of our core team members, who have significantly contributed to various facilities master plans and related planning efforts for similar public educational institutions. Members of our key personnel bring this expertise from prior roles at established architecture firms, where they successfully delivered comprehensive, actionable plans that addressed enrollment growth, program evolution, space optimization, sustainability, equity, and funding strategies in alignment with California Education Code requirements.

In this response, you will find details about our team's proven planning methodology, collaborative approach, and the individual qualifications that make Klassen & Smith, and our specialized consultants, the ideal partner to develop a forward-thinking, realistic district-wide Facilities Master Plan. This plan will support Bakersfield City School District's strategic goals across district operations, while respecting each campus's unique identity and the communities of Kern County. Leading this effort will be Mina Arsanious (Project Architect), Luis Alvarez (Senior Architectural Designer), Ruben Tellez (Job Captain), and our specialized consultant team. This group has hands-on experience with California Education Code, Division of the State Architect (DSA) processes, state/local funding mechanisms (including bonds and measures), and CEQA/environmental compliance for educational facilities.

On behalf of the entire team at Klassen & Smith, I thank you for the opportunity to submit our qualifications and proposal. We are excited about partnering with Bakersfield City School District to create a Facilities Master Plan that anticipates growth, maximizes resource efficiency, fosters innovative and equitable learning environments, and strengthens service to the diverse populations of Kern County. We look forward to the possibility of partnering with you.

"Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture (Klassen & Smith) received a copy of the District's form of Agreement for Architectural Services Agreement ("Agreement") attached as Attachment A to the RFQ/P. Klassen & Smith has reviewed the indemnity provisions and professional liability insurance provisions contained in the Agreement. If given the opportunity to contract with the District, Klassen & Smith has no objections to the use of the Agreement."

Addenda Acknowledged:

- Addendum 1, February 13, 2026

Sincerely,

KLASSEN & SMITH

James Klassen

James Klassen, President
jim@klassensmith.com
661.809.2075



BAKERSFIELD CITY SCHOOL DISTRICT

MAINTENANCE, OPERATIONS & FACILITIES
1501 FELIZ DRIVE
BAKERSFIELD, CALIFORNIA 93307
(661) 631-5883 FAX: (661) 834-9986

Jason Sitton, Director

sittonj@bcasd.com

Daniel Wastaferra, Assistant Director

wastaferrd@bcasd.com

Leonard Zasoski, Jr., Assistant Director

zasoskil@bcasd.com

Juan Montelongo, Assistant Director

montelongoj@bcasd.com

Education Center
1300 Baker Street
Bakersfield, CA 93305
Office: (661) 631-4600
Fax: (661) 326-1485

February 13, 2026

To: Interested Architectural / Consultant Firms

Re: Request for Qualifications and Proposals (RFQ # 26-02-10)

RFQ / Proposal Due Date **Friday, March 06, 2026 by 2:00PM**

ADDENDUM 01

1. Agreement For Facilities Master Planning Services - EXHIBIT "A" – Responsibilities and Services of Consultant.

- Attachment - EXHIBIT "A" - Responsibilities and Services of Consultant.

End of Addendum 01

Sincerely,



Jason Sitton
Director I – Maintenance, Operations & Facilities
Bakersfield City School District

James Klassen

James Klassen
President/Owner
Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture
Received: 02/13/2026

ATTACHMENT B

**NON-COLLUSION DECLARATION
(Public Contract Code Section 7106)**

The undersigned declares:

I am the President of Klassen & Smith Construction, Inc.,
dba Klassen & Smith Architecture, the party making the foregoing
bid/proposal.
[Title] [Name of Firm]

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on March 6, 2026,
at Bakersfield, CA.
[City] [State] [Date]

Date: 03/06/2026

Proper Name of Bidder/Proposer: Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture

Signature: James Klassen

Print Name: James Klassen

Title: President/Owner

END OF DOCUMENT

**RFQ/P #26-02-10 - Facilities Master Plan Consultant
Att. B**

Bakersfield City School District
DWK 4505196v1



TAB 2 - BUSINESS INFORMATION



ORGANIZATIONAL INFORMATION

KLASSEN & SMITH

Firm Name and Address

Klassen & Smith Construction, Inc.
dba Klassen & Smith Architecture
2021 Westwind Drive
Bakersfield, CA 93301
661.282.8048
www.klassensmith.com

Main Contact

Jim Klassen, President
661.809.2075
jim@klassensmith.com

Federal Tax ID Number

81-3032915

DIR Number

1000044385

Type of Firm

Corporation - Incorporated
in the State of California in 2016

Years in Business

9 Consecutive Years

Principals of the Firm

Jim Klassen | Owner/President
Robbie Smith | Owner/Secretary

Employees by Discipline/Expertise

Architecture: 3
Construction: 8
Support Staff: 8
Total Number of Employees: 19

Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture (Klassen & Smith), is located in Bakersfield, California, and has been serving clients since June 2016. Recently enhanced by the addition of an architectural team with over 50 years of combined experience, our firm is now comprised of seasoned professionals with extensive knowledge in both architecture and construction. With roots in the region and a mission to “Do What’s Right,” we bring integrity, transparency, and a client-first approach to every engagement.

Throughout the facilities master plan services, the District will receive dedicated attention from a licensed project architect with a degree in urban design and regional planning and a skilled support team. These key professionals will oversee the project from inception to completion, working as integral team members to ensure seamless execution. They will also be committed to delivering the project goals on time and within budget.

Klassen & Smith currently employs a team of nineteen full-time professionals, including a licensed architect, construction managers, and skilled support staff. Our team’s capacity allows for the flexibility to manage multiple projects simultaneously while ensuring clients have a dedicated single point of contact for seamless communication and support.

Furthermore, our clients have always received the direct attention of our firm’s principals. We take pride in being responsive and meeting our client’s needs with professional services. Bakersfield City School District and its team can expect the same level of dedicated, personalized attention from Klassen & Smith.

BASIC SERVICES

ARCHITECTURE



GENERAL
CONSTRUCTION



DESIGN-BUILD



CONSTRUCTION
MANAGEMENT





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/4/2026

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

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

PRODUCER Clifford & Bradford Insurance Agency 1800 19th Street Bakersfield CA 93301-4315 License#: 0673141 KLASMI-01	CONTACT NAME: Kristin Clabaugh PHONE (A/C, No, Ext): 661-283-8100 FAX (A/C, No): 661-283-8111 E-MAIL ADDRESS: clabaugh@cliffordandbradford.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Travelers Indemnity Co of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER B: Travelers Property Casualty Company of America</td> <td>25674</td> </tr> <tr> <td>INSURER C: Houston Casualty Company</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Travelers Indemnity Co of Connecticut	25682	INSURER B: Travelers Property Casualty Company of America	25674	INSURER C: Houston Casualty Company		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: Travelers Indemnity Co of Connecticut	25682													
INSURER B: Travelers Property Casualty Company of America	25674													
INSURER C: Houston Casualty Company														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED Klassen and Smith Construction Inc. PO Box 13633 Bakersfield CA 93389														

COVERAGES

CERTIFICATE NUMBER: 774075423

REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			DTCOB762214A	10/3/2025	10/3/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAB76505792526G	10/3/2025	10/3/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUPB76507762526	10/3/2025	10/3/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Professional Liability (E&O)			HCC2571937	10/1/2025	10/1/2026	Per Claim 1,000,000 Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ANY ENDORSEMENTS ATTACHED AND/OR DESCRIBED HEREIN APPLY WITH RESPECTS TO THE OPERATIONS OF THE NAMED INSURED AS REQUIRED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS; SUBJECT TO STATUTE AND POLICY PROVISIONS.
 General Liability Per Project Aggregate applies when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

PROOF OF INSURANCE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.



