

**CONSULTANT AGREEMENT BETWEEN THE CITY OF SANTA ANA AND LOC ARCHITECTS TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES FOR THE SANTA ANA ZOO EDUCATIONAL HUB BUILDING PROJECT**

**THIS AGREEMENT FOR CONSULTANT SERVICES** (“Agreement”) is made and entered into this 1<sup>st</sup> day of August, 2023 by and between LOC Architects ("Consultant"), and the City of Santa Ana, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California ("City") hereinafter collectively referred to as the “Parties”.

**RECITALS**

- A. On February 22, 2023, the City issued a Request for Proposal (“RFP”) No. 23-033, by which it desired to retain a consultant having special skill and knowledge in the field of professional architectural services for the Santa Ana Zoo Educational Hub Building Project (“the Project”) for the City’s Public Works Agency.
- B. Consultant submitted a responsive proposal that was selected by the City. Consultant represents that Consultant is able and willing to provide such services described in the scope of work that was included in the RFP No. 23-033.
- C. In undertaking the performance of this Agreement, Consultant represents that it is knowledgeable in its field and that any services performed by Consultant under this Agreement will be performed in compliance with such standards as may reasonably be expected from a professional consulting firm in the field.

**NOW THEREFORE**, in consideration of the mutual and respective promises, and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

**1. SCOPE OF SERVICES**

Consultant shall perform during the term of this Agreement, the tasks and obligations including all labor, materials, tools, equipment, and incidental customary work required to fully and adequately complete those services described and identified in “**Exhibit A - Scope of Work**” which was made part of RFP No. 23-033, and is attached hereto and incorporated herein by this reference, and as further described and identified in “**Exhibit B - Consultant’s Proposal**,” attached hereto and incorporated herein by this reference.

**2. COMPENSATION**

a. City agrees to pay, and Consultant agrees to accept as total payment for its services under this Agreement, the rates and charges identified in “**Exhibit C - Consultant’s Fee Proposal**,” attached hereto and incorporated herein by this reference. The total sum to be expended under the term of this Agreement, including any extension period(s), shall not exceed \$385,120.00, and is comprised of the base amount of \$350,120.00 and a contingency amount of \$35,000.00 for any additional and necessary services, to be exercised at the City’s sole discretion.

b. Payment by City shall be made within 45 days (forty-five) days following receipt of proper invoice evidencing work performed, subject to City accounting procedures. Payment need not be made for work which fails to meet the standards of performance set forth in the Recitals which may reasonably be expected by City.

### **3. TERM**

This Agreement shall commence on August 1, 2023, and shall terminate on July 31, 2026, unless terminated earlier in accordance with Section 15, below. The term of this Agreement may be extended at the sole discretion of City for one (1) additional two (2) year period upon a writing to the Consultant executed by the City Manager and the City Attorney. Thereafter, further extension of this Agreement may only be made by amendment upon mutual agreement of the Parties.

### **4. INDEPENDENT CONTRACTOR**

Consultant shall, during the entire term of this Agreement, be construed to be an independent contractor and not an employee of the City. This Agreement is not intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the City to exercise discretion or control over the professional manner in which Consultant performs the services which are the subject matter of this Agreement; however, the services to be provided by Consultant shall be provided in a manner consistent with all applicable standards and regulations governing such services. Consultant shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes.

### **5. OWNERSHIP OF MATERIALS**

This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

## 6. INSURANCE

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Consultant, its agents, representatives, employees or subcontractors.

- a. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City that it has secured all insurance required under this Section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has secured all insurance required under this Section.
- b. Insurance coverage shall be at least as broad as:
  - (i) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000.00 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
  - (ii) Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$1,000,000.00 per accident for bodily injury and property damage.
  - (iii) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000.00 per accident for bodily injury or disease.
  - (iv) Professional Liability (Errors and Omissions) Insurance appropriate to the Consultant's profession, with limit no less than \$2,000,000.00 per occurrence or claim, \$2,000,000.00 aggregate.
  - (v) If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.
- c. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:
  - (i) **Additional Insured Status.** The City, its officers, officials, employees,

and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later edition is used).

- (ii) **Primary Coverage.** For any claims related to this contract, the Consultant's insurance coverage shall be primary insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
- (iii) **Notice of Cancellation.** Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the City.
- (iv) **Waiver of Subrogation.** Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- (v) **Self-Insured Retentions.** Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.
- (vi) **Acceptability of Insurers.** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.
- (vii) **Claims Made Policies.** If any of the required policies provide coverage on a claims-made basis:
  - The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
  - Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the



contract of work.

- If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.

(viii) **Verification of Coverage.** Consultant shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant’s obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

(ix) **Subcontractors.** Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that City is an additional insured on insurance required from subcontractors.

(x) **Special Risks or Circumstances.** City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

## **7. INDEMNIFICATION**

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, contractors, special counsel, and representatives from liability: (1) for, personal injury, damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including death, and claims for property damage, which may arise from the negligent operations of the Consultant, its subcontractors, agents, employees, or other persons acting on its behalf which relates to the services described in section 1 of this Agreement; and (2) from any claim that personal injury, damages, just compensation, restitution, judicial or equitable relief is due to the negligent operations of the Consultant, its subcontractors, agents, employees, or other persons acting on its behalf which relates to the services described in section 1 of this Agreement. This indemnity and hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered, or alleged to have been suffered, by reason of the events referred to in this Section or by reason of the terms of, or effects, arising from this Agreement. The Consultant further agrees to indemnify, hold harmless, and pay all costs for the defense of the City, including fees and costs for special counsel to be selected by the City, regarding any action by a third party asserting that personal injury, damages, just compensation, restitution, judicial or equitable relief due to personal or property rights arises by reason of the terms of, or effects arising from Consultant’s performance under this Agreement. City may make all reasonable decisions with respect to its representation in any legal proceeding. Notwithstanding

the foregoing, to the extent Consultant's services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.

## **8. INTELLECTUAL PROPERTY INDEMNIFICATION**

Consultant shall defend and indemnify the City, its officers, agents, representatives, and employees against any and all liability, including costs, for infringement of any United States' letters patent, trademark, or copyright infringement, including costs, contained in the work product or documents provided by Consultant to the City pursuant to this Agreement.

## **9. RECORDS**

Consultant shall keep records and invoices in connection with the work to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any services, expenditures, and disbursements charged to the City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of the City to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement during regular business hours. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

## **10. CONFIDENTIALITY**

If Consultant receives from the City information which due to the nature of such information is reasonably understood to be confidential and/or proprietary, Consultant agrees that it shall not use or disclose such information except in the performance of this Agreement, and further agrees to exercise the same degree of care it uses to protect its own information of like importance, but in no event less than reasonable care. "Confidential Information" shall include all nonpublic information. Confidential information includes not only written information, but also information transferred orally, visually, electronically, or by other means. Confidential information disclosed to either party by any subsidiary and/or agent of the other party is covered by this Agreement. The foregoing obligations of non-use and nondisclosure shall not apply to any information that (a) has been disclosed in publicly available sources; (b) is, through no fault of the Consultant disclosed in a publicly available source; (c) is in rightful possession of the Consultant without an obligation of confidentiality; (d) is required to be disclosed by operation of law; or (e) is independently developed by the Consultant without reference to information disclosed by the City.

## **11. CONFLICT OF INTEREST CLAUSE**

Consultant covenants that it presently has no interests and shall not have interests, direct or indirect, which would conflict in any manner with performance of services specified under this Agreement.

## **12. NON-DISCRIMINATION**

Consultant shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, gender identity, gender expression, gender, medical conditions, genetic information, or military and veteran status, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, teaching, training, utilization, promotion, termination or other employment related activities or any services provided under this Agreement.

## **13. EXCLUSIVITY AND AMENDMENT**

This Agreement represents the complete and exclusive statement between the City and Consultant, and supersedes any and all other agreements, oral or written, between the Parties. In the event of a conflict between the terms of this Agreement and any exhibits or other attachments hereto, the terms of this Agreement shall prevail. This Agreement may not be modified except by written instrument signed by the City and by an authorized representative of Consultant. The Parties agree that any terms or conditions of any purchase order or other instrument that are inconsistent with, or in addition to, the terms and conditions hereof, shall not bind or obligate Consultant or the City. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which is not embodied herein. This Agreement and all related obligations and services hereunder are intended for the sole benefit of City and Consultant and are not intended to create any third-party rights or benefits.

## **14. ASSIGNMENT**

Inasmuch as this Agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate, or subcontract any interest herein without the prior written consent of the City and any such assignment, transfer, delegation or subcontract without the City's prior written consent shall be considered null and void. Nothing in this Agreement shall be construed to limit the City's ability to have any of the services which are the subject to this Agreement performed by City personnel or by other consultants retained by City.

## **15. TERMINATION**

This Agreement may be terminated by either party for default after five (5) days written notice to the other if the other party has substantially failed to fulfill any of its obligations under this Agreement after a thirty (30) day noticed cure period. CITY has and reserves the right to terminate this Agreement at its convenience and without cause upon thirty (30) days written notice

to Consultant. In the event that the City should terminate this Agreement for its convenience, Consultant shall be entitled to payment for services provided hereunder, as provided in Section 2, Exhibit A – Phase One, including for such services performed prior to the effective date of said termination, including travel, accrued as of the date of the termination, which payment shall be per the terms set forth in Section 2, Exhibit A – Phase One, subject to the following conditions:

- a. As a condition of such payment, the City may require Consultant to deliver to the City all work product(s) completed as of such date, and in such case such work product shall be the property of the City unless prohibited by law, and Consultant consents to the City's use thereof for such purposes as the City deems appropriate.
- b. Payment need not be made for work which fails to meet the standard of performance specified in the Recitals of this Agreement.

## **16. WAIVER**

No waiver of breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure or right, or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

## **17. JURISDICTION – VENUE**

This Agreement has been executed and delivered in the State of California and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. Both Parties further agree that Orange County, California, shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

## **18. PROFESSIONAL LICENSES**

Consultant shall, throughout the term of this Agreement, maintain all necessary licenses, permits, approvals, waivers, and exemptions necessary for the provision of the services hereunder and required by the laws and regulations of the United States, the State of California, the City of Santa Ana and all other governmental agencies. Consultant shall notify the City immediately and in writing of its inability to obtain or maintain such permits, licenses, approvals, waivers, and exemptions. Said inability shall be cause for termination of this Agreement.

