

Teresa Sanchez, AIA

Gruen Associates

Construction Administration Manager



EDUCATION

Bachelor of Arts, Architecture
University of California, Berkeley

PROFESSIONAL REGISTRATION / AFFILIATION

Registered Architect in California
#27333

Member, the AIA

PROJECT AWARDS

Metro Division 20 Maintenance
• 2020 Merit Award, Engineering
Excellence Awards, American
Council of Engineering
Companies (ACEC)

Metro Division 16 Southwestern
Yard
• 2020 Project of the Year, 28th
Annual Project Achievement
Award, Construction
Management Association of
America (CMAA)
• 2020 Honor Award, Engineering
Excellence Awards, ACEC
• 2020 Constructor Award –
Builder \$30-\$200 Million, AGC
of California

Northeast Police Station
• 2019 Municipal Green Building
Conference & Expo Award, US
Green Building Council

Glendale Central Library
Renovation
• 2018 LA Conservancy
Preservation Awards

Olympic Police Station
• 2010 City of L.A. Green Building
Award, L.A. Business Council
• 2009 Project of the Year Award
– Buildings Category, American
Public Works Association,
Southern California Chapter

Ronald Reagan Federal Building
and United States Courthouse
• 1996 AIA Justice Facilities
Review

PROFESSIONAL EXPERIENCE

Teresa has been with Gruen Associates for over 30 years and has worked on many of the firm's major projects. As Project Manager and Construction Manager, she has worked on large- and small-scale projects in both the public and private sector. Her responsibilities have included coordination of client requirements, management of project consultants and liaison with city agencies during the various project phases including planning, programming, design development, and construction document preparation. Her additional responsibilities have involved establishing and implementing the systems for communicating, expediting and recording the workload and demands of the Construction Phase.

RELEVANT PROJECTS

- Ronald Reagan Federal Building and United States Courthouse, Santa Ana, CA
- Northeast Police Station, Los Angeles, CA
- Olympic Police Station, Los Angeles, CA
- Central Park West Apartments at Astoria, Irvine, CA
- Renée and Henry Segerstrom Concert Hall and Samueli Theater, Costa Mesa, CA
- Metro Division 20 Maintenance Building, Los Angeles, CA
- Metro Division 16 Southwestern Yard, Los Angeles, CA
- Metro Universal City Station Pedestrian Bridge, Universal City, CA
- Robert E. Coyle US Courthouse, Fresno, CA
- East Los Angeles Civic Center Urban Design and Existing Facility Renovation, Los Angeles, CA
- Woodland Hills Recreation Center Peer Review, Los Angeles, CA
- Don Knabe Exhibit, Community Center and Gymnasium at Cerritos Park, Cerritos, CA
- Young Israel of Century City, Los Angeles, CA
- Brand Library and Art Center Renovation at Brand Park, Glendale, CA
- Los Angeles Convention Center Expansion, Los Angeles, CA
- Mid-City/Exposition Corridor Light Rail Transit Project, Phase I Design-Build, Los Angeles County, CA
- sbX (CSUSB) E Street Bus Rapid Transit Corridor – Architecture of Stations, Urban Design and Landscape Architecture, San Bernardino and Loma Linda, CA
- California African-American Museum, Los Angeles, CA
- LA Open Door Presbyterian Church, Los Angeles, CA
- University Athletic Club - Architectural Due Diligence Report, Los Angeles, CA
- One California Plaza, Los Angeles, CA
- Plaza Las Fuentes, Pasadena, CA
- Lawndale Community Library, Lawndale, CA

Dean Howell, PLA, ASLA

Gruen Associates

Landscape Architect



EDUCATION

Graduate Degree, Landscape Architecture, University of California, Los Angeles

Bachelor of Arts, University of South Florida

PROFESSIONAL REGISTRATION / AFFILIATION

Registered Landscape Architect in California, #5765

Member, American Society of Landscape Architects (ASLA)

PROJECT AWARDS

Los Angeles River Valley Bikeways and Greenways Project

- 2018 Design Concept Award, 48th Annual Los Angeles Architectural Awards, Los Angeles Business Council

Glendale Central Library Renovation

- 2018 LA Conservancy Preservation Awards

Brand Library and Art Center Renovation

- 2016 LA Conservancy Preservation Awards
- 2014 Citation Award for Design Excellence, AIA San Fernando Valley Chapter
- 2014 Preservation Award, Excellence in Historic Preservation, Glendale Historical Society