TAB 3 - PROJECT APPROACH AND FIRM QUALIFICATIONS

EXCELLENCE AND DEPENDABILITY IN OUR WORK

Project Approach & Methodology

Klassen & Smith Architecture approaches the development of the Bakersfield City School District's Facilities Master Plan with a structured, collaborative, and data-driven methodology tailored to the unique needs of a large school district. Our process is designed to deliver a comprehensive, actionable plan that aligns with Proposition 2 Master Plan requirements, incorporates high-level facilities assessments, enrollment projections, space planning, conceptual design, preliminary cost estimating, and cost-benefit analyses for options such as changes of use, new construction, site acquisition, and remodeling. Drawing on our team member's experience in the educational sector, we emphasize stakeholder engagement, innovative solutions, and sustainable outcomes to guide district-wide improvements under a future bond measure. Our project approach is phased to ensure efficiency, transparency, and adaptability, with built-in review periods to accommodate District feedback. We commit to completing the Development of Facilities Master Plan Services within the specified calendar days following written authorization, incorporating the required review periods as outlined in Exhibit C. Below, we detail our methodology, aligned with the Scope of Services, Basic Services, Development of Facilities Master Plan Services, and Meetings/Site Visits/Workshops.

Proposed Process for Developing the Facilities Master Plan

Phase 1: Initiation and Data Collection

This foundational phase focuses on gathering accurate data to ground the master plan in reality, addressing the need for high-level current facilities assessments and enrollment projections.

• Campus Physical Analysis and Infrastructure Assessments

We will conduct a thorough review of existing District reports and perform targeted site visits to evaluate building systems and infrastructure conditions. This includes assessments of structural systems, mechanical and controls systems, campus electrical and gas infrastructure, plumbing and wastewater systems, water systems, lighting, technology, accessibility, and way-finding. Where gaps exist, we will recommend and execute additional studies to develop a complete existing conditions analysis. Our team, including licensed engineers and architects, will provide written narratives and budgetary cost data for each site, prioritizing upgrades, replacements, and expansions over a 10-year horizon.

• Enrollment Projections and Demographic Analysis

Utilizing demographic data, historical enrollment trends, and local growth projections, we will develop 10-year enrollment forecasts. This will inform space planning and identify potential needs for new construction or site acquisition.

• Stakeholder Engagement Kickoff

We will facilitate initial workshops and surveys to gather input from District staff, board members, educators, parents, and community stakeholders. Survey design and analysis will be customized to elicit feedback on facilities management, priorities, and innovative ideas, ensuring broad representation.

Key deliverables: Existing conditions report, enrollment projections, and preliminary stakeholder input summary.

Phase 2: Analysis and Option Development

Building on Phase 1 data, this phase involves synthesizing information into viable options, with a focus on space planning, conceptual design, and cost-benefit analysis.

• Space Planning and Facilities Management Review

Evaluate scenarios for feasibility, equity impact, lifecycle costs, and funding alignment (e.g., local measures, state grants, developer fees). Develop prioritized recommendations with detailed phased implementation timelines, conceptual cost estimates ($\pm 20\%$), and maintenance strategies.

• Conceptual Design and Option Evaluation

Our architect will work with our team to develop conceptual designs for prioritized improvements, such as new construction, remodeling, or site acquisitions. For each option, we will conduct cost-benefit analyses, including preliminary cost estimates based on California construction indices and local market data. Recommendations will consider sustainability, energy efficiency, and long-term operational savings.

• **Infrastructure Development Plan**

Integrating assessment findings, we will outline a phased plan for system upgrades (e.g., mechanical, electrical, plumbing) to meet master plan outcomes, ensuring compliance with state regulations.

Key deliverables: Option matrices with conceptual sketches, cost estimates, and cost-benefit analyses.

Phase 3: Master Plan Summary and Final Review

In this culminating phase, we compile all elements into a cohesive Facilities Master Plan, ensuring it is comprehensive, visually engaging, and ready for implementation.

• **Plan Development**

The final document will include narratives, maps, diagrams, and prioritized recommendations for district-wide improvements. It will align with Proposition 2 requirements, incorporating enrollment-driven capacity planning, facilities management strategies, and a 10-year implementation roadmap with phased budgeting.

• **Review and Iteration**

We will incorporate District review periods, addressing feedback promptly to minimize delays. If adjustments are needed due to scheduling conflicts, we will request extensions in writing.

• **Final Presentations**

We will facilitate board and community workshops to present the plan, ensuring buy-in and transparency.

Key deliverables: Comprehensive Facilities Master Plan (digital and hard copies), executive summary, and implementation guide.

Quality Assurance and Risk Management

Throughout all phases, we employ rigorous quality control measures, including peer reviews and progress tracking via monthly updates. Our approach mitigates risks such as data inaccuracies or stakeholder misalignment through early validation and flexible scheduling. Extra services, if required (per Exhibit B), will be pre-approved and billed at the specified hourly rates, with markups not exceeding 5% on reimbursables.

Timeline and Milestones

We propose the following high-level schedule, adjustable based on authorization date:

Phase 1: Initiation and Data Collection, Months 1-2, Data reports and initial stakeholder feedback

Phase 2: Analysis and Option Development, Months 3-4, Option evaluations and conceptual designs

Phase 3: Master Plan Synthesis and Finalization, Months 5-6, Final plan delivery and presentations

This assumes a 6-month total duration, inclusive of review periods, to align with District needs.

Klassen & Smith Architecture is committed to partnering with the Bakersfield City School District to create safe, modern, and inspiring learning environments. Our tailored approach ensures cost-effective, innovative solutions that support educational excellence and community growth. We look forward to discussing this further during the interview process.