## **19. NOTICE**

Any notice, tender, demand, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered in person or mailed by first class or certified mail, postage prepaid, or sent by fax or other telegraphic communication in the manner provided in this Section, to the following persons:

To CITY:

City Clerk  
City of Santa Ana  
20 Civic Center Plaza (M-30)  
P.O. Box 1988  
Santa Ana, CA 92702-1988  
Fax: 714- 647-6956

With courtesy copies to:

Nabil Saba  
Executive Director, Public Works Agency  
City of Santa Ana  
20 Civic Center Plaza  
P.O. Box 1988  
Santa Ana, CA 92702

To CONSULTANT:

Poonam Sharma  
Principal  
LOC Architects  
3203 E. 4th Street  
Los Angeles, CA 90063

A party may change its address by giving notice in writing to the other party. Thereafter, any communication shall be addressed and transmitted to the new address. If sent by mail, communication shall be effective or deemed to have been given three (3) days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by fax, communication shall be effective or deemed to have been given twenty-four (24) hours after the time set forth on the transmission report issued by the transmitting facsimile machine, addressed as set forth above. For purposes of calculating these time frames, weekends, federal, state, County or City holidays shall be excluded.

Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger, or overnight delivery service.

## **20. MISCELLANEOUS PROVISIONS**

- a. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective Parties to each of the terms of this Agreement, and shall indemnify City fully, including reasonable costs and attorney's fees, for any injuries or damages to City in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

- b. All exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement the date and year first above written.

**ATTEST:**

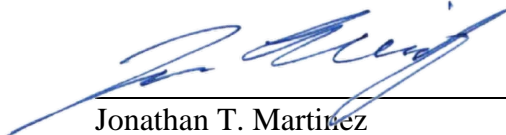
**CITY OF SANTA ANA:**


\_\_\_\_\_  
Jennifer L. Hall  
City Clerk

\_\_\_\_\_  
Kristine Ridge  
City Manager

**APPROVED AS TO FORM:**  
SONIA R. CARVALHO  
City Attorney

**CONSULTANT:**

  
\_\_\_\_\_  
Jonathan T. Martinez  
Assistant City Attorney

  
\_\_\_\_\_  
Poonam Sharma  
Principal

**RECOMMENDED FOR APPROVAL:**

\_\_\_\_\_  
Nabil Saba  
Executive Director  
Public Works Agency

## **EXHIBIT A**

### **SCOPE OF SERVICES**

<p style="text-align: center;"><b>Appendix ATTACHMENT 1 SCOPE OF WORK</b></p>
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**CITY OF SANTA ANA  
REQUEST FOR PROPOSALS  
FOR  
PROFESSIONAL ARCHITECTURAL SERVICES FOR THE SANTA ANA  
ZOO COMMUNITY HUB BUILDING “THE HIVE”  
RFP NO. 23-033**

**INTRODUCTION/BACKGROUND**

**Background:**

The Santa Ana Zoo is located along the eastern edge of Santa Ana, California, bordered by First Street (north), Interstate 5 freeway (east), Chestnut Avenue (south) and Elk Lane (west). The Zoo is owned by the City of Santa Ana, operated by the Parks, Recreation and Community Services Agency. The Friends of Santa Ana Zoo (FOSAZ), the zoo’s non-profit support organization, raises funds for capital improvements and deferred maintenance projects and also manages the gift shop, ride concessions, rental areas, special events and membership program. Situated within the 20-acre Prentice Park, the Santa Ana Zoo has a live collection of over 300 animals, primarily representing the “Neotropical” biogeographic region, which includes the southern tip of Mexico, Central and South America, and is known for its extensive primate collection. In addition to being a public zoological garden dedicated to wildlife, environmental education and the conservation of endangered species, the Santa Ana Zoo is a recreational facility and important civic asset which attracts approximately 250,000 visitors annually from throughout Orange County. The following link includes the full master plan and project background information:

<https://www.dropbox.com/s/nicim35n3bmn9uz/2018%20Santa%20Ana%20Zoo%20Master%20Plan.pdf?dl=0>

**Zoo History:**

The Santa Ana Zoo opened to the public in 1952. The grant deed for the original 12 acres stipulated that the zoo must maintain at least 50 monkeys at all times or the land could revert back to donor’s heirs. The Zoo’s most recently added exhibits and attractions include the Crean Family Farm (2004), Endangered Species Carousel (2008), “Tierra de las Pampas” grasslands exhibit (2010), the Ocelot Habitat and Education Center (2015).

**Description of Work:**

The project goal consists of the design and construction of a new building to accommodate a flex space, classroom(s), and hub for community volunteers and education staff. The classrooms are flexible in design and layout to maximize their use potential throughout the day and year. The facility would use environmentally sustainable materials in its construction (LEED status



depending on the budget). This facility will serve as a reception area for schoolchildren coming to the zoo and it will be located directly adjacent to the existing outdoor amphitheater. Different sides of the building will open out to the general zoo area, the amphitheater, or staff and service areas.

➤ Building uses:

- Education classroom(s) – consider partitionable space
- Community room
- Temporary indoor exhibits for zoo visitors, i.e. table-top displays during special events
- Office space for education staff
- Office space for Friends of Santa Ana Zoo staff
- Storage

➤ Site:

- Located in proximity of master plan location
- The ideal building is 6,000 square feet roughly composed of 3,000 square feet of back of house , and 3,000 square feet if flex-use classroom space. A maximum of 3,000 square feet of hardscape/landscape/outdoor space will surround the building. The patio can be approximately 1,000 square feet of the outdoor space. The intent during the design process is to identify the best placement and layout within the general identified location.
- Accessible to amphitheater
- Accessible to visitors from inside the zoo
- Accessible from staff areas of the zoo
- Connectivity to future entry area (currently overflow parking lot)
- Adjacent to zoo offices, amphitheater, exploration outpost, and water play area
- Mature *Ficus microcarpa* nearby

➤ Look & Feel:

- Light and airy feel
- Windows and natural light
- Uncluttered
- Neutral palette
- Blend with surroundings trees
- Modern/subtropical feel

➤ Features:

- Indoor/outdoor space
- Outdoor lighting
- Landscaping and pathways to connect building to surroundings
- Pathway to future entry
- Unisex restroom(s)

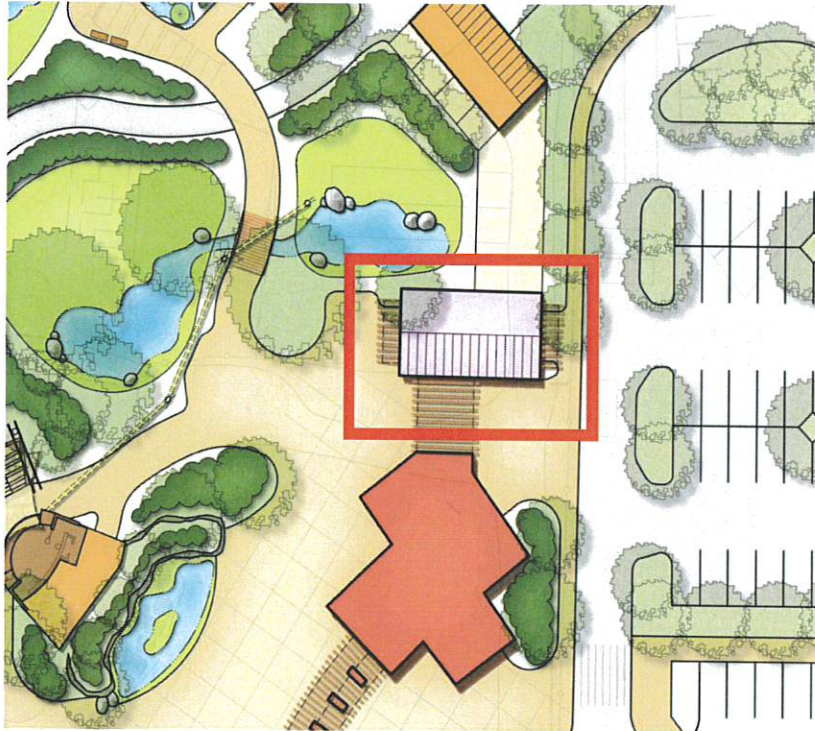
➤ Materials:

- Local materials when possible
- Materials with smaller carbon footprint
- Green methodologies and materials where logical
- Long-lasting, durable

➤ Budget:

The construction budget is anticipated to be approximately \$3,000,000, separate from design, permitting, and construction administration fees.

20-Year Master Plan rendering:



Proposed Site:



### **Consultant Responsibilities:**

*The Consultant's responsibilities include the following, and shall consist of the following project tasks:*

Consultant is responsible for providing all design and engineering as required for all components within the project scope of work. This includes but is not limited to survey, civil engineering, geotechnical investigation, architectural/landscape architectural design, structural engineering, and electrical engineering. Project team should also include a CASP certified professional to ensure accessibility of all public areas.

Consultant shall provide review sets in .pdf format.

#### ***Task 1: Pre-Design***

Preliminary design shall include Kick-off meeting with City Staff (representatives from Public Works Agency, Parks, Recreation and Community Services Agency and Santa Ana Zoo) to discuss scope of work, project goals and objectives, potential elements and issues, schedule, review of existing information and site investigation.

- Deliverables shall include a Work Task Plan, Schedule, Geotechnical Report and Site Survey.

#### ***Task 2: Concept Design***

Concept design shall include up to three (3) meetings with City Staff to brainstorm and review potential layouts.

- Deliverables shall include up to three (3) schematic concept designs, with one final rendered concept site plan and perspective drawing for fundraising and presentation purposes.



***Task 3: Design Development (50% plans)***

Design development will involve the schematic development of approved concept plan, which shall include landscape architectural, architectural, civil engineering, structural, electrical engineering, draft technical specifications and “opinion of estimated cost”.

- Deliverables shall include a 50% set of plans, including site section studies, draft specification, “Opinion of Probable Cost”.

***Task 4: Construction Documents (90% and 100% plans)***

Construction Documents (CDs) shall include finalizing approved deliverables from the Design Development phase. This includes the provision of detailed engineering and construction drawings that will serve as the basis for both bidding and construction by a general contractor.

- Deliverables shall include 90% and 100% plans, structural calculations, CASP report, final technical specifications, finalized “Opinion of Probable Cost”.

***Plans:*** Plans shall include, but are not limited to the following:

- Title Sheet
- Civil Engineering
  - Site Erosion Plan
  - Horizontal and Vertical Control Plan
  - Grading and On-Site Drainage Plan
  - Site Utility Plan
- Landscape Architectural
  - Site Layout/Construction Plans and Details (including plumbing)
  - Site Sections, as applicable
  - Planting Plans/Details/Notes
  - Irrigation Plans/Details/Calculations/Notes
- Architectural
  - Holding Facility Plans
  - Holding Facility Interior elevations, Finish schedule
  - Roof Framing Plan
  - Reflected Ceiling Plan
  - Exterior Elevations
  - Interior Elevations
  - Mechanical and Plumbing Plans/T-24
  - Electrical Plans, as applicable
  - Architectural Details
  - Structural Calculations
  - Door/Window/Finish Schedules, as applicable
- Structural Engineering

- Structural Design and Detailing
- Mechanical Engineering & Plumbing
- Electrical Engineering
  - Electrical Site Plan to include walkway lighting, irrigation.
  - Location of panels, switchgear, meters
  - Schedules
  - Details
  - Notes, specifications

**Plan Check & Permits:**

Construction drawings shall be in accordance with the 2013 California Building Code and will require review/approval by the City Planning and Building Agency.