LANI Gladys Jean Wesson Park

- 2015 Significant Project Achievement Award, Western Council of Construction Consumers
- 2015 Innovative Solutions Distinction Award, Western Council of Construction Consumers

PROFESSIONAL EXPERIENCE

Dean joined Gruen Associates in 2007 as an Urban Planner/Landscape Architect and was appointed to Director of Landscape Architecture in 2014 and Principal Associate in 2016. He develops conceptual designs that stress a balanced relationship between natural and social environments. He performs in-depth site analysis studies based on environmental, physical, social and economic considerations in addition to developing overall plans and project designs for integrated land use and multi-modal facilities. He has extensive experience interfacing with clients and governmental agencies, as well as collaborating with architectural design professionals. He performs a full range of tasks from design development, and presentation illustrations as part of community outreach to construction documents for public parks, streetscapes, transit corridors, mixed-use TODs, commercial and institutional projects in accordance with the accepted public standards for health safety and welfare.

RELEVANT PROJECTS

California High Speed Rail Authority (CAHSRA), Burbank-Anaheim Corridor, Burbank-Anaheim, CA. As part of a team of planners, urban designers and architects, Dean is preparing landscape design concepts to support the station area vision Gruen Associates' planners and architects are developing for proposed stations at Norwalk/Santa Fe Springs, Fullerton and Anaheim. The goal will be to develop 15% design plans that closely integrate bicycle and pedestrian infrastructure, local transit connections and parking options, while developing iconic station designs that include retail and passenger amenities. Gruen Associates is a sub-consultant to an engineering firm. In addition to working with CAHSRA, the Gruen team will also work with local planners to develop an urban design plan and strategies for redevelopment, shared parking and opportunities to improve local infrastructure.

Carson Street Master Plan Implementation, Carson, CA. Working with the Carson Redevelopment Agency, Dean developed landscaping and urban design concept alternatives, shared these with the community, and prepared the construction documents and cost estimates. Incorporating sustainable landscape bio-swales along the sidewalks and enhanced pedestrian environments will give this most important street a boost in attracting new mixed-use developments and housing according to the objectives stated in the Carson Street Master Plan.

Metro Universal City Station Pedestrian Bridge, Universal City, CA. Gruen Associates was part of a multi-disciplinary team for the \$20 million Design-Build project. Dean was the Landscape Architect for the project and worked closely with the design team. The project consisted of a new 400-foot pedestrian bridge associated vertical circulation elements, a dedicated right-turn lane and associated landscape, electrical and traffic components. The project met a tight schedule to open on time for the new Wizarding World of Harry Potter theme park attraction at Universal Studios.

Dean Howell, PLA, ASLA (cont.)

Gruen Associates

Landscape Architect

PROJECT AWARDS (cont.)

- 8600 Wilshire Boulevard
- 2015 Design Award – Unbuilt Concept/In Construction/On the Boards, Southern California Development Forum
 - 2015 AIA/LA NEXT LA Merit Award, AIA Los Angeles Chapter
 - 2015 Design Concept Award, 45th Annual Los Angeles Awards, LA Business Council

- Vasquez Rocks Natural Area Park Interpretive Center
- 2015 Civic Award, 45th Annual Los Angeles Awards, Los Angeles Business Council
 - 2014 Silver Commercial Real Estate Award, San Fernando Valley Business Journal
 - 2013 California Park & Recreation Society (CPRS) Award of Excellence
 - 2013 Citation Award for Design Excellence, AIA San Fernando Valley
 - 2013 SEAOSC Merit Award, Sustainable Design, Structural Engineers Association of SoCal

- John Thomas Dye Academic Building
- 2014 Quality of Life Merit Award, American Society of Landscape Architects (ASLA), Southern California Chapter

- Metro Mid-City/Expo Corridor Light Rail Transit Project
- 2012 Transportation Facilities Design Award from the ASLA, Southern California Chapter

- Metro Orange Line Canoga Extension PE Transportation Corridor
- 2013 Community Impact Award of Excellence, Los Angeles Business Council
 - 2013 Large Transit Project of the Year, California Transportation Foundation (CTF)
 - 2012 Project Team of the Year, AIA San Fernando Valley

RELEVANT PROJECTS (cont.)