Cost Estimating

Klassen & Smith provides a disciplined and fully integrated cost-estimating approach for the Bakersfield City School District Facilities Master Plan. Every recommendation for repair, modernization, new construction, or site acquisition, is supported by realistic, defensible budgets aligned with District resources, Proposition 2, and long-term cost-of-ownership goals. Our in-house estimators work directly with our architects and engineering subconsultants from the start, producing accurate budget-level pricing during the Campus Physical Analysis, including escalation, soft costs, and lifecycle considerations. During Master Plan development, we prepare conceptual cost models for multiple scenarios and provide clear cost-benefit analyses tied to the District's Five-Year Capital Outlay Plan.

DSA Experience

In delivering Facilities Master Plan services, Klassen & Smith applies a proactive, collaborative, and compliance-focused approach to all Division of the State Architect (DSA) requirements, supported by extensive experience with DSA review, permitting, and certification for California K–12 districts. From the start, we perform a comprehensive regulatory scan to identify structural, accessibility, fire/life safety, and energy standards, integrating these into the Campus Physical Analysis, site massing studies, and long-range sequencing. We coordinate with DSA during pre-design and conceptual option development to ensure modernization, replacement, and new-construction strategies align with current guidelines and Proposition 2 Master Plan expectations.

For permitting, we prepare complete DSA submittal packages—including structural calculations, accessibility narratives, cost estimates, and supporting documents—while maintaining a single point of contact to streamline reviews and resolve comments quickly. During implementation phases, our licensed architects and engineers support construction administration, facilitate DSA inspections, and verify compliance with approved documents.

At project completion, we assemble and submit all as-builts, verification forms, and close-out documents to secure timely DSA certification, ensuring immediate occupancy and long-term compliance. This disciplined process consistently shortens review periods, avoids redesigns, and delivers smooth regulatory closeout for our public-education clients.

Modernization vs. New Construction

Klassen & Smith applies a concise, data-driven framework to compare modernization versus new construction options, ensuring recommendations maximize bond funds, educational value, and long-term sustainability while aligning with Proposition 2 requirements. During the Campus Physical Analysis, we assess each facility's structural condition, MEP systems, accessibility, technology, energy performance, and remaining useful life, quantifying deferred maintenance and compliance costs. For every campus, we develop parallel conceptual scenarios:

- **Modernization** — selected when structural life remains adequate, adaptive reuse fits current programs, or lifecycle costs (including energy savings and minimal disruption) are lower. Emphasis is placed on phased implementation and high-performance upgrades eligible for state incentives.
- **New Construction** — recommended when modernization costs exceed 60–70% of replacement, seismic/code deficiencies are severe, capacity cannot be met through remodeling, or a new footprint better supports safety and program needs. Acquisition, relocation, and demolition costs are fully evaluated.

Results are summarized in clear side-by-side matrices and visuals for stakeholder workshops and Board review. This proven approach has helped California K-12 districts optimize resources and deliver sustainable facilities.

Trusted Subconsultant Experience

While our in-house team provides core architectural services, space planning, conceptual design, cost estimating, and master planning expertise, we strategically engage specialized engineering subconsultants for the detailed technical assessments and related portions of the master plan development. Our engineering subconsultants are seasoned professionals with extensive experience in Division of the State Architect (DSA) review, permitting, and certification for California K–12 facilities, with strong records of successful approvals on both modernization and new construction projects. We have long-standing partnerships with many of these firms, allowing their DSA expertise to integrate seamlessly into our assessments, conceptual designs, cost estimates, and planning recommendations. This continuity helps minimize review cycles and compliance risks for Bakersfield City School District.





TAB 4 - RELEVANT EXPERIENCE AND REFERENCES

EDUCATION PROJECTS

Centennial High School – Bakersfield, CA *
Liberty High School – Bakersfield, CA *
Golden Valley High School – Bakersfield, CA *
Mira Monte High School – Bakersfield, CA *
Central High School – Fresno, CA *
Delano High School - Delano, CA *
Panama School Modernization – Bakersfield, CA *
Antelope Valley College Campus Master Plan – Antelope Valley, CA *
Antelope Valley College West Campus Expansion – Antelope Valley, CA
Ridgeview High School ESSER Improvements – Bakersfield, CA
OJ Actis Junior High School Modernization – Bakersfield, CA
Conley Elementary School – Taft, CA
Bakersfield High School Mini Mod – Bakersfield, CA
Bakersfield High School Griffith Stadium – Bakersfield, CA
Bakersfield High School Warren Hall – Bakersfield, CA
Kern Valley High School Cafetorium – Lake Isabella, CA
Foothill High School – Bakersfield, CA
West High School Administration – Bakersfield, CA
Arvin High School Modernization and Addition – Arvin, CA
Shafter High School Remodel and Addition – Shafter, CA
Learning Resources Center – Delano, CA
Highgate Elementary School – Bakersfield, CA
Bakersfield High School Warren Hall – Bakersfield, CA
Bakersfield College Delano Co-Laboratory – Delano, CA
CSUB Admin Building Modernization – Bakersfield, CA
UCI University Club – Irvine, CA

PUBLIC WORKS PROJECTS

KCSO MD Building 1 Alteration & Property Room Addition – Bakersfield, CA
Village Green Park – Clovis, CA
Tule River Wildlands Fire Station - Porterville, CA
Tule River USDA Warehouse – Porterville, CA
Lamont Public Utility District – Lamont, CA
Lonnie Heath Shelter Expansion – Bakersfield, CA
Buttonwillow Recreation and Park District – Buttonwillow, CA
West Side Recreation and Park District – Taft, CA
Stallion Springs Community Center – Tehachapi, CA

COMMUNITY PROJECTS

Trinity Anglican Church Worship Center – Bakersfield, CA *
The Bridge Bible Church – Bakersfield, CA *
Bridge Bible Church Mezzanine Addition – Bakersfield, CA
Rock Harbor Church – Bakersfield, CA
Disciples Church – Bakersfield, CA
Olive Drive Church – Bakersfield, CA
Laurelglen Bible Church – Bakersfield, CA

PRIVATE/COMMERCIAL PROJECTS

Artisan Shopping Center – Bakersfield, CA *
Justin Wisteria 3, Cold Storage Building – Paso Robles, CA
Justin Wisteria 5, Phase 1 – Paso Robles, CA
Tejon Ranch Company, Terra Vista Apartments – Arvin, CA
Grapevine Villas Phase 2 – Delano, CA
Jim Burke Ford Remodel – Bakersfield, CA
The Wonderful Company Vocational Training Center – Shafter, CA
Seven Oaks Country Club Mixed Grill Expansion – Bakersfield, CA
The Garlic Company Pre-Cool Cold Storage Building – Shafter, CA
PFG, Performance Food Group Food Service Distribution Center – Shafter, CA
Sierra School Equipment MCD-7 Building – Bakersfield, CA
Tejon Commercial Building – Arvin, California
Primex Farm Storage – Wasco, CA
MRC – Shafter, CA
Booth Machinery – Bakersfield, CA
Landscape Development – Clovis, CA
Valley Strong Branches – Dinuba, Fairfield, Porterville, Tulare, Tehachapi
KSI Office and Warehouse – Orla, TX
Hoffmann Hospice Administration Building, Multi-Purpose Building, and Grief Support Building – Bakersfield, CA
Setton Farms Office Building – Terra Bella, CA