As a condition of plan check approval, plans, specifications and structural calculations must be signed by a California licensed architect / landscape architect /civil engineer/structural engineer as appropriate. Plans shall be organized so that they can be segregated cleanly for distribution to the various plan checking entities.

Construction drawings shall be submitted at 90% completion for review by Public Works Design Engineering and Santa Ana Zoo staff and revised per their comments. The 100% complete construction drawing package will then be submitted for final City review to the following City Agencies:

- Parks, Recreation and Community Services Agency/Santa Ana Zoo
- Planning and Building Agency
- Public Works Agency Design and Construction Engineering Divisions

The Public Works Agency Project Manager will coordinate the submittal and review process. Once complete, the consultant will revise the Contract Documents

***Technical Specifications***

Technical specifications for all components listed above shall be provided by Consultant, or their Sub-consultants, to the City in CSI (Construction Specifications Institute) format. City Staff will combine these specifications with the City Boiler Plate which together, will become the Project Manual.

***Final Opinion of Probable Cost***

Consultant shall provide updated opinion of probable construction cost which shall reflect finalized plans, materials, systems, details of construction, and known or anticipated changes in the bidding market relative to the project. Should project scope exceed available budget, project plans/specifications will be phased as appropriate.

***Task 5: Bid Advertisement, Construction Administration, Record Drawings:***

**Bid Advertisement**

Consultant shall provide support to the City during the Bidding phase by assisting with questions, requests for information/clarification, or conflicts arising out of the bidding process. Consultant shall also attend pre-bid meeting, if scheduled.

Construction Administration

Consultant shall provide support to the City during the Construction Administration phase by assisting with questions, requests for information/clarification, and/or reviewing submittals.

Record Drawings / As-built Plans:

Upon construction completion, consultant shall incorporate as-built information, as provided by the General Contractor, into the drawing files to provide record drawings for City archives.

**Fee Proposal:**

In addition to Section IV.B.3 (Submittal Requirements: Fee Proposal) fee schedule shall be structured to correspond to the above mentioned tasks as follows:

<b>Task 1:</b>	<b>Pre-Design</b>
<b>Task 2:</b>	<b>Concept Design</b>
<b>Task 3:</b>	<b>Design Development</b>
<b>Task 4:</b>	<b>Construction Documents</b>
<b>Task 5:</b>	<b>Bid Advertisement, Construction Administration, Record Drawings</b>

**Total Fee:**

Fee schedule for each task should include an hourly breakdown that corresponds to the task total.

**City Responsibilities**

The City will be responsible for the following items:

- Provision of available plans and existing documentation on file.
- Provision of electronic design file with City title block and title sheet (24" x 36")
- Provision of standard City boilerplate specifications.
- Acting as liaison with the appropriate decision making bodies, as necessary.
- Coordination and processing of plans and documents with governmental agencies having jurisdiction over the project.

**EXHIBIT B**

CONSULTANT'S PROPOSAL





LOC Architects

RFP

ARCHITECTURAL SERVICES  
FOR THE  
SANTA ANA ZOO COMMUNITY HUB BUILDING: THE HIVE

MARCH 23, 2023



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COVER LETTER

March 23, 2023

Gilbert Castillo  
 Project Manager  
 Public Works Agency  
 20 Civic Center Plaza, M-36  
 Santa Ana, CA 92701

Re: RFP for Professional Architectural Services for the Santa Ana Zoo Community Hub Building,  
 "The Hive"

Dear Mr. Castillo

LOC is pleased to present you with these qualifications and to provide complete architectural services for the proposed project at the Santa Ana Zoo. We feel that we will be a great fit for this project due to our extensive experience in educational projects in the context of a larger organization, such as the Santa Ana Zoo

LOC is an award-winning group of young architects that is deeply committed to the quality of the built environment of our educational environments. Our focus on human-centered experience makes us uniquely suited to take on the challenges of new educational facilities that serve the leaders of the future while working to embrace sustainable principles. We would like to bring our extensive experience in designing educational environments to contribute to your mission and your belief to **instill a passion for the natural world through recreation, education and conservation**. LOC would make an excellent choice to assist the City of Santa Ana and the zoo in many of their goals, most importantly in helping to provide innovative, relevant and inspiring learning environments for the following reasons:

- Our firm's personnel have a successful track record in creating vibrant educational and performing arts environments, including:
  - o A 12 year relationship with Crossroads School for Arts and Sciences, a private K-12 institution in Santa Monica, CA, having completed a master plan and multiple classroom buildings including visual and performing arts classrooms and a black box theater.
  - o A 15,000 SF MPR and classroom addition and renovation for City of Knowledge School, a K-12 Islamic school in Pomona, CA, currently under construction.
  - o Multiple Montessori preschool classroom buildings
  - o The design of a campus facility at Charles Drew University containing a medical and dental clinic and food bank, a community garden, and a new surface parking lot.
  - o Several projects with Alliance College Ready Charter Schools including the conversion of a library to counselor's offices, a concept design for creating outdoor space and additional classrooms at an urban site, which is the basis of this RFP, and a CUP modification to change the use of an existing school, and a ground up 10,000 sf classroom building in South Los Angeles, currently in permitting.
- Knowledge of and experience implementing the most current educational technology and spatial strategies for enhancing educational outcomes.
- Award-winning and widely published work.

- A young and agile firm that can effectively respond to our clients' needs and schedules
- Readiness: Our firm has several large scale projects reaching their construction completion and plan check submittals and will be able to devote our resources to the successful implementation of the requirements of this project.
- A collaborative work process that builds long term relationships and can effectively leverage your institution's human and technical capital.
- A deep dedication to sustainable principles. LOC has been recognized for its implementation of sustainable practices in response to the challenges that our cities and our planet are facing as a result of climate change. We are signatories to the AIA 2030 Challenge that maps a path for the design community to reduce the climate change impacts of new construction and major renovation projects through our implementation of design strategies, energy efficient technologies, on-site renewable energy systems.
- Ability to navigate various public agencies for planning and permitting. Our firm has successfully obtained planning and plan check approval in the City of Los Angeles, City of Santa Monica, Santa Barbara, West Hollywood, and other local and out of state jurisdictions. As the challenges of 2020 arose, we have been able to quickly adapt to changing protocol in obtaining these approvals.
- LOC is a certified DBE (Disadvantaged Business Enterprise), SBE (Small Business Enterprise), MBE (Minority Business Enterprise), SABE (Subcontinent Asian Business Enterprise, and a SDB (Small Disadvantaged Business).

Our principals, Ali Jeevanjee and Poonam Sharma are deeply dedicated to the thoughtful design of educational spaces. As LOC is small firm, both principals will remain fully involved in the project from start to end. We have assembled a team that has worked together successfully to deliver similar types of project for similar clients, creating stellar spaces that respond to the modern needs of today's students, inspiring the occupants to have ownership over these spaces, while adhering to the constraints of both time and budget. Our dedication to sustainable practices informs our design decisions and helps to create spaces that are healthy for the students and the faculty through the introduction of natural ventilation, natural lighting, and constantly finding opportunities for materials and systems that anchor the community to a responsible future.

I very much enjoyed visiting the site and meeting with yourself and the zoo team and in speaking with our civil engineer at KFPP who directly worked on the master plan and is currently working on the Howler Monkey Exhibit, we believe that we have a good understanding of the role that the Santa Ana Zoo plays in the community at large.

Our combination of deep experience with the design of educational experience and the capabilities of young, dynamic firm make LOC uniquely suited to assist your team in the development of your campus. In appreciation of your consideration,



Poonam Sharma  
Principal  
LOC Architects  
poonam@loc-arch.com

CONTRACT AGREEMENT STATEMENT

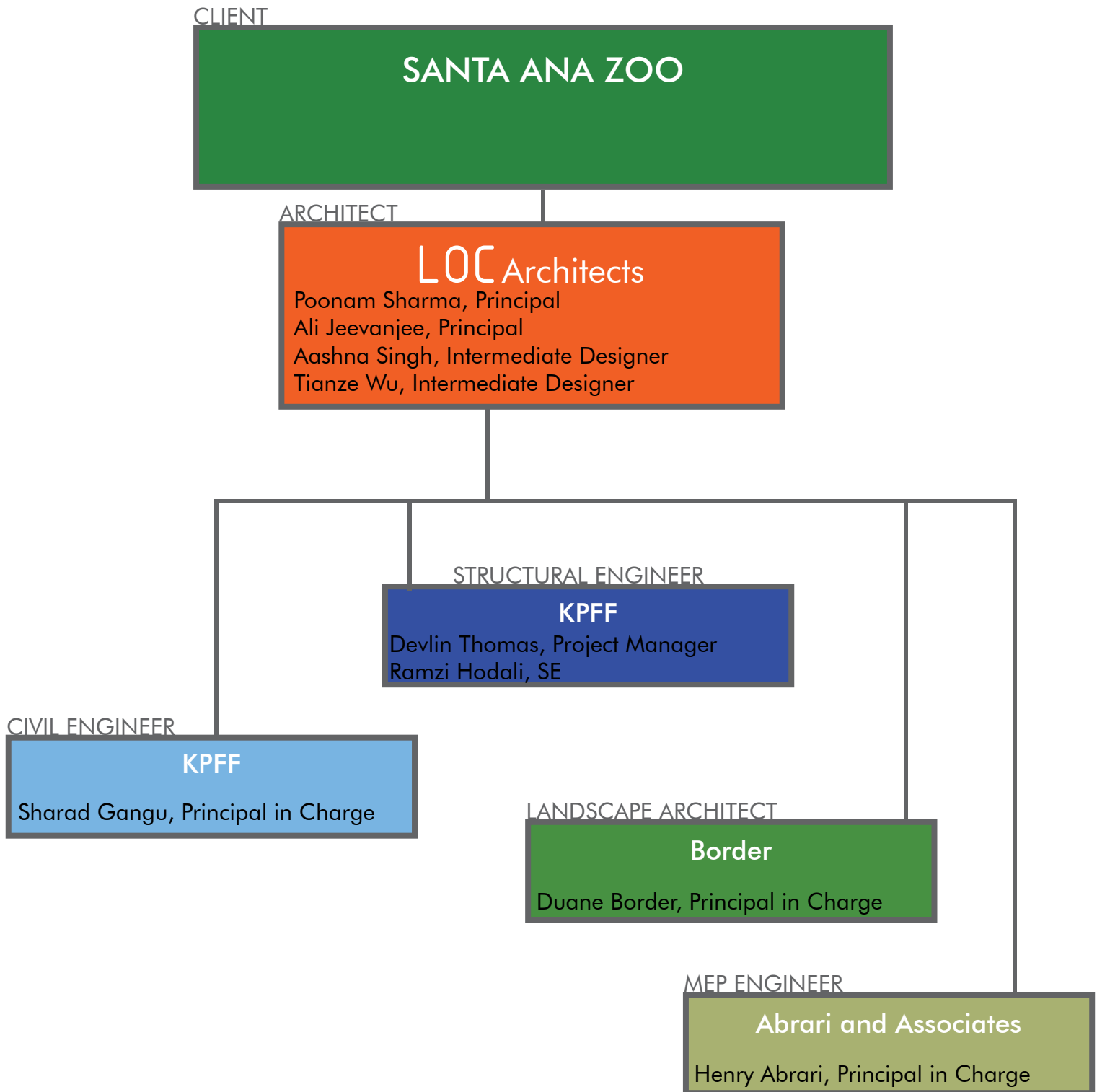
LOC is in concurrence with all provisions contained in the Agreement which was included as Attachment 2 in the Appendix of the RFP.