Metro Division 16 Southwestern Yard, Los Angeles, CA. Dean is the Landscape Architect for the new Metro Light Rail Vehicle (LRV) operations and maintenance facility constructed within an approximate 18-acre site. The site is bounded by Arbor Vitae Street to the north, Neutrogena Corporation to the west, industrial buildings and warehouses to the south, and the planned construction of the new Crenshaw/LAX Transit Corridor tracks to the east. The Southwestern Yard is connected to the mainline tracks by two at-grade connections; one at the southeastern end of the yard, and the other crossing Arbor Vitae Street north of the site. Pedestrians and vehicles access the yard from two controlled entrances along Arbor Vitae Street. The project received LEED Silver certification.

Metro Division 20 New Maintenance of Way/Non-Revenue Vehicle Maintenance Building 61S and Parts Storage Expansion, Los Angeles, CA. Dean is the Landscape Architect for the new 86,500-SF, \$55 Million operations and Maintenance rail facilities, Westside Subway Extension Building 61S. Major program functions include vehicle and rail maintenance bays, machine shop and fabrication room, shipping and receiving, high-density parts storage, engineering offices, and employee locker and break rooms. The Parts Storage Expansion adds to the existing Fleet Services Maintenance Facility and includes a high-density storage system. The goal of the landscape design was to soften the maintenance facility façade with climbing vines, and to accent architectural features with structural species and pops of color. The project received LEED Gold certification. The project is located near the Los Angeles River.

Los Angeles River Valley Bikeways and Greenways Design Completion Project, Los Angeles, CA. Dean is the Landscape Architect and Project Manager for a project to complete a bikeway and greenway concept along the Los Angeles River in the San Fernando Valley. This will include a bike path, a pedestrian path, landscaping, bioswales, signage, interpretive elements, furnishings, fencing and additional improvements for 12 miles of the 51-mile-long river.

Pepperdine University Athletic and Events Center, Malibu, CA. Gruen Associates is the Executive Architect and Landscape Architect for the new Student Recreation and Events Center for Pepperdine's Malibu campus. The goal was to develop a landscape with a design and choice of plants that offered the best defensible space and enhanced the overall aesthetics of the project. It was imperative when developing in the wildfire-prone area that fire safety be a major factor in landscape design.

Morongo Band of Mission Indians Administrative Complex, Banning, CA. Designed with predominately native and sustainable planting, the project's contemporary complex reflects Morongo tribal artistic and environmental awareness through a native and sustainable landscape setting. Dean was responsible for the schematic presentation sketches, conceptual landscape and construction documents.

Russell Tanouye, SE, LEED AP

Englekirk Structural Engineer



EDUCATION

MS, Civil: Structural Engineering,
Stanford University, Palo Alto, CA

BS, Civil Engineering, University
of the Pacific, Stockton, CA

PROFESSIONAL REGISTRATION / AFFILIATION

Structural Engineer in California
#S2850

Civil Engineer in California
#C35540

LEED Accredited Professional

Member, Structural Engineers
Association of California

Member, US Green Building
Council (USGBC), Los Angeles
Chapter

Member, International Code
Council

PROJECT AWARDS

Northeast Police Station

- 2019 Municipal Green Building
Conference & Expo Award, US
Green Building Council

Olympic Police Station

- 2010 City of Los Angeles Green
Building Award, Los Angeles
Business Council
- 2009 Project of the Year Award
– Buildings Category, American
Public Works Association,
Southern California Chapter
- 2009 Merit Award, Los Angeles
Cultural Affairs Commission
- 2008 Community Impact Award,
Los Angeles Business Council
- 2008 Civic Building Award,
Southern California
Development Forum
- 2005-2006 AIA Justice Facilities
Review
- 2004 Excellence in Architectural
Design, City of Los Angeles
Cultural Affairs Department

PROFESSIONAL EXPERIENCE

Russell joined Englekirk Structural Engineers in 1981. His history with the firm includes the development of extensive experience in the design of various types of structures including steel, pre-stressed concrete and cast-in-place concrete. He has provided structural design for commercial facilities inclusive of regional retail, office, and mixed-use projects, hotels, and parking structures as well as the design of various governmental, jail and justice facilities. His responsibilities include primary client contact, selection and design of structural systems, direction of construction document preparation, and construction administration. He is a registered Civil and Structural Engineer in California, Colorado, Florida, Louisiana, Massachusetts, Nevada, Tennessee, and Utah.

RELEVANT PROJECTS

University of California, Irvine Classroom 1131, Moot Court and Large Classroom for the School of Law, Irvine, CA. Russell was the Structural Engineer for a series of tenant improvement projects for the School of Law at UC Irvine.