INDUSTRIAL PROJECTS

Halliburton Consolidation Facility – Bakersfield, CA *
The Wonderful Company, WIP Lot 3B Distribution Facility – Shafter, CA
Vaughn Water Company New Office Building – Bakersfield, CA
Bitco Inc. Shop & Office – Bakersfield, CA
KSI MCC Building Erection – San Ardo, CA
Occidental of Elk Hills Consolidated Control Facility – Tupman, CA
Halliburton Nitrogen Plant and Coil Tubing – Alaska
Halliburton Truck Maintenance & Sperry Building – Alaska
Halliburton Sand Plants – South Dakota & Oklahoma
Lufkin Industries – Shafter, CA | Odessa, TX | Dickinson, ND
Rain for Rent - Dickinson, ND
Paso Robles Motor Coach – Paso Robles, CA
Cummings West – Bakersfield, CA & San Leandro, CA
Shafter-Wasco Irrigation Water District – Wasco, CA
Rosedale-Rio Bravo Water Storage – Bakersfield, CA
Sunkist Office Building – Delano, CA

* Facilities Master Planning Experience



PROJECT ARCHITECT & TEAM EXPERIENCE HIGHLIGHTS

RIDGEVIEW HIGH SCHOOL - ESSER

Modernization

Job Size: Campus-Wide

Location: 5801 Stine Road
Bakersfield, CA 93313

ESSER II included the renovations to the school snack bar. ESSER III consisted of two phases. Phase 1 focusing on HVAC upgrades throughout the campus and Phase 2 including the remaining HVAC upgrades throughout the campus not included with Phase 1, as well as renovations to both the boy's and girl's restrooms in the gymnasium building.



CONLEY ELEMENTARY SCHOOL

Modernization

Job Size: +/- 24,000 square feet combined

Location: 623 Rose Avenue
Taft, CA 93268

The modernization of Conley Elementary School for Taft City School District was designed to give the campus a fresh new look while addressing accessibility concerns and creating new accessible paths for staff and students. The exterior of the building will receive new windows and window canopies giving a revitalized look to the campus classrooms. The kitchen received upgrades and various bathrooms were upgraded and remodeled as well.

OJ ACTIS JUNIOR HIGH SCHOOL

Modernization

Job Size: +/- 28,000 square feet combined

Location: 2400 Westholme Boulevard
Bakersfield, CA 93309

The modernization of O.J. Actis Junior High School for Panama Buena Vista Union School District was designed to give the campus the addition of a new 910 square foot Administration building and various improvements throughout. These improvements included fresh paint to the exterior facade of all campus buildings, new flooring, new accessible ramps, and the addition of new student restrooms.



RELEVANT TEAM PROJECT EXPERIENCE



CENTENNIAL HIGH SCHOOL
New Construction



LIBERTY HIGH SCHOOL
New Construction



GOLDEN VALLEY HIGH SCHOOL
New Construction



MIRA MONTE HIGH SCHOOL
New Construction



DELANO HIGH SCHOOL
New Construction



CENTRAL HIGH SCHOOL, FRESNO
New Construction



SHAFTER HIGH SCHOOL
Modernization



FOOTHILL HIGH SCHOOL
Modernization



BAKERSFIELD HIGH SCHOOL
Modernization



ARVIN HIGH SCHOOL
Modernization



KERN VALLEY HIGH SCHOOL
Modernization



WEST HIGH SCHOOL
Modernization



**ANTELOPE VALLEY COMMUNITY
COLLEGE DISTRICT**
New Construction





TAB 5 - TEAM SUMMARY AND QUALIFICATIONS

KLASSEN & SMITH PROPOSED ARCHITECTURAL TEAM

Bakersfield City School District, RFQ/P # 26-02-10



Jim Klassen
Owner



Robbie Smith
Owner



Mina Arsanious
Director of Architecture



Marqus Perez
Project Development



Luis Alvarez
Senior Architectural Designer



Tedd Piper
Estimating



Ruben Tellez
Job Captain



Derek Semchak
Estimating &
CADD Support



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

KLASSEN & SMITH PROPOSED SUB-CONSULTANTS

Bakersfield City School District, RFQ/P # 26-02-10



KS Industries, LP CIVIL ENGINEER

10+ year working partnership with team members



Barcus Structural Engineering, Inc. STRUCTURAL ENGINEER

15+ year working partnership with team members



NAI Consulting Engineers MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

4 year working partnership with team members



Landscape Development LANDSCAPE ARCHITECTURE & DESIGN

10+ year working partnership with team members



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

ROLES & RESPONSIBILITIES

TEAM ROLES AND RESPONSIBILITIES

Klassen & Smith Construction, Inc., dba Klassen & Smith Architecture, fosters clear communication channels, establishes precise expectations with clients, and cultivates a culture of continuous professional growth and excellence. Our cohesive team operates under one roof in Bakersfield, enabling seamless collaboration, rapid decision-making, and unified project delivery. Each team member is carefully selected for their specialized expertise, prior experience in educational and public sector planning efforts, and unwavering commitment to quality. In providing Facilities Master Plan services, our professionals take primary responsibility for partnering closely with Bakersfield City School District leadership to guide informed decisions that align with the district's educational goals, enrollment projections, fiscal priorities, and long-term vision. Throughout the master planning process—from initiation and data assessment through visioning, scenario development, prioritization, and final adoption—each team member holds clear, defined responsibilities. This structured approach ensures efficient progress, accountability at every phase, and a comprehensive, actionable Facilities Master Plan that supports BCSD's strategic needs across its campuses and communities.

Jim Klassen & Robbie Smith

OWNERS

As the Owners of Klassen & Smith, Jim & Robbie provide overall strategic direction, set long-term goals, and ensure the firm's alignment with client needs and company values.

Marqus Perez

PROJECT DEVELOPMENT

The Project Development role focuses on advancing projects from concept through feasibility and pre-planning stages. Responsibilities include:

- Leading early-stage project setup, including scope definition, feasibility studies, and alignment with client goals (e.g., enrollment projections, bond-funded priorities).
- Coordinating pre-master plan activities such as site evaluations, programmatic needs analysis, and initial stakeholder engagement.
- Identifying opportunities for funding, partnerships, or phased development.
- Supporting transition from visioning to detailed planning by developing project charters, timelines, and risk assessments.
- Collaborating with estimating and architectural teams to ensure realistic development paths.