Poonam Sharma



FIRM AND TEAM EXPERIENCE

# ORGANIZATIONAL CHART







## Project Team

LOC Project Team:

Poonam Sharma Principal-in-Charge,

Poonam will be the principal-in-charge of this project, responsible for managing the client relationship, consultants, and the design team at large. Poonam will be involved in all phases of the project and will work directly with the client on a regular basis to ensure proper coordination and communication. Poonam will be involved throughout the course of the project until project close out. Involvement is 60% of time. (CV on following pages).

Ali Jeevanjee Principal, Project Architect

Ali will be responsible for developing design, coordinating the preparation of the drawing set, design team coordination, and producing deliverables throughout the design process, Consultant coordination, including drawings review and design integration. Involvement is 50% of time. Ali will be involved in the project from inception to project close out.

## Poonam Sharma, Principal

Poonam Sharma is a founding principal of LOC Architects bringing a vast school design experience to the firm.

- Over 20 years of professional experience
- Diverse portfolio including public art, educational, retail, entertainment, commercial, mixed use, and residential.
- Excellent at working with clients and collaborating with team members.
- Excellent communication and presentation skills.
- Experience in all phases of design, from planning and entitlement work through construction administration.
- Projects widely recognized for innovative design, including several publications and awards.
- Ability to lead and guide the production of construction documents
- Thorough knowledge of codes and zoning regulations
- QA/QC
- Leadership and mentorship of staff and internal project team

### RELEVANT PROJECT EXPERIENCE

#### City of Knowledge K-12 School

15,000 sf addition and renovation to an existing K-12 private school in Pomona, CA, currently under construction.

#### Crossroads School for Arts and Science

Various projects including:

##### Crossroads Lushing Classroom Building

17,000 sf existing office/ warehouse was gutted and converted to classrooms, theater prop shop, and assembly space.

##### Crossroads Arts and Athletics Facility

12,000 sf existing bow truss warehouse was gutted and converted to arts and athletics facility.

##### Crossroads Humanities Classrooms

5,000 sf warehouse was gutted to accommodate new humanities seminar rooms, teacher offices, and private work areas for Crossroads School.

##### Crossroads Modulares

LOC provided complete architectural services for site design, permitting and installation of temporary DSA approved modular facilities to accommodate three classrooms (approximately 640 square feet each) and three offices (approximately 300 square feet each).

## LOC Architects



### Education

Master of Architecture

**Southern California Institute of Architecture, Los Angeles, CA**

Bachelor of Arts, Major: Literature  
**Scripps College, The Claremont Colleges, Claremont, CA**



City of Knowledge School



Crossroads Arts and Athletics Facility



Crossroads Humanities Classroom

### Crossroads Office TI

LOC designed and permitted the conversion of an industrial building to be used as offices.

### Crossroads School for Arts and Science Master plan

LOC provided a feasibility study of potential sites for the proposed Performing Arts Campus serving the Crossroads middle and upper school populations. This feasibility established a preliminary program and through careful site analysis identified the most suitable site(s) adjacent to the Crossroads campus with proposed configurations.

### Crossroads School for Arts and Sciences

Performing Arts Campus

Based on the Master Plan, LOC developed conceptual floor plans and renderings of a proscenium theater, a black box theater, and a recital hall for fundraising purposes.

### Crossroads Middle School Renovation

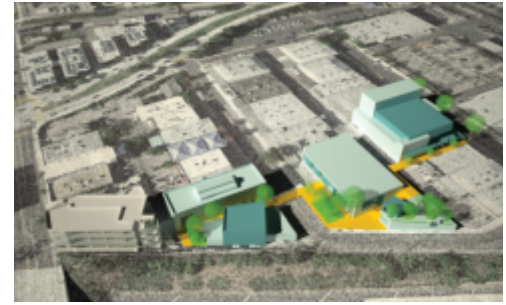
LOC designed and permitted the remodel of classrooms and the configuration of disabled access in the Steve Morgan Middle School Building.

### New Horizons School Westside

A master plan and fundraising package for a K-6 Islamic parochial school for 200 students on an urban infill site in west Los Angeles. The existing school occupies the same site in a series of modular buildings as well as an existing apartment building. The school is currently fundraising to develop the site.

### Alliance Judie Ivie Burton Technology High School

LOC is currently working on the design and permitting of a 9,450 sf ground up classroom building for the Alliance College-Ready Charter School group of schools.



Crossroads Master Plan



New Horizons School Westside



Crossroads Middle School



Alliance College Ready Public Schools, Judie Ivie Technology High School



## Ali Jeevanjee, Principal

Ali Jeevanjee is a founding principal of LOC Architects and brings great technical and design expertise to the team.

- Licensed architect with over 22 years of professional experience.
- Diverse portfolio including education, sports, entertainment, theater, commercial, mixed use and residential.
- Ability to manage clients and implement their needs, and collaborate with consultants while building strong relationships.
- Experience in all phases of design, from planning and entitlement work through construction administration.
- Skilled in developing and adapting building systems and detailing to solve complex and unusual building constraints and geometries.
- Proven ability as a rigorous and innovative designer and problem-solver learned working closely with designers as diverse as Edwin Chan (Gehry Partners), Barton Myers and Kathryn Gustafson.

### RELEVANT PROJECT EXPERIENCE

#### **City of Knowledge K-12 School**

15,000 sf addition and renovation to an existing K-12 private school in Pomona, CA, currently under construction.

#### **Crossroads School for Arts and Science**

Various projects including:

##### **Crossroads Arts and Athletics Facility**

12,000 sf existing bow truss warehouse was gutted and converted to arts and athletics facility.

##### **Crossroads Humanities Classrooms**

LOC designed the complete renovation of an existing 5,000 sf warehouse to accommodate new humanities seminar rooms, teacher offices, and private work areas for Crossroads School.

##### **Crossroads Modularity**

LOC provided complete architectural services for site design, permitting and installation of temporary DSA approved modular facilities to accommodate three classrooms (approximately 640 square feet each) and three offices (approximately 300 square feet each).

##### **Crossroads Office TI**

LOC designed and permitted the conversion of an industrial building to be used as offices.

## LOC Architects



### **Education**

Master of Architecture II  
**Harvard University, Graduate School of Design, Cambridge, MA**

Bachelor of Architecture  
**Cornell University, Ithaca, NY**

CA Licensed Architect C30267  
WA Licensed Architect 11863

Professional Affiliation: AIA



City of Knowledge School



Crossroads Arts and Athletics Facility

### **Crossroads School for Arts and Science Master plan**

LOC provided a feasibility study of potential sites for the proposed Performing Arts Campus serving the Crossroads middle and upper school populations. This feasibility established a preliminary program and through careful site analysis identified the most suitable site(s) adjacent to the Crossroads campus with proposed configurations.

### **Crossroads School for Arts and Sciences**

Performing Arts Campus

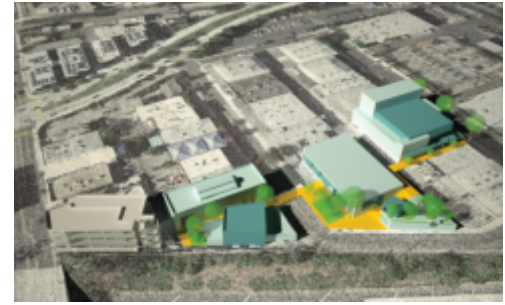
Based on the Master Plan, LOC developed conceptual floor plans and renderings of a proscenium theater, a black box theater, and a recital hall for fundraising purposes.

### **Crossroads Middle School Renovation**

LOC designed and permitted the remodel of classrooms and the configuration of disabled access in the Steve Morgan Middle School Building.

### **Alliance Judie Ivie Burton Technology High School**

LOC is currently working on the design and permitting of a 9,450 sf ground up classroom building for the Alliance College-Ready Charter School group of schools.



Crossroads Master Plan



New Horizons School Westside



Alliance College Ready Public Schools, Judie Ivie Technology High School

**STRUCTURAL ENGINEER**



## **Devlin Thomas, S.E. (S6226)**

### **Associate / Project Manager / Structural Engineering**

As an associate with the Structural Division of the Los Angeles office of KPFF, Devlin's passion for solving challenges and the creation of collaborative project environments has defined his 16 years in the practice of structural engineering. With a diverse project experience, Devlin has relied on his talents in interpersonal communication and adaptability throughout the design and construction process. He believes positive synergetic teams provide for the most innovative and effective solutions within the construction industry.



**Green Heart Families Park & Community Center, Santa Ana, CA**

**City of Los Angeles Vista Hermosa Park, Los Angeles, CA**

**City of Los Angeles Pershing Square Renew Phase I & II, Los Angeles, CA**

**Village Trailer Park, Santa Monica, CA**

**Campus El Segundo Athletic Fields Shade Structure Peer Review, El Segundo, CA**

**Angel City Football Club Training Facility Recreation Center Modifications, Los Angeles, CA**

**USC Healthcare Consultation Center III & IV Site Structures, Los Angeles, CA**

**Westmark School Campus Renovation Site Structures, Encino, CA**

**Friendship Circle of Los Angeles Playground, Los Angeles, CA**

**SSUSD Burroughs High School Modernization & Site Improvements Approvals & CA, Ridgecrest, CA**

**USC Health Science Campus Cooling Tower Relocation Phase I, Los Angeles, CA**

**La Rio Vistas Sculptural & Site Elements, Los Angeles, CA**

### **Education**

BS, Civil Engineering,  
University of California, Los Angeles

### **Registration**

Structural Engineer: CA (S6226)

Professional Engineer: CA (C75830)

### **Professional Affiliations**

American Institute of Steel Construction  
(AISC)



## **Ramzi Hodali, S.E. (S3552)**

### **Principal / Structural Engineering**

Mr. Hodali is a Principal with the Los Angeles office of KPFF with 36 years of experience working on numerous unique and complex projects in various industries including parks and recreation, civic and justice, healthcare, educational facilities, research facilities, aviation, port and harbor facilities, industrial, and commercial and residential developments. Mr. Hodali has extensive experience working on publicly-funded projects and has successfully completed significant projects for a number of public agencies including the City of Los Angeles, State of California, Riverside County, Los Angeles County, Los Angeles Unified School District, Los Angeles Community College District, University of California, California State University, Port of Long Beach, the Port of Los Angeles, Los Angeles World Airports, and numerous others.