Olympic Police Station, Los Angeles, CA. Russell was the Structural Engineer for the new 54,000-SF Precinct Station located adjacent to Koreatown. The project includes a 10,000-SF vehicle maintenance facility (Motor Transport Division), a communication tower, a 201-space subterranean parking garage (approximately 87,500 SF) and 100 on-grade parking spaces. The station includes the latest in security design and maintains contextual ties to the local community. The project is LEED Silver certified.

Northeast Police Station, Los Angeles, CA. Russell was the Structural Engineer for the new police station that is part of the City of Los Angeles' Proposition Q program. A site adaptation of Olympic Station was the LAPD's proposed model for the new Northeast Station. The new station building largely maintains the programmatic adjacencies and floor plan layouts established at Olympic Station, while making selective architectural modifications for site conditions. The project is LEED Silver certified,

Morongo Band of Mission Indians Civic Center, Banning, CA. Russell was the Structural Engineer for the project, which contains approximately 75,000 SF in two buildings and three floors on a 63-acre site with parking for approximately 300 cars. The smaller building houses the Tribe's Council Chamber, seating 240 with related service functions such as a kitchen and council conference room. The main building supports mostly office space for the Tribe's administrative functions along with a main lobby, which also serves as a display space for the Tribe's collection of artifacts and Native American baskets.

Hiten H. Sheth, PE, LEED AP
Gannett Fleming
MEP Engineer



EDUCATION

MS, Mechanical Engineering,
University of Bridgeport, 2006

BE, Mechanical Engineering,
Sardar Patel University, 2002

PROFESSIONAL
REGISTRATION /
AFFILIATION

USGBC – LEED 2.2 Accredited
Professional (2008)

Registered Engineer –
Mechanical – CA (M35789)

Registered Engineer –
Mechanical – AZ (66328)

PROFESSIONAL EXPERIENCE

Hiten serves as Gannett Fleming's Manager – West Mechanical, responsible for managing the MEP practice in the Southern California region. Brining more than 12 years of experience, he specializes in preliminary and final design, energy upgrade projects, new construction projects, and remodeling projects. Hiten leads the MEP Team that specializes in healthcare, laboratories, heavy commercial, higher education, Design-Build, design assist, prime consulting, utility master planning, central plants, public works and private clients. Hiten has worked on several projects between 2009 and the present in the city of Irvine, serving the commercial, healthcare, pharmaceutical and higher education industries.

RELEVANT PROJECTS

Par Pharmaceutical, Irvine, CA. * Hiten has designed several clean room projects for Par Pharma between 2011 to the present. He has worked on dehumidification upgrades, ISO clean room design, heavy compressor and VOC exhaust projects. Hiten worked as the Prime Consultant responsible for getting the project through plan check from the City of Irvine as well as full construction administration.

Irvine Company, Irvine, CA. * Hiten has designed several office remodels for properties operated by Irvine Company in the city of Irvine. Hiten's scope has been to upgrade existing air conditioning systems and ventilation systems over the years of doing several projects for Irvine Company.

Healthcare Projects, Irvine, CA. * While working as an engineering consultant in Irvine between 2010 and 2012, Hiten designed several projects for HOAG Hospital including an OSHPD project. Hiten has also worked on several medical office buildings owned by HOAG and has worked on Kaiser Permanente projects in Lake Forest and Irvine during this period.

Public Projects, Irvine, CA. * Using VRF technology, Hiten delivered two community centers in the city of Irvine with LEED design. Projects have been in 3D BIM platform and Hiten and his team have successfully delivered these projects with minimum change orders.

* Prior to joining Gannett Fleming.

Keenan E. Bull, PE
Gannett Fleming
Civil Engineer



EDUCATION

MS, Civil Engineering, Missouri
University of Science and
Technology, Rolla, 2009

BS, Civil Engineering, Missouri
University of Science and
Technology, Rolla, 2001

PROFESSIONAL
REGISTRATION /
AFFILIATION

California - (No. 138461) (2016)

North Dakota – No. 10549 (2016)

Illinois – No. 062.059597 (2007)

PE (Civil): Missouri – No.
2006019594 (2006)

PROFESSIONAL EXPERIENCE

Keenan has more than 16 years' experience in civil engineering, and as a design engineer and project manager for private and municipal water and wastewater treatment operations, desalter (Reverse Osmosis) facilities, water distribution systems, wastewater collection systems, large-diameter pipelines, water conveyance systems, and water storage facilities. Proficiencies include the design, planning, and construction/retrofit of water pumping stations, water and wastewater treatment facility yard piping, above-ground water storage tanks, and buried or exposed transmission and distribution pipelines. Expertly managed the coordination of design personnel and subconsultants in the development of design drawings and specifications for construction as well as development and completion of regulatory permit applications.