Mina Arsanious

DIRECTOR OF ARCHITECTURE, PROJECT ARCHITECT

The Project Architect leads the technical and design integrity aspects of facilities master planning projects. Responsibilities include:

- Guiding the overall architectural vision, campus/district-wide spatial strategies, and integration of educational program needs.
- Coordinating with clients, stakeholders, and consultants during visioning, scenario development, and existing conditions assessments.
- Overseeing production of master plan documents, including conceptual layouts, site analyses, and compliance with codes/standards (e.g., DSA, OPSC guidelines).
- Serving as a key liaison between the client (BCSD leadership) and the internal team to ensure decisions align with project goals, budgets, and timelines.
- Conducting site visits, reviewing technical deliverables, and supporting plan adoption phases.

Luis Alvarez

SENIOR ARCHITECTURAL DESIGNER

The Architectural Designer focuses on conceptual and detailed design development within the master planning framework. Responsibilities include:

- Creating preliminary sketches, diagrams, renderings, and models to visualize district-wide scenarios, campus configurations, and facility improvements.
- Supporting data collection (e.g., space utilization studies) and translating findings into design concepts.
- Collaborating on stakeholder workshops to refine ideas and incorporate feedback.
- Assisting with preparation of presentation materials, reports, and plan sections that illustrate long-term strategies.
- Ensuring designs promote equity, sustainability, and functional efficiency for educational environments.



Ruben Tellez

JOB CAPTAIN

The Job Captain manages the day-to-day production and coordination of master plan deliverables, acting as the technical lead for documentation. Responsibilities include:

- Overseeing the preparation of construction documents equivalents (e.g., master plan drawings, maps, phasing diagrams, appendices).
- Coordinating internal team efforts and consultant inputs to maintain schedule, quality, and consistency.
- Tracking progress, resolving technical issues, and ensuring compliance with project standards and California requirements.
- Supporting construction administration-like tasks during implementation phases (e.g., reviewing phased recommendations).
- Serving as the primary point for internal project logistics, freeing senior roles for strategic oversight.

Tedd Piper & Derek Semchak

ESTIMATORS

The Estimators provide critical cost intelligence and financial modeling for master planning recommendations. Responsibilities include:

- Developing conceptual and lifecycle cost estimates for proposed scenarios, modernizations, additions, and phased implementations.
- Analyzing material, labor, equipment, and soft costs based on project data, benchmarks, and historical information.
- Supporting funding strategy development.
- Collaborating on prioritization and phasing to balance scope with budget constraints.

SUBCONSULTANTS

KS Industries, LP

CIVIL ENGINEER

KS is a multi-disciplined design firm offering structural, civil, mechanical, electrical, instrumentation, process engineering, cost estimation, surveying, and 3D laser scanning. They serve diverse sectors including land development, water infrastructure, heavy industrial, and green energy across multiple states. Their broad civil/structural expertise, in-house cost estimation capabilities, and surveying support directly enhance our Campus Physical Analysis, site evaluations, preliminary cost modeling, and infrastructure assessments, ensuring accurate, integrated technical input for bond-ready master planning and long-term facility improvements.

Barcus Structural Engineering, Inc.

STRUCTURAL ENGINEER

Led by Principal Engineer Brian S. Barcus, BSE provides structural design, analysis, contract documents, and coordination for public-sector clients. Key experience includes numerous California school and community projects including amphitheaters, multi-purpose buildings, performing arts centers, fire stations, city halls, youth centers, vocational centers, and on-call services for historic rehabilitations and utility structures in various California cities. Barcus Structural Engineering's proven track record on K-12 modernization, additions, seismic/structural upgrades, and public facility projects aligns perfectly with DSA-compliant assessments, modernization vs. new construction evaluations, and structural recommendations.

NAI Consulting Engineers

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

NAI is a full-service MEP engineering firm licensed in over 20 states. They specialize in mechanical, electrical, and plumbing design, BIM/Revit modeling, and construction administration for new construction and modernization across sectors including K-12 education, affordable housing, universities, healthcare, retail, and industrial. Notable education highlights include multiple K-12 renovations/modernizations in Bakersfield and other California districts, university housing, and large-scale MEP for schools. Their extensive California K-12 MEP experience ensures thorough evaluation of HVAC, electrical, plumbing, energy efficiency, and accessibility systems in our facilities assessments and conceptual options which directly supports cost-benefit analyses, high-performance upgrades, and seamless DSA integration for sustainable, compliant master plan recommendations.

Design Studios Landscape Development LLC

LANDSCAPE ARCHITECTURE & DESIGN

DSLDD provides landscape architecture and development services, with a focus on design-build, sustainable site planning, and outdoor environments. They have completed education-related projects including shade/natural element enhancements and stormwater management for California schools and campuses. Their expertise in site development, landscaping, pedestrian access, and sustainable outdoor spaces complements master planning services by addressing exterior site conditions, play/recreation areas, accessibility pathways, and environmental integration which helps to enhance campus planning, student safety, and community-oriented recommendations.



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



JIM KLASSEN

Owner

PROFILE

Jim brings more than 20 years of experience in the construction industry to Klassen & Smith Construction, Inc. As an owner, Jim is committed to upholding the highest standards of construction quality while ensuring strict adherence to all deadlines and specifications. He leads the development and implementation of the company's comprehensive safety program, emphasizing preventive measures. His strong leadership is reflected in his effective relationships with subcontractors, architects, and construction teams. Additionally, he has been involved in complex commercial and industrial projects with a total value exceeding \$70 million. His expertise lies in directing multi-million-dollar projects, maximizing profitability through strategic contract negotiations, efficient scheduling, and accurate estimating.

EDUCATION

Arizona State University, Construction Management

PROJECT EXPERIENCE

TEJON RANCH COMPANY

Terra Vista Apartments at Tejon – New Construction

YK AMERICA

Grapevine Villa Apartment Complex – New Construction

THE WONDERFUL COMPANY

Wonderful Industrial Park – New Construction

URM Technologies – Tenant Improvements

The Hillman Group – Tenant Improvements

THE GARLIC COMPANY

Olney Sorting – Tenant Improvements

R&M Repairs – Tenant Improvements

TCP – Tenant Improvements

CoGen Project – Tenant Improvements

Compressed Air – Tenant Improvements

Plant Office Building – New Construction

VALLEY STRONG CREDIT UNION

Dinuba Branch – New Construction

Fairfield Branch – New Construction

Porterville Branch – New Construction

Tulare Branch – New Construction

Tehachapi Branch – New Construction

HOFFMANN HOSPICE

Administration Building – New Construction

Grief Support Center Building – New Construction

Parking Lot Expansion – New Construction

Multi-Story Multi-Purpose Building – New Construction

FARR MEDICAL GROUP

Tenant Improvements

SURGERY CENTERS OF AMERICA

Eyelliance Vision Partners – New Construction

OMNI FAMILY HEALTH

Lost Hills Parking Lot – New Construction

Medical Office Remodel – Tenant Improvement

JUSTIN WINERY

Justin Wisteria 3, Cold Storage Building – New Construction

Justin Wisteria 5, Phase 1 – New Construction

HUMAN GOOD

Rosewood Physical Therapy Building – New Construction – Bakersfield, CA

White Sands Dining Room Remodel – Tenant Improvement – La Jolla, CA

CONTACT

PHONE

661.809.2075

EMAIL

jim@klassensmith.com

WEBSITE

www.klassensmith.com

ADDRESS

2021 Westwind Drive

Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2016 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



ROBBIE SMITH

Owner

CONTACT

PHONE
661.979.4424

EMAIL
robbie@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2016 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

PROFILE

Robbie brings more than 40 years of experience in the construction industry to Klassen & Smith Construction, Inc. As an owner, Robbie is committed to ensuring that all projects are expertly managed and staffed as needed. He works closely with the owner and project team, offering recommendations for alternative solutions to enhance construction feasibility and scheduling. His hands-on management approach prioritizes clear communication among personnel, general contractors, and the management team. Robbie's strong leadership is demonstrated through his dedication to delivering projects on time and within budget.