**Earvin "Magic" Johnson Recreation Area Community Event Center, Los Angeles, CA**

**Earvin "Magic" Johnson Recreation Area Phase 1B Maintenance Building & Dog Park, Los Angeles, CA**

**Pershing Square Renew Phase I & II, Los Angeles, CA**

**Marsh Park Phase I, Los Angeles, CA**

**Reed Park Improvements, Santa Monica, CA**

**Ozone Park Improvements, Santa Monica, CA**

**Culver City Parks & Recreation Restroom Upgrade, Culver City, CA**

**Memorial Park Redevelopment Site Analysis, Santa Monica, CA**

**Cedars-Sinai Medical Center Healing Gardens, Los Angeles, CA**

**Santa Ana Zoo New Necropsy Facility Design, Santa Ana, CA**

**Samueli Academy Gym, Santa Ana, CA**

**1124 East 17<sup>th</sup> Street TI & Seismic Retrofit, Santa Ana, CA**

**Canyon Country Community Center Concrete Wall Repair, Santa Clarita, CA**

**Campbell Community Arts Center Northern Stair & Garage Connection, Campbell, CA**

**City of Oxnard Durley Park Concession Building Fire Repair Assessment, Oxnard, CA**



### **Education**

Southern Illinois University, Carbondale, Illinois  
M.S. Civil Engineering and Mechanics  
B.S. Civil Engineering and Mechanics

### **Registration**

Structural Engineer: CA (S3552)  
Professional Engineer: CA (C43755), WA (52312)

### **Professional Affiliations**

Southern Illinois University, Professional Advisory Board Member for the Department of Civil and Environmental Engineering

University of California, Los Angeles, Department of Civil Engineering, Lectured Advanced Structural Engineering Course for 6 Years

ACEC/Caltrans Become-an-Engineer Volunteer Presenter at Various High Schools

Served on the Los Angeles City Steel Subcommittee Post Northridge Earthquake

Tau Beta Pi National Engineering Honor Society

Structural Engineers Association of Southern California

American Society of Civil Engineers

American Institute for Steel Construction

American Concrete Institute

Design-Build Institute of America



**CIVIL ENGINEER**

## Sharad Ganju, PE (C85128)

Principal | Project Manager | Civil Engineering

With a background in land development industry that includes more than 20 years of experience in the design, development and management of projects for institutional, government, commercial and healthcare clients, Sharad Ganju is responsible for new project development in greater Los Angeles, client relationships, business development and providing unparalleled client service. He is experienced in managing multiple sub-consultants on large projects, delivering on schedule while meeting clients' expectations.

Sharad specializes in campus master plan designs, utility infrastructure design and has worked on challenging campus setting projects involving existing utility infrastructure. Sharad's personal knowledge and experience working in occupied and operational campus facilities, brings valuable expertise to this project.

Sharad is also the lead civil peer reviewer on Department of Veteran Affairs' Western Region Projects.

Listed below are representative projects for which Sharad has been responsible:

**Compton Community College Utility Infrastructure, Compton, CA**

**Compton Community College Master Plan, Compton, CA**

**Antelope Valley College Utility Infrastructure, Lancaster, CA**

**Antelope Valley College Student Services Building, Lancaster, CA**

**Antelope Valley College Academic Commons Building, Lancaster, CA**

**Antelope Valley College Campus Design Standards, Lancaster, CA**

**LAVC Gold Creek Fire Damage Repairs, Los Angeles, CA**

**Chaffey College Campus Center, Rancho Cucamonga, CA**

**UC Riverside Student Success Center, Riverside, CA**

**UCR Material Science & Engineering Building, Riverside, CA**

**UCR School of Medicine Building, Riverside, CA**

**UCR North District Student Housing, Riverside, CA**

**LAUSD - South Park School Food Services & Lunch Shelter, Los Angeles, CA**

**Flintridge Sacred Heart Academy Fine Arts Facility, La Canada Flintridge, CA**

**Flintridge Sacred Heart Academy Auditorium Remodel Phase 1, La Canada Flintridge, CA**



### Education

Rutgers, the State University of New Jersey, New Brunswick, NJ  
MS, Civil Engineering (2003)  
Center for Environmental Planning & Technology, India  
BE, Civil Engineering (2000)

### Registration

Professional Engineer: CA (C85128)

### Professional Affiliations

American Society of Civil Engineers

**MEP ENGINEER**



**ABRARI & ASSOCIATES INC.**  
**Utility Consulting and MEP Engineers**

1713 Standard Ave.  
Glendale, CA 91201  
T: 818-956-1900  
E: [mail@abrari.com](mailto:mail@abrari.com)

## OBJECTIVE

To provide a reliable and cost-effective Electrical Design

## SKILLS & ABILITIES

Design Automation  
Minimalizes errors  
3D Modeling  
Reliable Calculations  
AUTOCAD  
Revit

## TYPES OF PROJECTS

Multi-Residential  
Mixed Use-Residential  
Educational  
Hospitality  
Commercial  
Retail  
Surgery Center  
Offices  
High-End Luxury Single Family Homes  
Medical  
Restaurants  
Small Lot Divisions  
Street Lighting

## HENRY R. ABRARI, P.E.

### Electrical Engineer

Henry Abrari has over 39 years of Electrical Engineering experience. As an accomplished engineer and retired Glendale Water and Power engineering manager with extensive utility and facilities design experience, he established Abrari and Associates in 2002

## EXPERIENCE

### ABRARI & ASSOCIATES, FOUNDER

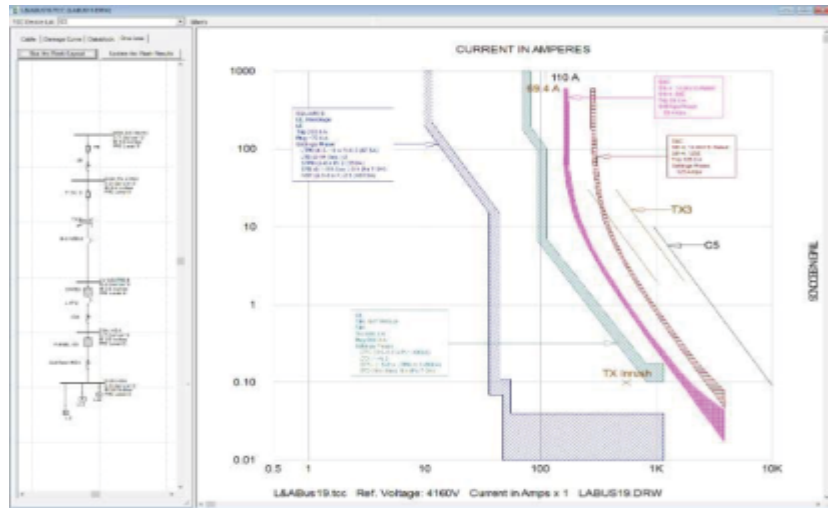
MARCH 2002-PRESENT

- Electrical Engineering
- Power Analysis and coordination
- Arc Flash and Fault Current Studies
- EV Charger Design
- Solar Design
- Construction Administration
- Lighting Design
- Street Lighting Design
- Utility and Title-24 Consulting
- Dry Utility Consulting
- Power Quality, Power Measurement, Megger, Earth Resistance, Relay Testing

## ELECTRICAL DESIGN SOFTWARE

**SKIM POWER TOOLS**

TIME CURRENT COORDINATION PLANS AND SETTINGS  
DETERMINATIONS

**DESIGN MASTER CALCULATIONS**

VOLTAGE DROP SCHEDULE				FEEDER SCHEDULE								
DEVICE	FEEDER			ID	FEEDER	FEEDER Type Devices						
	VOLTAGE DROP	WIRE SIZE	LENGTH									
105	2.72V	#1AL	125		#1AL/#1AL/#1AL 0	105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000						

FEEDER SCHEDULE				
ID	FEEDER	FEEDER Type Devices		
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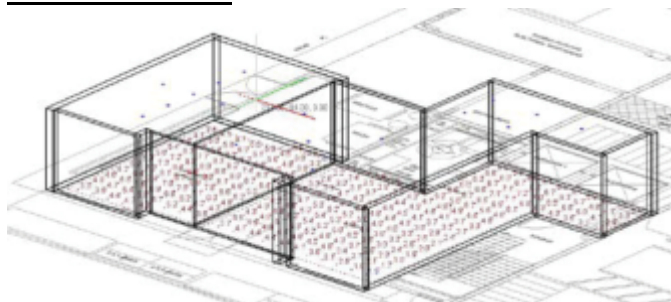
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68. SEE TABLES FOR MINIMUM CROSS-SECTIONAL AREA OF CONDUCTORS FOR COPPER

## VISUAL

**3D MODELING**

## EXPERIENCE

### **11600 PICO BLVD.- SURGERY CENTER**

Electrical Design

- 400A 120Y/240V 3Phase 4-wire
- Health Care Facility
- Photometric Egress
- Emergency Design
  - 3 separate emergency feeds
    - Life Safety Branch
    - Equipment Branch
    - Critical Branch



### **269 S. MARIPOSA AVE.- 121 UNITS MIXED USE APARTMENT**

Electrical Design

- 3000A 208Y/120V 3Phase 4-wire
- LADWP Transformer Pad
- Emergency Inverters for Egress lighting
- All Electric appliances

Building Overview

- Mixed Use Building
- 121 units
- Amenities: Gym, community room, recreation room
- Over 4,000sqft of Retail Space



**LANDSCAPE ARCHITECT**

# RESUMES

## DUANE BORDER / ASLA, PLA Principal

Duane Border is an award-winning landscape architect and Design Director at BORDER, a boutique studio in Los Angeles that utilizes an interactive design process combining lifestyle, sustainability and art to generate creative design solutions and interactive environments.

Using a wide range of design influences, he explores the boundaries of landscape architecture by embracing the cultural, artistic and environmental influences of each site to craft a unique sense of place and developing an engaging experience.