RELEVANT PROJECTS

Palos Verdes Recycled-Water Pipeline, Carson, CA. * Keenan was the Project Task Leader for final design and environmental assessment for a recycled-water pipeline conveying water through Torrance and Palos Verdes Estates. The project includes approximately 16,000 feet of eight-to-10-inch diameter pipeline, a booster pump station, metering vault, and connection to the Palos Verdes Golf Course and several parks, schools, and other irrigation customers along the route.

Alvarado Trunk Sewer Phase IV Replacement Project, San Diego, CA. * For the City of San Diego, Keenan was the QA/QC Lead on the project involving deep gravity sewer ranging in depth from 15 feet to 30 feet. The scope also includes micro-tunneling of approximately 3,000 feet of sewer across College Avenue and Waring Road, which required permitting coordination with the California Department of Transportation (Caltrans) and San Diego's Metropolitan Transit System.

Marine Park Irrigation Retrofit Project, Santa Monica, CA. * Keenan was the Project Manager in charge of the planning and design of approximately 3,000 linear feet of six-inch polyvinyl chloride (PVC) pipeline filled from a 2.75-Mgal treated storm water reservoir located at the City of Los Angeles' Penmar Park and transferred to a holding tank/cistern located at Marine Park. Project for City of Santa Monica.

Cast-Iron Main Replacement – Cherry Avenue, Long Beach, CA. * For the Long Beach Water Department, served as Project Manager and Technical Lead for a 12-inch cast-iron main replacement project. Responsibilities included the planning and design for the installation of approximately 2,600 linear feet of 12-inch ductile iron pipe to replace cast-iron main pipes on Cherry Avenue.

Ethanol Plant, Madison County, IL. Keenan was the Project Engineer in charge of the planning and design of final construction plans and details with regard to site grading, drainage, and underground utilities for an 84-Mgal ethanol production facility currently under construction on a 75-acre site in Madison County.

* Prior to joining Gannett Fleming.



CITY OF SANTA ANA
FEE PROPOSAL FOR SPACE PLANNING AND ARCHITECTURAL SERVICES
RFP NO. 20-040
APRIL 20, 2020



GRUEN ASSOCIATES
 ARCHITECTS 25G-359 PLANNING INTERIORS LANDSCAPE

**2020 GRUEN ASSOCIATES
STANDARD HOURLY BILLING RATE SCHEDULE**

Partner-in-Charge	\$ 290 - 350
Project Manager	\$ 175 - 225
Technical Manager.....	\$ 175 - 225
QA/QC Manager.....	\$ 190 - 215
Design Director.....	\$ 175 - 200
Planning Director.....	\$ 215 - 250
Director of Construction Administration Phase Services.....	\$ 180 - 200
Director of Landscape Architecture.....	\$ 195 - 225
Director of Building Information Modeling (BIM) Services.....	\$ 180 - 200
Senior Staff.....	\$ 140 - 200
Intermediate Staff.....	\$ 95 - 140
Assistant Staff.....	\$ 85 - 97

Rates are subject to annual adjustment.

**AGREEMENT TO PROVIDE ON-CALL SPACE PLANNING AND
ARCHITECTURAL CONSULTING SERVICES**

THIS AGREEMENT is made and entered into this 17th day of November, 2020 by and between Gillis and Panichapan Architects, Inc. ("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").

RECITALS

- A. On March 30, 2020, the City issued Request for Proposal No. 20-040, by which it sought qualified consultants to provide on-call space planning and architectural consulting services for the City's Public Works Agency.
- B. Consultant submitted a responsive proposal that was among those selected by the City. Consultant represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 20-040.
- 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 contracting 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

On an on-call basis, and at the City's sole discretion, Consultant shall perform the services described in the scope of work that was included in RFP No. 20-040, which is attached as Exhibit A, and as more specifically delineated in Consultant's proposal, which is attached as Exhibit B and incorporated in full.