EDUCATION

Pipefitters Union, Carpenter's Union

PROJECT EXPERIENCE

TEJON RANCH COMPANY

Terra Vista Apartments at Tejon – New Construction

YK AMERICA

Grapevine Villa Apartment Complex – New Construction

THE WONDERFUL COMPANY

Wonderful Industrial Park – New Construction

URM Technologies – Tenant Improvements

The Hillman Group – Tenant Improvements

THE GARLIC COMPANY

Olney Sorting – Tenant Improvements

R&M Repairs – Tenant Improvements

TCP – Tenant Improvements

CoGen Project – Tenant Improvements

Compressed Air – Tenant Improvements

Plant Office Building – New Construction

VALLEY STRONG CREDIT UNION

Dinuba Branch – New Construction

Fairfield Branch – New Construction

Porterville Branch – New Construction

Tulare Branch – New Construction

Tehachapi Branch – New Construction

HOFFMANN HOSPICE

Administration Building – New Construction

Grief Support Center Building – New Construction

Parking Lot Expansion – New Construction

Multi-Story Multi-Purpose Building – New Construction

FARR MEDICAL GROUP

Tenant Improvements

SURGERY CENTERS OF AMERICA

Eyelliance Vision Partners – New Construction

OMNI FAMILY HEALTH

Lost Hills Parking Lot – New Construction

Medical Office Remodel – Tenant Improvement

JUSTIN WINERY

Justin Wisteria 3, Cold Storage Building – New Construction

Justin Wisteria 5, Phase 1 – New Construction

HUMAN GOOD

Rosewood Physical Therapy Building – New Construction – Bakersfield, CA

White Sands Dining Room Remodel – Tenant Improvement – La Jolla, CA



MARQUS PEREZ

Project Development

PROFILE

Marqus is a key member of Klassen & Smith, bringing extensive experience in drafting, estimating, and project management. This expertise plays a crucial role in project development, where he oversees the initial stages from the first meeting with the owner through design and pricing. His responsibilities include conducting site visits, developing preliminary designs, coordinating with consultants, preparing construction documents, obtaining permits, managing preliminary budgets, and estimating final construction costs. Additionally, Marqus provides support during the construction administration phase, assisting the construction team with coordination as needed.

EDUCATION

University of Colorado, Denver – Bachelor of Arts in Architecture

PROGRAMS

Revit, Bluebeam, Procore, Smartsheet, Microsoft Office

PROJECT EXPERIENCE

YK AMERICA

Grapevine Villa Apartment Complex – New Construction

TEJON RANCH COMPANY

Terra Vista Apartments at Tejon – New Construction

VALLEY STRONG CREDIT UNION

Fairfield Branch – New Construction

THE WONDERFUL COMPANY

Wonderful Industrial Park Vocational Training Center – New Construction

HOFFMANN HOSPICE

Multi-Story Multi-Purpose Building – New Construction

KS INDUSTRIES (KSI)

Office Building – New Construction – Tioga, ND

MCMURTREY INVESTMENTS

MD Building 1 Alteration – Kern County Sheriff/Coroner – Tenant Improvements

CONTACT

PHONE
661.828.8048

EMAIL
marqus@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2021 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



MINA ARSANIOUS

Director of Architecture | Architect

CONTACT

PHONE
661.282.8048

EMAIL
mina@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2025 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

PROFILE

Mina brings over 10 years of industry experience with him to Klassen & Smith. As the Director of Architecture, Mina oversees the management, planning, and coordination of architectural projects while developing budgets to align with company goals. He possesses expertise in every phase of project coordination, from design development to project close-out. Mina is highly proficient in preparing architectural and construction documents and ensuring compliance with State and Local codes. Mina is a licensed architect.

EDUCATION

Bachelor of Science in Urban and Regional Planning

REGISTRATION

State of California - Architecture License #C 40385
National Council of Architectural Registration Board (NCARB)

PROJECT EXPERIENCE

PRIVATE OWNER

Starbucks Coffee – New Construction

JIM BURKE FORD

Used Car Office Building – Tenant Improvements

PREVIOUS PROJECT EXPERIENCE

Ridgeview High School ESSER – Bakersfield, CA
OJ Actis Junior High School Modernization – Bakersfield, CA
BHS Mini Mod – Bakersfield, CA
Conley Elementary School – Taft, CA
Vineland School Site Modifications – Bakersfield, CA
Sunset School Site Modifications – Bakersfield, CA
CSUB Admin Building Modernization – Bakersfield, CA
UCI University Club – Irvine, CA
Jim Burke Ford Remodel – Bakersfield, CA
Lyle's Office Building – Bakersfield, CA
Trinity Worship Center – Bakersfield, CA
Sheraton Restaurant Relocation – Bakersfield, CA
TownePlace Suites – Hanford, CA
Residence Inn – Fresno, CA
Springhill Suites – Surprise, AZ
Warner Plaza – Fountain Valley, CA
Hammer & Nails – Los Angeles, CA
Southpark Pharmacy – Los Angeles, CA
Dental Office – Pasadena, CA
CMG Express Urgent Care – Riverside, CA
Panini Kabob Grill – Various Locations in California
Roosevelt Coffee – Irvine, CA
CCBC Restaurant – Cathedral City, CA
Neapolitan Express – Los Angeles, CA
Tulsi Eatery – Northridge, CA
Tulsi Eatery – Los Angeles, CA
The Alley – Fountain Valley, CA



LUIS ALVAREZ

Senior Architectural Designer

PROFILE

Luis brings over 35 years of industry experience with him to Klassen & Smith. Highly skilled in CADD and graphic software, he excels in producing detailed construction documents and generating both 2D and 3D renderings. As the firm's primary resource for architectural graphic support, he brings expertise in Revit, AutoCAD, MicroStation, 3Ds Max Design, Photoshop, and SketchUp. Luis also holds a certification in SITEOPS®, a cutting-edge civil design program that enhances schematic site planning and estimating capabilities.