Duane's design philosophy is to immerse individuals in the richness and wonder of the natural environment. BORDER is an evolution of Duane's philosophy of providing contemporary, urban landscape solutions that maintain the romance of the garden he used in the founding of his previous firm, Duane Border Design, in 2012. BORDER elevates this philosophy to include a focus on the restorative properties of landscape design.

Under his leadership, BORDER has built a reputation as a collaborative studio with an award-winning tradition.

### RELEVANT PROJECT EXPERIENCE

#### MARSH PARK / Los Angeles, CA

Marsh Park is a 3.9 acre open space adjacent to the LA River and thriving Elysian Valley River bike trail. While at Melendrez (RELM), Duane Border led the design effort with the firm's planning team and the Santa Monica Mountain Conservancy to re-imagine a brownfield that disconnected the neighborhood from the LA River.

#### MARILYN HAWLEY HILTON SCHOOLYARD / Santa Monica, CA

The redesign altered the perception of a parking lot used as a schoolyard to provide students and their families with a sense of campus pride and identity while maintaining the parish's commitment to sustainable practices.

#### LAPD PUBLIC ADMINISTRATION BUILDING / Los Angeles, CA

Duane Border, as lead designer at Melendrez, viewed challenging site and contextual conditions as opportunities for social, publicly accessible spaces rather than constraints that dictate a static, rigid design of impediments and barriers. Defensible space can still be social space.



### LICENSURE

Registered Landscape Architect  
CA 5810 // UT 5301

### EDUCATION

Bachelor of Science in Landscape  
Architecture  
Purdue University

### AWARDS

ASLA Southern California  
LAPD PAB  
Marsh Park  
Hilton Schoolyard  
Santa Monica College Quad  
444 South Flower Street  
Not-A-Cornfield

### AFFILIATIONS

ASLA Southern California Ex Com  
2010 - 2020

ASLA Education Advisory Committee  
2020-2022

# BORDER

Santa Ana Zoo Community Hub Building RFP



# RESUMES

## **DARREN SHIRAI** / ASLA, PLA Landscape Architect

Darren Shirai brings a passion for design and nature to BORDER as a landscape architect and Education Studio Leader. His experience includes a variety of award-winning civic, education, and mixed-use projects throughout Southern California. Growing-up in Honolulu, Hawai'i, Darren learned about the uniqueness and global significance of Hawaiian ecosystems and the role of nature in indigenous Hawaiian culture. Nature was an integral part of daily life at the schools he attended throughout childhood with lush campuses that reflected community values and role of nature in creating a high quality of life.

Child development experts theorize the origin of healthy environmental ethics in adults begins early in life, the result of sustained positive experiences in nature and the personal value associated with those experiences. Darren is motivated by the belief that the design of outdoor spaces can result in a sustainable positive relationship with local ecologies and a legacy of reconnecting people to the restorative power of the natural world.

As a result of his personal experiences and values, education is at the heart of Darren's work, in practice and approach. His engaging design process has created a long list of enthusiastic collaborators, clients, and designers whom he has mentored.

### RELEVANT PROJECT EXPERIENCE

#### **TESORO CARSON ONE** / Carson, CA

A new corporate campus for administrative offices with environmental education garden, social spaces, softball field, basketball court and perimeter fitness trail. Outdoor learning spaces provide a venue for the company's environmental education outreach programs.

#### **LA COUNTY OFFICE OF EDUCATION** / Los Angeles, CA

The COVID-19 pandemic challenged educators to re-imagine and be creative with campus outdoor space to support the safe return to in-person instruction. The Los Angeles County Office of Education published design guidelines to help schools and facilities professionals create equitable everyday outdoor learning experiences on their campuses.

#### **BURROUGHS MIDDLE SCHOOL** / Los Angeles, CA

The project will restore the historic quad, once the focus of the school campus with new sports fields, a three-story cafeteria building, and new locker rooms. Social and interpretive environmental education spaces provide daily opportunities for the campus community to engage with nature and each other.



### **LICENSURE**

Registered Landscape Architect

### **EDUCATION**

Landscape Architecture Certificate  
UCLA, Los Angeles Extension

Bachelor of Arts, Economics  
Creighton University

### **AWARDS**

Next LA / AIA Design Awards  
Wilshire Grand Hotel

ASLA Southern California  
Marsh Park  
Long Beach Airport  
Passenger Concourse

### **AFFILIATION**

ASLA Southern California

# RESUMES

## RACHEL ISON / ASLA Landscape Designer

Rachel Ison is a Southern California native who brings her experiences of living in the region to her work as a landscape designer at BORDER. These experiences influence her approach to research, site analysis and enhance her appreciation for the environments in which she works.

Dedicated to developing designs with purpose, Rachel explores a site's history, culture, and position within its context to create a narrative and character that is as unique and fresh as the project itself.

Her efforts as project design lead on projects such as Ballona Creek Feasibility Study and Jordan Downs are examples of her commitment to finding the essence of design from context clues and cultural influences. Rachel is a talented designer and uses a keen eye and attention to detail to create thoughtful graphic exhibits and detailed drawings from concept to construction for BORDER.

Her focus is on engaging and connecting communities through landscape design while respecting and enhancing the local flora and fauna. This passion was recognized and rewarded with the honor of an Olmsted Scholarship from the Landscape Architecture Foundation.

### RELEVANT PROJECT EXPERIENCE

#### **BALLONA CREEK FEASIBILITY STUDY / Los Angeles, CA**

Ballona Creek Feasibility Study included landscape design services and community outreach efforts for storm water management along the Ballona Creek corridor. BORDER led stakeholder meetings and incorporated storm water BMP strategies to manage over 9 acres of storm water collection.

#### **EAH MARTEL / West Hollywood, CA**

EAH Martel, an affordable senior housing project of inviting and engaging courtyard, is built around restorative landscape practices for residents and visitors, including increased pollinators, abundant shade, and gathering spaces.

#### **JORDAN DOWNS BRIDGE HOUSING / Los Angeles, CA**

The newest residential community in Jordan Downs addresses the need for affordable housing and quality outdoor recreation. A community gathering space with social courts, multi-function lawn, seating gardens, and outdoor BBQ spaces give residents and neighbors a diverse collection of outdoor spaces for year-round activity.



### EDUCATION

Masters of Landscape Architecture  
University of Southern California

B.A. in Environmental Studies  
B.A. in Anthropology  
Tufts University

### AWARDS

Landscape Architecture Foundation  
National Olmsted Scholar Finalist  
2018



- The Santa Ana Zoo is seeking proposals for full architectural services to design, permitting, bidding, and construction administration of a building that will occupy the existing campus and contain classroom type spaces along with offices that will form the community hub for the zoo. Users will include field trip students, volunteers for the zoo, and the Friends of the Santa Ana Zoo, a nonprofit entity that supports the Santa Ana Zoo.
- The project is to be located in an approximately 9,000 sf of area and in the general area designated on the Masterplan that was provided as part of the RFP. The project is to consist of 6,000 sf of built space of which 3,000 sf would be back of house (including offices and restrooms) and 3,000 sf to be flex space/classrooms. A 1,000 sf patio is also required.
- The building siting is defined by two large existing Ficus trees. Design is to provide access to amphitheater, and connect the visitor experience to the interior of the zoo.
- The building is to be accessible to visitors inside the zoo, and accessible to staff.
- The design of the building is to incorporate an indoor/outdoor feel, lots of light, to be uncluttered with a neutral palate and blend in with the surrounds and respond to the master plan.
- The building design should incorporate sustainable practices and use local materials where possible.
- Architect will be responsible for providing a full design team including, Civil, Geotechnical, Structural, Landscape, and Mechanical, Electrical, and Plumbing design.

RELEVANT PROJECT EXPERIENCE

# LOC

Architects

**LOC Architects is the Los Angeles practice of partners Poonam Sharma and Ali Jeevanjee, founded in 2006. With a strong belief that architecture is about people, the firm is driven by a passionate approach to bringing people together in a collaborative design process to create transformative experience through design.**

**The firm's process driven and socially responsive approach has allowed them to take on a wide range of projects that span in scale and type from art installations to master plans, single family residences to multi-family, and office campuses to schools. The design of schools and learning environments is an area of deep personal interest and remains a focus of the work they do. The spaces of a school can help to define the education experience for students, and the people-driven and carefully considered approach of LOC can enable these spaces to have a meaningful impact on a large number of people.**

**DESIGN**

**PROCESS**

**PEOPLE**

**EXPERIENCE**





## Crossroads Athletics and Arts Facility

Location: Santa Monica, CA

Client: Crossroads School for Arts & Sciences

Size: 12,000 SF

Budget: \$3 Million

Year Completed: 2019

LOC Architects designed this 12,000 sf Visual and Performing Arts and Athletics facilities building within an existing bow truss warehouse on the Crossroads School for Arts and Sciences Middle and High School campus in an industrial area of Santa Monica. This project included a complete gutting of warehouse space, creating distinct spaces for arts and athletics, an entry garden, and lounge areas, and all new MEP systems as well as extensive daylighting to optimize the educational environment. The project is characterized by the introduction of natural light, a large slanted polycarbonate wall, and warm plywood surfaces.



## Alliance Burton Tech High School

Location: South Los Angeles

Client: Alliance College-Ready Charter Schools

Size: 9,400 sf

Budget: \$6 Million

Projected Completion: December 2024



LOC won the RFP to design a new building to compliment the Alliance College-Ready School's Judie Ivie Burton Technology High School campus. Working closely with the school team, LOC designed a two story classroom building with a rooftop outdoor space. The project maximizes natural light and view to the exterior while making a connection to the existing campus and helping to foster the school's role as a pivotal entity in the South Los Angeles neighborhood. The project is currently in permitting.





## **Southern California Gas Company Headquarters**

Location: Anaheim

Client: Southern California Gas Company

Size: 27,000 sf

Budget: \$6 Million

Completion: February 2022

LOC was hired for complete architectural services to gut and convert an existing 27,000 sf tilt-up concrete building to accommodate 170 employees with new conference rooms, indoor and outdoor break areas, complete with the latest workplace technology. Extensive organizational and space planning was undertaken to best serve the needs of this large and complex organization.





## City of Knowledge School

Location: Pomona, CA

Client: City of Knowledge School

Size: 15,000 sf

Budget: \$5 Million

Projection Completion: May

LOC Architects designed this 15,000 sf addition and renovation to an existing Islamic K-12 parochial school. The project, currently under construction will include a new gym/assembly hall, new classrooms, a ceramics studio, locker rooms, and restroom facilities for both adults and students and serve a hub for the local Islamic community. Working very closely with the administration at the school, LOC developed a language of architecture that spoke to the Islamic roots of the school to create a sense of identity and community for this organization. LOC created a series of tiled dome structures that are inspired by Islamic architecture.





