



GLOBAL MODULAR PARTNERS, LLC

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Professional Experience:

- 1. Global Modular Partners, LLC** **01/2020 – To date**
“President”, www.globalmodularpartners.com
Provide expertise on development projects focusing on volumetric construction, fabrication of modular buildings, infrastructure issues, and government affairs; develop and provide strategic planning and communication on behalf of clients for major development projects throughout Southern California.
- 2. City of Santa Ana** **11/2017 - 02/2019**
“City Manager”
Lead and managed the day-to-day operations for a full-service municipality (332,318 population) with a staff of 1200 FTE staff, with a General Fund budget of \$353M; major focus areas were addressing homelessness by constructing a 200-bed shelter, and 4 ballot measures including a \$60M sales tax measure.
- 3. City of Lynwood, Public Works Director** **10/2015 – 10/2017**
“City Engineer”
Direct the operations of the department with a staff of 68 FTE and a \$23M budget, which includes water and sewer utilities; major focus are on delivering several large projects, including a new Community Center, a new City Hall Annex, water well improvements, and street projects while improving operational efficiency.
- 4. City of El Monte** **07/2013 - 06/2015**
“City Manager”
Lead and managed the day-to-day operations for a full-service municipality (115,000 population) with a staff of 290 full-time staff, with a General Fund budget of \$51M; major focus areas were building a sustainable budget, focusing on economic development (\$790M in development then underway), and rebuilding the city organization.
- 5. City of Santa Ana, Executive Director** **11/2009 – 06/2013**
“Public Works”
Directed the operations of the Public Works Agency, undertaking several large and significant high-profile projects, including the planning & environmental studies for a \$250M fixed-guideway project, an \$80M arterial grade-separation, a major \$225M arterial widening project, along with a \$75M citywide rehabilitation of local residential streets; additionally, served in various ad-hoc administrative roles to implement a budget stabilization plan, including leading various outsourcing proposals.
- 6. City of Oakland, Public Works** **03/2001 – 10/2009**
“Agency Director”
Directed the operations of the Public Works Agency, with a staff of 856 FTE and a \$148M operating budget; lead the agency thru a major reorganization and a 3-year APWA Accreditation process, to become only the 3rd agency in California and 35th in North America to achieve this accreditation; also lead the city to achieve a top ten green city ranking. Extensive interaction with city elected officials.
- 7. JMS Consultants** **01/2000 – 03/2001**

“Principal Engineer”

Managed the day-to-day operations of the Los Angeles office and directed the municipal engineering and construction management program areas of the firm.

8. **City of Los Angeles, Public works** **01/1990 – 12/1999**
“Project Manager”
9. **City of Los Angeles, Building & Safety Dept** **06/1987 – 01/1990**
“Plan Check Engineer”

Education

B.S. Civil Engineering, California State University, Northridge, 1987

Professional License

Registered Civil Engineer, State of California, C55588, expires 12/31/2022

Professional Organizations

- Public Works Leadership Fellow, American Public Works Association
- Member, League of California Cities
- Fellow, Institute for the Advancement of Engineering

Awards

- American Public Works Association (APWA) inducted as a *Public Works Leadership Fellow (PWLF)* into the first class of PWLF’s in September 2011 at the International Public Works Congress in Denver, CO.
- American Public Works Association (APWA) National *Top Ten Public Works Leader of the Year, 2009*; this prestigious award was presented at the Annual APWA International Public Works Congress in Columbus, OH on September 14, 2009.
- American Public Works Association (APWA) – Northern California Chapter’s *2009 Public Works Leader of the Year Award* for outstanding career service achievements as public works professionals from both the public and private sectors, February 20, 2009.
- American Public Works Association (APWA) award of *Full Accreditation* on August 15, 2006; Oakland is only the 3rd agency in California and 35th in the USA & Canada.
- North Hills Phoenix Association’s *Outstanding Public Service Award* for outstanding traffic safety achievements in the Oakland hills, January 19, 2006.
- Los Angeles Council of Engineers & Scientists (LACES) 1996 Engineers’ Week “*Outstanding Community Service*” award
- Institute for the Advancement of Engineering (IAE); inducted in 1996 as a *Fellow* in Los Angeles
- *Meritorious Achievement Award* presented by the Board of Public Works, the City of Los Angeles on July 19, 1996, for saving the city \$500,000 on a \$5.4 million project.

Publications

Presented a paper titled: “*Micro-Tunneling vs. Conventional Pipe Jacking: the Importance of Choosing the Right Method*”, at the International Society of Trenchless Technology’s NO-DIG ’96 Conference in New Orleans, Louisiana.

Highlighted Projects:

North Outfall Replacement Sewer (NORS) Project, City of Los Angeles

The NORS project consisted of constructing a large diameter (150”) sewer tunnel, 8.5 miles long, with four (4) diversion tunnels (96” in diameter), through a densely populated urbanized area of Los Angeles and

neighboring municipality of Culver City. The \$130M project consisted of excavating a seventeenth foot (17') diameter tunnel using an open-face tunneling shield for the portions of the alignment that under-crossed through sandy soils, and an earth pressure balance (EPB) tunnel boring machine (TBM) that under-crossed portions that went through areas below the water table. Because this project under-crossed densely populated and sensitive areas (such as Los Angeles International Airport (LAX), this project was completed with instrumentation such as inclinometers and extensometers, along with robust muck removal/ground monitoring protocols, and an extensive community outreach component. Frequent update presentations before appointed and elected boards were required.

Citywide Street Rehabilitation Program, City of Santa Ana

The city of Santa Ana was suffering streets in very poor shape, with an average pavement condition index (PCI) of 45 citywide. As a result, city management set up a street rehabilitation program to spend \$100M to resurface/reconstruct 100 miles of streets, in five (5) years. By using more environmentally friendly, and cost-efficient alternative pavement rehabilitation process such as Cold-In-Place Recycling (CIR) and Full-Depth Reclamation (FDR), and a slow economy, the city was able to add streets to the program, including streets eligible for cape seals and slurry seals, for a total of 262 miles of streets treated, within three and a half (3.5) years for a total cost of \$70M.

Vicksburg Interceptor Sewer to NORS (VISN) Project, City of Los Angeles

The Vicksburg Interceptor Sewer to NORS project consisted of constructing a mid-size interceptor sewer (42" diameter) project that initially consisted of requiring 35% of its alignment use trenchless construction, and the remaining 65% use traditional cut-and-cover methods. This project was made more challenging by the fact that it was located in the immediate vicinity of Los Angeles International (LAX) Airport, and extending onto LAX property. The portions within LAX had very strict windows of time, and should the work not be completed within that window of time, that remaining work would need to be completed during the same window of time the following year. In the end, the project was completed on time, and was notable for being one hundred percent trenchless, and being the first project in the city's history (and the Southern California region) to use micro-tunneling technology. An EPB TBM was used for the alignment below the water table, and a regular TBM for the remainder; both were equipped by a centrifugal soil separator located on the surface.