EDUCATION

Bakersfield College – Bakersfield, CA

TRAINING

Introduction to Revit Training, Kelar Pacific
Advanced Revit Training, Kelar Pacific
SITEOPS® Seminar, Kelar Pacific
3Ds Max Design, Kelar Pacific

PROJECT EXPERIENCE

PRIVATE OWNER
Starbucks Coffee – New Construction

JIM BURKE FORD
Used Car Office Building – Tenant Improvements

PREVIOUS MASTER PLAN PROJECT EXPERIENCE

Antelope Valley College Campus Master Plan – Antelope Valley, CA
Centennial High School – Bakersfield, CA
Liberty High School – Bakersfield, CA
Delano High School – Delano, CA
Central High School – Fresno, CA
Mira Monte High School – Bakersfield, CA
Golden Valley High School – Bakersfield, CA
Panama School Modernization – Bakersfield, CA
Trinity Anglican Church – Bakersfield, CA
The Bridge Bible Church – Bakersfield, CA
Halliburton Consolidation Facility – Bakersfield, CA
Artisan Shopping Center – Bakersfield, CA

PREVIOUS PROJECT EXPERIENCE

Bakersfield High School Griffith Stadium – Bakersfield, CA
Kern Valley High School Cafetorium – Lake Isabella, CA
Foothill High School – Bakersfield, CA
West High School Administration – Bakersfield, CA
Arvin High School Modernization and Addition – Arvin, CA
Shafter High School Remodel and Addition – Shafter, CA
Bakersfield College Delano Co-Laboratory – Delano, CA
Buttonwillow Recreation and Park District – Buttonwillow, CA
West Side Recreation and Park District – Taft, CA
Disciples Church – Bakersfield, CA
Bridge Bible Church Mezzanine Addition – Bakersfield, CA
Olive Drive Church – Bakersfield, CA
Laurelglen Bible Church – Bakersfield, CA
Occidental of Elk Hills Consolidated Control Facility – Tupman, CA
Halliburton Nitrogen Plant and Coil Tubing – Alaska
Halliburton Truck Maintenance & Sperry Building – Alaska
Kern Family Health Care – Bakersfield, California

CONTACT

PHONE
661.282.8048

EMAIL
luis@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2025 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



RUBEN TELLEZ

Job Captain

CONTACT

PHONE
661.282.8048

EMAIL
ruben@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2025 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

PROFILE

As Job Captain, Ruben plays a vital role in the Architecture department, focusing on the production of architectural construction documents for multiple projects. He also oversees the coordination, planning, and management of consultant contributions. With nearly a decade of industry experience, Ruben has proven himself to be a key member of the Klassen & Smith team.

EDUCATION

Associate of Science, Architecture/Architectural Drafting – Bakersfield College
Continuing Education/Training: AutoCAD – June 2017

PROGRAMS

Revit, AutoCAD, Bluebeam, Twin Motion

PROJECT EXPERIENCE

PRIVATE OWNER

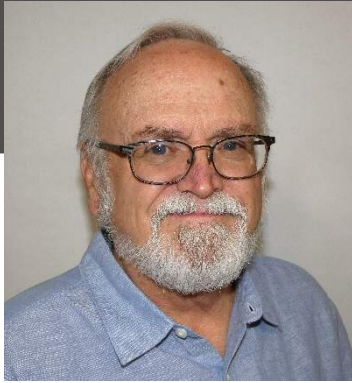
Starbucks Coffee – New Construction

JIM BURKE FORD

Used Car Office Building – Tenant Improvements

PREVIOUS PROJECT EXPERIENCE

Bakersfield High School Warren Hall – Bakersfield, CA
Highgate Elementary School – Bakersfield, CA
Learning Resources Center – Delano, CA
Rock Harbor Church – Bakersfield, CA
Trinity Worship Center Church – Bakersfield, CA
Village Green Park – Clovis, CA
Landscape Development – Clovis, CA
Lamont Public Utility District – Lamont, CA
Tejon Outlet Shell Building – Tejon, CA
Jim Burke Ford Remodel – Bakersfield, CA
Setton Farms – Terra Bella, CA
Primex Farm Storage – Wasco, CA
Shell Building – Woodlake, CA
SpringHill Suites – Surprise, AZ
Home2 Suites – Marina, CA
Courtyard Downtown Fresno – Fresno, CA
Residence Inn – Fresno, CA
Homewood Suites – Bakersfield, CA
TownePlace Suites – Visalia, CA
Home2 Suites – Visalia, CA
TownePlace Suites – Hanford, CA
San Joaquin Valley Pulmonary – Bakersfield, CA



TEDD PIPER

Estimator

CONTACT

PHONE
661.282.8048

EMAIL
tedd@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2016 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

PROFILE

With over 50 years of experience in the construction industry, Tedd is a vital asset to Klassen & Smith. As the lead estimator, he ensures that all projects are bid fairly and accurately in accordance with construction documents. He has an in-depth understanding of the diverse challenges involved in construction projects and he possesses exceptional proficiency in reading and interpreting blueprints, drawings, and diagrams. Tedd collaborates closely with subcontractors and suppliers, negotiating the best competitive prices and materials to deliver high-quality projects.