## **Avis and Mark Ridley-Thomas Wellness Center at Charles Drew University with APLA**

Location: Willowbrook, CA

Client: Charles Drew University

Owner's Rep: Elaine Nesbit

Size: 10,000 sf

Budget: \$4 Million

Year Completed: 2021

LOC Architects designed this two story modular building to house a medical clinic, a dental clinic and a food bank managed by Vance North Necessities of Life Program on the campus of Charles Drew University in Willowbrook. While providing for 3 distinct entries for the 3 entities housed in this building, LOC worked to integrate the project into the existing campus of CDU and helped to establish a material and color palate for future development at the university. LOC also undertook the design of a community vegetable and fruit garden adjacent to the building. In addition to this project, LOC has been involved in several projects across the campus of Charles Drew University.





## Green Heart Families Park & Community Center

Santa Ana, CA

Structural engineering services for a new 3,188 SF community center that includes a large multi-purpose room, adjoining kitchen and support spaces. The single-story high ceiling structure includes unique sloping, articulated roof structures. The site also includes a playground, restrooms and half-size basketball court. 3-D REVIT modeling was successfully leveraged during design to coordinate structural, architectural and MEP conflicts.

### Owner

Latino Health Access

### Size

3,188 SF Community Center

### Date Completed

2013



LOC Architects  
Santa Ana Zoo Community Hub Building

**LOC**  
Architects

SANTA ANA ZOO  
COMMUNITY HUB BUILDING "THE HIVE" RFP

**kpff**  
Santa Ana  
**zoo**  
AT PRENTICE PARK

March 23, 2023





## Earvin “Magic” Johnson Recreation Area Community Center

Los Angeles, CA

Phase 1A of the Earvin “Magic” Johnson Recreation Area encompasses a 22-acre core portion of the master planned project and includes a new community center, wedding pavilion, outdoor amphitheater, reflecting pool and splash pad, sculpture garden and civic plaza, group picnic area, restroom building, children’s play area, entry gate and kiosk and walking trails.

The community center is 20,000 SF, single story structure that houses a multipurpose room, classrooms, restrooms, kitchen, support area for staff and storage, and maintenance/electrical areas. The wedding pavilion is a 1,250 SF single story partially covered structure with garden amenities including arbors and trellises. The 1,500-seat outdoor amphitheater includes, stairs, stepped slabs, and security/performance lighting systems supports. The reflecting pool and splash pad area includes a linear reflecting pool, entry fountain and children’s water play area. The 20,000 SF sculpture garden and civic plaza includes garden areas, signage posts, seating benches, statues, and monuments.

The project also includes a 100-person picnic area, a 500 SF restroom building, children’s play area with playground equipment and shade structures, a new entry gate and kiosk with monument signage and security fencing along with walking trails with signage and exercise equipment.

### Owner

County of Los Angeles Department of Parks & Recreation

### Construction Value

\$59 M

### Size

22 Acre Recreation Area  
20,000 SF Community Center

### Date Completed

2020

### LEED Status

Gold Certified

### Awards

2022, Westside Urban Forum, Public/Open Space Honor Award

2021, ASCE, MLAB Award for Outstanding Sustainable Engineering

2021, LABC, Architectural Awards Civic Award

2021, Grands Prix Du Design, Public Building/Institutional Building Award - Silver Winner

2021, NAFSMA, Green Infrastructure Award - 1st Place

LOC Architects

Santa Ana Zoo Community Hub Building

**LOC**  
Architects

SANTA ANA ZOO  
COMMUNITY HUB BUILDING “THE HIVE” RFP



March 23, 2023



## City of Anaheim Miraloma Park Community Center

Anaheim, CA

Structural engineering services for the renovation and redevelopment of Miraloma Park. This effort included the creation of a new community center through the adaptive re-use, renovation and seismic retrofit of an existing CMU industrial building. This new Park and Family Resource Center includes multi-purpose rooms, classrooms, counseling offices, a kitchen, computer center, lounge, and restrooms.

The redevelopment of the existing park included the addition of solar canopies, storm/bio swales, a perimeter exercise loop trail, skate plaza, outdoor classroom plaza, picnic/BBQ area, events plaza, playground, interactive water feature, play areas, native gardens, vertical garden wall, and other landscape and hardscape improvements.

### Owner

City of Anaheim

### Construction Value

\$4.2 M

### Size

5,415 SF Community Center

2 Acre Park

### Date Completed

2015

### LEED Status

Silver Certified



LOC Architects  
Santa Ana Zoo Community Hub Building

kpff

LOC  
Architects

SANTA ANA ZOO  
COMMUNITY HUB BUILDING "THE HIVE" RFP

Santa Ana  
ZOO  
AT PRENTICE PARK

March 23, 2023



## Santa Ana Zoo

**Location:**

Santa Ana, CA

**Cost:**

\$1.8 M

**Client:**

Santa Ana Zoo

**Status:**

Ongoing

### Master Plan

The project consisted of developing a Master Plan for future improvements and expansion of the Santa Ana Zoo. The Master Plan included the analysis of existing utilities and infrastructure and recommendations related to additional exhibits. The final comprehensive plan provides a roadmap for how capital projects and programs can be carried out over the next 20 years, with a strong focus on a balanced investment on infrastructure, visitor services, and attractions.

### Exhibits

Amazon's Edge exhibit is being renovated to include the Giant River Otter Exhibit and Howler Monkey Exhibit. This includes a redeveloped 27,000 gallon pool with underwater viewing, a naturalistic exhibit habitat for Giant Otters, a new view shelter for visitors, two new monkey enclosures, "back of house", adjacent walkways and landscaping with a construction budget of \$1.8 million.



# EXPERIENCE

## MARSH PARK

The landscape design is based on Southern California sustainable landscape principles of water conservation, increased biodiversity, storm water capture, filtration and recharge.

Marsh Park is a 3.9 acre open space adjacent to the LA River and thriving Elysian Valley River bike trail. While at Melendrez (RELM), Duane Border led the design effort with the firm's planning team and the Santa Monica Mountain Conservancy to re-imagine a brownfield that disconnected the neighborhood from the LA River.

The project has successfully engaged residents and visitors with the wonder of the natural environment through engaging teaching and recreational opportunities. Most importantly, the park acts as a conduit for local Angelenos to access the LA River while utilizing planting and site design to filter and recharge storm water prior to its connection to the LA River.

### LOCATION

Los Angeles, CA

### CLIENT

Santa Monica Mountains Conservancy

### YEAR

Completed 2015

### SCOPE

Schematic Design  
Design Development  
Construction Documentation  
Construction Administration

### AWARDS

2016 Honor Award  
ASLA Southern California

\* Completed prior to BORDER





# EXPERIENCE

## LAPD PUBLIC ADMINISTRATION BUILDING

Envisioned as a transparent gesture of architecture and site design, the LAPD PAB was designed as a metaphorical reference to the desired relationship between the public and the public-serving entity.

Duane Border, as lead designer at Melendrez, viewed challenging site and contextual conditions as opportunities for social, publicly accessible spaces rather than constraints that dictate a static, rigid design of impediments and barriers. Defensible space can still be social space.

The landscape design includes a palette of kinetic, water conserving plant materials and irrigation systems. Plazas are punctuated with large expanses of planting areas with integrated seat walls and lighting. The design is built to be flexible enough for large public gatherings while allowing for individual interaction within the natural landscape.

At a big-picture level, the site and landscape design for the LAPD Police Administration Building has started a dialog for rethinking urban design approaches in Downtown Los Angeles, and more importantly, the role of landscape design in the discussion.

### LOCATION

Compton, CA

### CLIENT

City of Los Angeles Department of Engineering

### YEAR

Completed 2009

### SCOPE

Schematic Design  
Design Development  
Construction Documentation  
Construction Administration

### AWARDS

2012 Honor Award  
ASLA Southern California

AIA/LA  
Project Team of Year  
2009

\* Completed prior to BORDER



# BORDER

LOC  
Architects

SANTA ANA ZOO  
COMMUNITY HUB BUILDING "THE HIVE" RFP

Santa Ana Zoo Community Hub Building RFP



March 23, 2023

## REFERENCES

Elaine Nesbit

**Elaine Nesbit, Architect**

elaine@enarchitect.com

Client Rep/Project Manager

Full architectural services on approximately 12 projects with this project manager for Crossroads School and Charles Drew Universtiy.

Yasser Abdulridha

**YSK Construction Group Inc.**

Yasser@miragebuild.com

Project Manager, Client Rep.

Full architectural services on 15,000 sf addition and remodel including multipurpose room/assembly hall and new classrooms.

Emma Ponco

**Southern California Gas Company**

EMPonco@socalgas.com

Project Manager

Full architectural services on 27,000 remodel of existing building for new offices

## SCOPE OF SERVICES AND SCHEDULE



LOC is responsible for facilitating the project's design and planning process within the constraints of the Owner, governing authorities, and sub-consultants' requirements. LOC is always committed to producing the ideal project for the Owner within the stated requirements and identified constraints.

**Pre-Design** 6 weeks

Preliminary design shall include Kick-off meeting with City Staff (representatives from Public Works Agency, Parks, Recreation and Community Services Agency and Santa Ana Zoo) to discuss scope of work, project goals and objectives, potential elements and issues, schedule, review of existing information and site investigation.

Deliverables shall include a Work Task Plan, Schedule, Geotechnical Report and Site Survey

**Concept Design** 8 weeks

- Develop program with zoo team and provide written narrative of project scope.
- Based upon a detailed review of the program, test fits site constraints, and budget requirements, LOC shall develop a set of schematic design documents illustrating the scale and relationship of the project components.
- These drawings shall include a site plan, building plans, sections and elevations.
- Deliverables (1): One set of schematic design documents.
- Renderings: (3) conceptual electronic renderings.
- Meetings (2): 1. 50% schematic design review; 2. 100% schematic design review for approval.
- Allowable Revisions: Any revisions that do not revisit approved decisions documented in the test fits
- LOC confirms that this effort shall be completed in three weeks.
- Concept design shall include up to three (3) meetings with City Staff to brainstorm and review potential layouts.
- Deliverables shall include up to three (3) schematic concept designs, with one final rendered concept site plan and perspective drawing for fundraising and presentation purposes.

**Design Development** 12 weeks

- Upon the Owner's approval of Schematic Design, LOC shall refine the design to include more detailed information i.e. refine location of furniture, walls, doors, windows per Owner's comments. Develop Site Plan, Floor Plans, Building sections, Exterior Elevations, and Schedules as necessary.
- Prepare and present exterior and interior material and finish samples. Assist the Owners in selection.
- Assist the Owners in selecting fixtures, appliances, door and window systems, and related hardware.
- Typical construction details and equipment layouts shall be determined.
- Deliverables (1): One set of design development documents.
- Renderings: (3) conceptual electronic renderings updated to reflect material selection etc.
- Meetings (2): 1. 50% design development review; 2. 100% design development review for approval.
- Allowable Revisions: Any revisions that do not revisit approved decisions documented in the

## BASE SCOPE INFORMATION

schematic design documents.