2. COMPENSATION

- a. City neither warrants nor guarantees any minimum or maximum compensation to Consultant under this Agreement. Consultant shall be paid only for actual services performed under this Agreement at the rates and charges identified in Exhibit B. Consultant is one of ten (10) consultants selected to provide services on an on-call basis under RFP No. 20-040. The total annual compensation for these services provided by all such consultants selected under RFP No. 20-040 shall not exceed the shared aggregate amount of \$300,000 during the term of the Agreement, including any extension periods.
- b. Payment by City shall be made within forty-five (45) 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 and Scope of Work, which may reasonably be expected by City.

3. TERM

This Agreement shall commence on the date first written above and terminate on November 16, 2023, unless terminated earlier in accordance with Section 17, below. The term of this Agreement may be extended for two 1-year periods upon a writing executed by the City Manager and City Attorney.

4. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed are part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

5. INDEPENDENT CONSULTANT

Consultant shall, during the entire term of this Agreement, be construed to be an independent Consultant 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.

6. 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 subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant 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.

7. INSURANCE

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subconsultants, if any, to obtain and maintain insurance as described below:

- a. Commercial General Liability Insurance. Consultant shall maintain commercial general liability insurance naming the City, its officers, employees, agents, volunteers and representatives as additional insured(s) and shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting therefrom and damage to property, resulting from any act or occurrence arising out of Consultant's operations in the performance of this Agreement, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage, in the total amount of \$1,000,000 per occurrence, with \$2,000,000 in the aggregate. Such insurance shall (a) name the City, its officers, employees, agents, volunteers and representatives as additional insured(s); (b) be primary with respect to insurance or self-insurance programs maintained by the City; and (c) contain standard separation of insureds provisions.
- b. Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- c. Worker's Compensation Insurance. In accordance with the California Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer's liability insurance with limits not less than \$1,000,000 per accident.
- d. If Consultant is or employs a licensed professional such as an architect or engineer: Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per claim with \$2,000,000 in the aggregate.
- e. The following requirements apply to the insurance to be provided by Consultant pursuant to this section:
 - (i) Consultant shall maintain all insurance required above in full force and effect for the entire period covered by this Agreement.
 - (ii) Certificates of insurance shall be furnished to the City upon execution of this Agreement and shall be approved by the City.

- (iii) Certificates and policies shall state that the policies shall not be cancelled or reduced in coverage or changed in any other material aspect, by Consultant, without thirty (30) days prior written notice to the City.
 - (iv) Consultant shall supply City with a fully executed additional insured endorsement.
- f. If Consultant fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City's election, to forthwith terminate this Agreement. Such termination shall not affect Consultant's right to be paid for its time and materials expended prior to notification of termination. Consultant waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

8. INDEMNIFICATION

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, Consultants, 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 or its subconsultants, agents, employees, or other persons acting on their 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 by reason of the terms of or effects arising from 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 challenging the validity of this Agreement, or 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 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 of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.

9. INTELLECTUAL PROPERTY INDEMNIFICATION

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

10. 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.

11. 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.

12. CONFLICT OF INTEREST CLAUSE

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

13. 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: Clerk of the City Council
 City of Santa Ana

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

Executive Director
Public Works Agency
City of Santa Ana
20 Civic Center Plaza (M-21)
P.O. Box 1988
Santa Ana, CA 92702

To Consultant: Gillis and Panichapan Architects, Inc.
2900 Bristol Street, Suite G-205
Costa Mesa, CA 92626

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 timeframes, weekends, federal, state, County or City holidays shall be excluded.

14. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Consultant regarding the subject matter herein, 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 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 are not embodied herein.

15. 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.

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. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product 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.

18. NON-DISCRIMINATION

Consultant shall not discriminate because of race, color, creed, relation, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment related activities or in connection with any activities under this Agreement. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

19. 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.

20. 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.

21. 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:

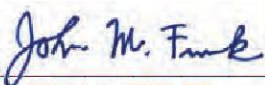
CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

APPROVED AS TO FORM
SONIA R. CARVALHO
City Attorney

CONSULTANT

By: 

JOHN M. FUNK
Sr. Assistant City Attorney



Name: Longkavach (Jack) Panichapan
Title: Principal, CEO

RECOMMENDED FOR APPROVAL

NABIL SABA, PE
Executive Director
Public Works Agency

estimating services during the schematic design, design development and construction document phases. Work products shall include engineering details, engineering calculations, architectural plans, and elevations, material specifications, cost estimate, and final plans and specifications. Prior to acceptance of design, Consultant is to prepare a summary report detailing the effort of utility coordination, IT coordination, and due diligence for the City's review and acceptance. Third-party cost estimate and constructability review may be included in the design effort at the City's request.