PROJECT EXPERIENCE

TEJON RANCH COMPANY

Terra Vista Apartments at Tejon – New Construction

YK AMERICA

Grapevine Villa Apartment Complex – New Construction

THE WONDERFUL COMPANY

Wonderful Industrial Park – New Construction

URM Technologies – Tenant Improvements

The Hillman Group – Tenant Improvements

THE GARLIC COMPANY

Olney Sorting – Tenant Improvements

R&M Repairs – Tenant Improvements

TCP – Tenant Improvements

CoGen Project – Tenant Improvements

Compressed Air – Tenant Improvements

Plant Office Building – New Construction

VALLEY STRONG CREDIT UNION

Dinuba Branch – New Construction

Fairfield Branch – New Construction

Porterville Branch – New Construction

Tulare Branch – New Construction

Tehachapi Branch – New Construction

HOFFMANN HOSPICE

Administration Building – New Construction

Grief Support Center Building – New Construction

Parking Lot Expansion – New Construction

Multi-Story Multi-Purpose Building – New Construction

JUSTIN WINERY

Justin Wisteria 3, Cold Storage Building – New Construction

Justin Wisteria 5, Phase 1 – New Construction

HUMAN GOOD

Rosewood Physical Therapy Building – New Construction – Bakersfield, CA

PREVIOUS PROJECT EXPERIENCE

KHSD Bakersfield High School CTEFP Modernization Phase II – Bakersfield, CA

KCCD Bakersfield College Downtown Center – HVAC Phase 1 – Bakersfield, CA

KCCD Bakersfield College Downtown Center – Classrooms Phase 1 – Bakersfield, CA

KCCD Downtown Center Elevator Bakersfield College – Bakersfield, CA

KCCD Cerro Coso Library – Ridgecrest, CA

KCCD Bakersfield College Planetarium Upgrade – Bakersfield, CA

BCSD Evergreen Elementary School Modernization – Bakersfield, CA

BCSD Col. Nichols Elementary School Modernization – Bakersfield, CA

BCSD Frank West Elementary School Modernization – Bakersfield, CA

Greenfield Middle School Modernization – Bakersfield, CA



DEREK SEMCHAK

Estimator/CADD Support

CONTACT

PHONE
661.282.8048

EMAIL
derek@klassensmith.com

WEBSITE
www.klassensmith.com

ADDRESS
2021 Westwind Drive
Bakersfield, CA 93301

YEARS WITH KLASSEN & SMITH

2025 - Present



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

PROFILE

Derek brings over 8 years of CADD experience with him to Klassen & Smith. He adds value as an Estimator with strong skills in conceptual cost modeling, quantity takeoffs, and budgeting for planning and construction projects. Proficient in CAD software for plan review, site analysis, and accurate quantity extraction to support reliable cost estimates. Derek is a collaborative team player who works effectively with architects, planners, and stakeholders to deliver clear, data-driven cost insights that inform strategic, long-range facilities master plans and implementation strategies.

PROJECT EXPERIENCE

FAIRFAX SCHOOL DISTRICT

New Metal Building – New Construction

MCMURTREY INVESTMENTS

Property Room Alteration – Kern County Sheriff – Tenant Improvement

TEJON RANCH COMPANY

ULTA #2008 at Outlets at Tejon – Tenant Improvement

YK AMERICA

Target Parcel Site Development – Site Development

THE WONDERFUL COMPANY

Del Rey Plant #1 Addition – Tenant Improvements

Container Depot – New Construction

JIM BURKE FORD

Used Car Dealership – Tenant Improvement

Rental Office Remodel – Tenant Improvement

ADVENTIST HEALTH

Sierra Vista Exterior Phase 1 – Tenant Improvement

VAUGHN WATER

Office Building – New Construction

KSI

Office Remodel – Tenant Improvement

SEVEN OAKS COUNTRY CLUB

Mixed Grill Expansion – Tenant Improvement

PREVIOUS PROJECT EXPERIENCE

Unitek & Eaglegate Medical & Dental Schools – Bakersfield, CA

Hoffman Hospice Administration Building – Bakersfield, CA

Hoffman Hospice Bereavement Home – Bakersfield, CA

Mission Women's & Children Transitional Housing Tenant Improvement – Bakersfield, CA

BLVD Restaurant & Entertainment – Bakersfield, CA

Bitwise Tenant Improvement – Bakersfield, CA

CAPK Foodbank Tenant Improvement – Bakersfield, CA

City of Shafter, Library & Learning Center Tenant Improvement – Shafter, CA

Kern Health Systems Tenant Improvement – Bakersfield, CA

The Open Door Network New Buildings & Site – Bakersfield, CA

California Resources Corporation Tenant Improvement – Bakersfield, CA

CRC Warehouse Tenant Improvement – Bakersfield, CA

Terrio Physical Therapy Tenant Improvement – Bakersfield, CA

Aera Energy Tenant Improvement – Bakersfield, CA

Aegis Treatment Centers Tenant Improvement – Bakersfield, CA

Belissima Medical Aesthetics Tenant Improvement – Bakersfield, CA

Gameday Sports Academy Basketball Gym Tenant Improvement – Bakersfield, CA

Vita-Pakt Citrus Products Co. Tenant Improvement – Bakersfield, CA

Seneca Resources Expansion Tenant Improvement – Bakersfield, CA



TAB 6 - LITIGATION HISTORY

LITIGATION HISTORY

Klassen & Smith is pleased to confirm that our firm maintains an exemplary record of performance and compliance in public-sector engagements. There is no pending litigation, nor has there been any past litigation, claims, disputes, or judgments involving our firm. This clean history reflects our commitment to delivering high-quality, reliable services on time and within scope, in full compliance with California public contracting laws and regulations. We are fully prepared to execute the Facilities Master Plan services for Bakersfield City School District with the same level of integrity and professionalism.





TAB 7 - FEES

FEE PROPOSAL

Our proposed fee is structured based on the Scope of Services, developed in accordance with the RFQP specifications.

The fee is calculated using:

- Current hourly billing rates for key staff classifications (attached in hourly rate sheet).
- Standard multiplier policies for overhead and profit.
- Assumed hours per task, derived from historical benchmarks for similar projects involving approximately 44 sites, high-level assessments (visual/record-based FCA, DSA/ADA reviews, no destructive testing), stakeholder engagement, GIS elements, and deliverables.

Assumed hours incorporate a 10% contingency for typical revisions and coordination. District-provided data (demographics, enrollment projections, funding eligibility, Deferred Maintenance Plan) are excluded from our scope and hours. Any material scope changes will be addressed via amendment.

The proposed Fee range for the Facilities Master Plan is \$620,000.00 to \$835,000.00 and is inclusive of all labor, reimbursables, and contingency as detailed below.

<u>PHASE</u>	<u>FEE RANGE</u>
Data Collection & Analysis	\$ 125,000.00 - \$ 150,000.00
Educational Specifications & Visioning	\$ 50,000.00 - \$ 80,000.00
Community & Stakeholder Engagement	\$ 85,000.00 - \$ 120,000.00
Site-Specific Assessment & Planning	\$ 180,000.00 - \$ 240,000.00
Cost Estimating & Prioritization	\$ 50,000.00 - \$ 75,000.00
Final Master Plan Documents	\$ 130,000.00 - \$ 170,000.00
TOTAL	\$ 620,000.00 - \$ 835,000.00

ARCHITECTURE HOURLY BILLING RATES

Effective January 1, 2026

STAFF MEMBER

HOURLY RATE

Director of Architecture	\$210
Senior Project Architect	\$180
Project Architect	\$165
Architectural Project Manager	\$155
Senior Job Captain	\$145
Job Captain	\$110
Senior Architectural Designer	\$135
Architectural Designer	\$100
Spec Writer	\$80
Estimator	\$135

REIMBURSABLE EXPENSES

Consulting Engineers	1.2x Direct Cost
Renderings, Models & Photographs	1.2x Direct Cost
Printing & Scanning	1.2x Direct Cost
Travel Expense	1.2x Direct Cost
Postage & Overnight Courier Service	1.2x Direct Cost
Local Delivery & Courier Service	1.2x Direct Cost

**Subject to Adjustment on a Yearly Basis*



Klassen & Smith
ARCHITECTURE | CONSTRUCTION



Klassen & Smith
ARCHITECTURE | CONSTRUCTION

Klassen & Smith Construction, Inc.
2021 Westwind Drive
Bakersfield, CA 93301
661.282.8048 O
www.klassensmith.com