- 
- LOC confirms that this effort shall be completed in six weeks.
- Deliverables shall include a 50% set of plans, including site section studies, draft specification, "Opinion of Probable Cost."

### **Construction Documents** 12 weeks

Develop thorough drawings required for City submittal and Bidding (Site Plan, Floor Plans, Electrical/ Lighting Plans, Interior and Exterior Elevations, Building Sections, Details) incorporating any structural or sub-consultant requirements that are intended for construction.

- Establish in detail the quality level of materials and system used in the project.
- Deliverables (2): 1. one set of permit submittal documents; 2. one set of bid documents.
- Renderings: N/A
- Meetings (2): 1. 50% construction documents review; 2. 100% construction documents review for approval.
- Allowable Revisions: Any revisions that do not revisit approved decisions documented in the design development documents.
- LOC confirms that this effort shall be completed in twelve weeks.
- Deliverables shall include 90% and 100% plans, structural calculations, CASP report, final technical specifications, finalized "Opinion of Probable Cost".

### **Plan Check and Bidding (concurrent)**

- Submit drawings for Plan Check review by the City of Los Angeles
- Assist in bidding process, provide additional clarification/ information/ addenda as necessary.
- Review and address City issued Plan Check corrections as well as any required departmental clearances.
- Obtain Ready to Issue certificate from the City.
- Deliverables (2): 1. plan check corrections as necessary; 2. Ready to Issue certificate
- Renderings: N/A
- Meetings : N/A
- Allowable Revisions: Any revisions that do not revisit approved decisions documented in the approved construction documents.
- The duration of the plan check process is not entirely within the control of the Architect, but LOC shall make every effort to conclude it within the allotted time.

### **Construction Observation** 52 weeks

- LOC shall visit the site once a week to ensure that the project is being built in conformance with the Contract Documents.
- LOC shall respond to RFI's and submittals in a timely fashion
- LOC shall review and certify the amounts due the Contractor and shall issue certificates in such

amounts.

- Deliverable: N/A
- Renderings: N/A
- Meetings (20): Weekly on-site OAC meeting
- Allowable Revisions: Any revisions necessary to accommodate unforeseen site conditions.
- The duration of the construction process is not entirely within the control of the Architect, but LOC shall make every effort to assist the contractor in meeting scheduled milestones.
- 
- 
- Plans: Plans shall include, but are not limited to the following:
  - 
  - Title Sheet
  - Civil Engineering
    - o Site Erosion Plan
    - o Horizontal and Vertical Control Plan
    - o Grading and On-Site Drainage Plan
    - o Site Utility Plan
  - Landscape Architectural
    - o Site Layout/Construction Plans and Details (including plumbing)
    - o Site Sections, as applicable
    - o Planting Plans/Details/Notes
    - o Irrigation Plans/Details/Calculations/Notes
  - Architectural
    - o Holding Facility Plans
    - o Holding Facility Interior elevations, Finish schedule
    - o Roof Framing Plan
    - o Reflected Ceiling Plan
    - o Exterior Elevations
    - o Interior Elevations
    - o Mechanical and Plumbing Plans/T-24
    - o Electrical Plans, as applicable
    - o Architectural Details
    - o Structural Calculations
    - o Door/Window/Finish Schedules, as applicable
  - Structural Engineering
    - o Structural Design and Detailing
  - Mechanical Engineering & Plumbing
  - Electrical Engineering
    - o Electrical Site Plan to include walkway lighting, irrigation.

- o Location of panels, switchgear, meters
- o Schedules
- o Details
- o Notes, specifications
- 
- Plan Check & Permits:
- Construction drawings shall be in accordance with the 2022 California Building Code and will require review/approval by the City Planning and Building Agency.
- 
- As a condition of plan check approval, plans, specifications and structural calculations must be signed by a California licensed architect / landscape architect /civil engineer/structural engineer as appropriate. Plans shall be organized so that they can be segregated cleanly for distribution to the various plan checking entities.
- Construction drawings shall be submitted at 90% completion for review by Public Works Design Engineering and Santa Ana Zoo staff and revised per their comments. The 100% complete construction drawing package will then be submitted for final City review to the following City Agencies:
- Parks, Recreation and Community Services Agency/Santa Ana Zoo
- Planning and Building Agency
- Public Works Agency Design and Construction Engineering Divisions
- The Public Works Agency Project Manager will coordinate the submittal and review process. Once complete, the consultant will revise the Contract Documents
- 
- Final Opinion of Probable Cost
- Consultant shall provide updated opinion of probable construction cost which shall reflect finalized plans, materials, systems, details of construction, and known or anticipated changes in the bidding market relative to the project. Should project scope exceed available budget, project plans/specifications will be phased as appropriate.
- 
- Task 5: Bid Advertisement, Construction Administration, Record Drawings:
- 
- Bid Advertisement
- Consultant shall provide support to the City during the Bidding phase by assisting with questions, requests for information/clarification, or conflicts arising out of the bidding process. Consultant shall also attend pre-bid meeting, if scheduled.
- Construction Administration
- Consultant shall provide support to the City during the Construction Administration phase by assisting with questions, requests for information/clarification, and/or reviewing submittals.
- 
- Record Drawings / As-built Plans:
- Upon construction completion, consultant shall incorporate as-built information, as provided by the General Contractor, into the drawing files to provide record drawings for City archives



**Appendix**  
**ATTACHMENT 3-1: NON-COLLUSION AFFIDAVIT**  
**CERTIFICATIONS**

NON-COLLUSION AFFIDAVIT  
(Title 23 United States Code Section 112 and  
Public Contract Code Section 7106)

To the CITY OF SANTA ANA DEPARTMENT OF PUBLIC WORKS

In accordance with Title 23 United States Code Section 112 and Public Contract Code 7106 the BIDDER declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the BIDDER has not directly or indirectly induced or solicited any other BIDDER to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived or agreed with any BIDDER or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the BIDDER has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the BIDDER or any BIDDER, or to fix any overhead, profit, or cost element of the bid price, or of that of any other BIDDER, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the BIDDER has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

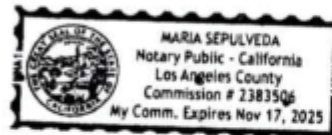
Note: The above Non-collusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Non-collusion Affidavit. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed Poonam Sharma

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22 day of March 2023 by Poonam Sharma, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
Notary Public Signature



Notary Public Seal



**Appendix**  
**ATTACHMENT 3-2: NON-LOBBYING CERTIFICATION**  
**CERTIFICATIONS**

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence any officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant loan, loan or cooperative agreement, the undersigned shall complete and submit a "Disclosure of Lobbying Activities".

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such sub recipients shall certify and disclose accordingly.

Firm \_\_\_\_\_ LOC Architects \_\_\_\_\_  
Signed and Printed Name: Poonam Sharma Poonam Sharma \_\_\_\_\_  
Title Principal \_\_\_\_\_  
Date 03/22/2023 \_\_\_\_\_

**Appendix**  
**ATTACHMENT 3-3: NON-DISCRIMINATION CERTIFICATION**  
**CERTIFICATIONS**


The undersigned consultant or corporate officer, during the performance of this contract, certifies as follows:

1. The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The Consultant shall, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Consultant shall send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Consultant shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5. The Consultant shall furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation, to ascertain compliance with such rules, regulations, and orders.
6. In the event of the Consultant's non-compliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.
7. The Consultant shall include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted

by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontract or purchase order as the administering agency may direct as means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the Consultant becomes involved in, or is threatened with, litigation with a sub-consultant or vendor as a result of such direction by the administering agency, the Consultant may request that the United States enter into such litigation to protect the interests of the United States.

8. Pursuant to California Labor Code Section 1735, as added by Chapter 643 Stats. 1939, and as amended,

No discrimination shall be made in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical handicaps, mental condition, marital status, or sex of such persons, except as provided in Section 1420, and any consultant of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed:   
Title: Principal  
Firm: LOC Architects  
Date: 03/22/2023



Our experience in creating successful educational environments working closely with small to medium-sized institutions, in combination with our agile and collaborative process, would make LOC an ideal strategic partner in the development of your campus.

We thank you for your consideration.

## **EXHIBIT C**

**CONSULTANT'S FEE PROPOSAL**  
(including hourly rates if applicable)

## PRICING

### Compensation

We propose to complete this effort for a not to exceed fee of **Three Hundred and Fifty Thousand, One Hundred and Twenty Dollars (\$350,120)**

The fee breakdown is as follows:

Architect	\$156,000
Structural Engineer	\$30,000
MEP Engineer	\$48,000
Civil Engineer	\$30,000
Landscape Architect	\$46,000
Geotechnical Engineering	\$9,560
Surveyor	\$5,240
Sub-consultants Subtotal	\$168,800
Markup (15%)	\$25,320
Total	\$350,120

In the event that the Owners authorizes an increase in the project scope or construction budget giving rise to a substantial increase in the Scope of Work, LOC has the right to renegotiate the fee on which this proposal is based. For work outside of the scope of this agreement, our hourly rate schedule is as follows:

#### Hourly Rate Schedule

Principal      \$175/hr

Designer II    \$110/hr

Designer I     \$90/hr



## Schedule

Completion of architectural services up to the conclusion of Construction Documents and the issuance of a Ready-to-Issue Building Permit is **estimated at approximately 38 weeks**, with interim milestones as described below. The Schedule is subject to revision based on any changes in the Scope of Work.

<i>Schematic Design</i>	6 weeks
<i>Design Development</i>	8 weeks
<i>Construction Documents</i>	12 weeks
<i>Permitting / Bidding</i>	12 weeks
<i>Construction Observation</i>	52 weeks

## Payment Schedule

The Architectural fee shall be billed monthly based upon the following allocation per phase:

Schematic Design (15%)	\$23,400
Design Development (25%)	\$39,000
Construction Documents (35%)	\$62,400
Bidding (5%)	\$7,800
Construction Observation (20%)	\$23,400
 Total Fee	 \$156,000

Unless otherwise agreed to, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice.

## Exclusions

- The cost of sub-consultants necessary to complete this project not expressly included herein. Sub-consultants shall be engaged by and managed by LOC and shall be billed at a rate of 1.15 time the actual cost.
- Presentation quality models of the project are at the architect's discretion unless specifically requested by the Owner as an Additional Service.
- Reproduction or other project related expenses, which shall be billed at a rate of 1.15 time the actual cost.