- 1. Schematic Design:** Develop schematic design site plan drawings illustrating the scale and relationship of project components.
- 2. Design Development:** Prepare design development package consisting of:
 - a) Drawings and other documents that outline repairs or solutions and describe the size and character of the project with respect to architectural, interior, structural, mechanical and electrical systems
 - b) Materials and samples
 - c) Other required elements based on the approved schematic design documents. Designs must comply with the current Building codes and any other City requirements. Additional site visits and coordination with City departments will be required to ensure that design development meets the department's needs.
- 3. Construction Documents:** Prepare construction documents consisting of plans and specifications, calculations, and cost estimates setting forth in detail the requirements for the construction of the project based on the approved schematic design and design development documents. The construction documents will include, but not limited to: plans, details, and specifications for structural, electrical, mechanical, plumbing, ADA requirements, parking, and landscaping; all fully coordinated with the architectural design. Plans should include recommendations for green building standards and sustainable development to reduce costs, improve the health of building occupants, and reduce the negative impacts to the environment. A refined cost estimate based on the final construction documents shall also be prepared. There shall be no additional costs due to revisions of the drawings to bring the design up to code compliance.

Assist the City departments in obtaining reviews and approvals from applicable public agencies for design reviews, plan checks, and permits.

Assist the City in obtaining all required permits, reports, and other information to bid the project. The City will pay all permit fees.

The Consultant shall be required to provide continued communication and feedback with various City personnel throughout the process to provide a cost-effective and quality design that meets the needs of the client department(s).

Post Design Services

At the City's sole discretion, assist the City Department(s) with the following services.

- 1. Bidding**
 - a) Preparing bid documents and packages
 - b) Answering bidder's questions

- c) Scheduling and attending pre-bid conferences and job/site walks
- d) Preparing bid addenda
- e) Preparing bid analyses and reviewing and responding to bidders' submittals, such as shop drawings, product data, samples and proposed equivalent products and materials.

2. Construction and Construction Management

- a) Prepare "as-built" drawings, in current CAD format, as required
- b) Visit construction site as needed to monitor quality of the work and resolve construction issues.
- c) Assist engineer, consultant and inspector with interpretation of the following:
 - Plans and specifications
 - Analysis of change conditions
 - Development of corrective actions
 - Review of shop drawings and other submittals
 - Review, negotiation and preparation of change orders
- d) Manage the construction phase and coordinate construction meetings to ensure the project is completed on time and within budget.
 - Provide weekly estimates of percent of work completed
 - Approve vendor invoices for submittal to the City.

Move Management Services

At the City's sole discretion, assist the City Department(s) with the following services.

- Survey all existing items to relocate.
- Meet with client and the client's furniture vendor to verify the placement of all items for move.
- Third party/peer review of architectural plan(s).
- Prepare move plans to show numbering system for ease of labeling boxes and items to move.
- Prepare "move in" sketches for mover use, showing office and common area layouts.
- Coordinate with the City's Telecommunication Services and instruct staff in preparing for the move.
- Coordinate and closely supervise move labor.
- Be responsible for all post-move follow-up.

Special Services

- Complete the State of California ADA surveys.
- Provide value engineering services upon request.
- Complete LEED Certification documentation upon request.

Plans and Documents

All plans and other documents prepared by the Consultant on behalf of the City shall become sole property of the City. All documents and files must comply with current requirements set forth by the various entities for record retention.

Fee Proposal:

In addition to Section III.B.3 (Submittal Requirements: Fee Proposal) fee schedule shall be structured as follows:

The fee proposal shall include the firm's standard hourly fee schedule, and/or project fee schedule where applicable and as outlined in this document. A list of all positions and hourly rates required to perform the services described herein. A more detailed scope of work will be provided when/if a specific project proposal is requested of a consultant.

Other Terms and Conditions:

1. The project will be implemented in compliance with the City of Santa Ana's policies, as well as Prevailing Wages and State/Federal Requirements.
2. The City regards the inclusion of California based designs, engineering, and construction professionals, facilities, and services as part of the Team to be highly desirable, but not mandatory.
3. The City reserves the right to amend this Request for Proposal by addendum prior to the final dates of submission.
4. All reports, proposals, or other data or materials which are submitted shall become the sole property of the City of Santa Ana with the exception of the confidential Financial Capacity information and sealed fee proposals which will be returned to all proposers after award of contract to the selected Proposer.
5. All products used or developed in the execution of any contract resulting from this request will remain in the public domain at the completion of this project.
6. The City has an affirmative action program. The purpose of the affirmative action program is to encourage certified minority business enterprises and women business enterprises. All submitting firms must have established affirmative action programs approvable by the City. During the RFP stage, all firms will need to complete a "Certification of Non-Discrimination by Contractors" for each firm on their team.



APRIL 20, 2020

Request for Proposal for Space Planning & Architectural Consulting Services City of Santa Ana



Jack Panichapan, AIA, LEED AP
Principal/CEO

Gillis + Panichapan Architects, Inc.
2900 Bristol Street, Suite G-205
Costa Mesa, 92626

jack@gparchitects.org
Tel. 714.668.4260
Fax. 714.668.4265

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April 20, 2020

City of Santa Ana

Re: **Request for Proposal for Space Planning and Architectural Consulting Services (RFP No. 20-040)**

Gabriela P. Lomeli,

We are pleased to forward to you our statement of qualifications for the Space Planning and Architectural Consulting Services (RFP No. 20-040) for the City of Santa Ana.

Our work experience involves collaboration with Municipal and Water District agencies on a broad range of projects in complexity, scope of work, and size:

- We specialize in the providing services for new ground-up and rehabilitation of public buildings, police and fire training facilities, Civic Centers, educational facilities, public works facilities, water districts from conceptual design through to project move-in.
- We believe sustainability and life cycle cost efficiencies as a cornerstone of our work. Our goals are to develop the optimum balance of comfort, ease of maintenance, and cost efficiency for your future facility.
- Our skills and the experience encompass working with helping the City to visualize their future facility as the design develops. We are able to generate 3-d conceptual models, and clear graphics that communicate a project's intention at the earliest stages.

We believe our experience, size, flexibility, and range of skills will be ideal to suit the City's needs. Gillis + Panichapan Architects Inc. (GP+I) is a full-service Architectural and Interior Design firm with over thirty years of experience serving Cities, Water District, and various Public Agencies throughout California. Our successful experience with these Agencies leaves us with a great depth of intimate knowledge that we can bring forward specifically to the City of Santa Ana.

We are pleased to submit our qualifications, and hope to have the opportunity to further demonstrate our enthusiasm, and express our experience in more detail.

Respectfully,



Jack Panichapan, AIA, LEED AP, President, CEO
jack@gparchitects.org
714-668-4260
2900 Bristol St, Ste G-205
Costa Mesa, CA 92626

CONTRACT AGREEMENT STATEMENT

Space Planning & Architectural Consulting Services (RFP No. 20-040)

CONTRACT AGREEMENT STATEMENT

GPa states its concurrence or concerns with any and all provisions as contained in the Agreement attached in Attachment 2.

Gillis+ Panichapan Architects (GPa)

Our company was founded in 1989 by Donald Gillis as Gillis and Associates Architects, Inc. In 2008, our name changed to Gillis + Panichapan Architects, Inc.

We are a full-service Architecture, Planning, and Interior Design Firm centrally based in Costa Mesa, California; our company employs five full time employees. We provide full services, from architectural design, interior design, space planning all the way through construction administration and move management services. We have decades of experience in design and planning for Civic, Municipal, and Water District Facilities.

For nearly 30 years, our firm has distinguished itself by providing excellence in architecture, space programming, master planning, and interior design services. With extensive experience in public architecture, our work includes the design of hundreds of public works facilities ranging from municipal offices, community centers, schools, maintenance facilities, fire and police facilities, educational facilities, and more.

GPa's Philosophy

We have completed a large breadth and variety of projects for Public Agencies all over California, with each one being uniquely different based on the respective needs and regional aspirations. Even though building and project types may be similar, each project is distinctly unique to our Clients. We believe the foundation for the project starts with the goals and visions of our Client.

We guide our clients into making small decisions at a "step by step" basis with number simple strategic questions that can move a project forward rather than overwhelm. Our strategy of collaboration can provide an overall sense of ownership and pride for our clients in the direction and outcome a project. The client's involvement at every step of the process allows an open door to communication and flexibility while the direction and goals of the overall project are kept under control.

With strategically placed interactive workshops with our clients, we are able to achieve a better understanding of the client's conditions and needs. We also make sure to consider the anticipated personnel growth of the organization as it plays a vital role when it comes to the overall project.

Our Unique Position

The vast majority of our company's clients are public agencies, approximately 99%. Most of our clients are repeat clients and referrals. Also, being involved with public agencies for nearly 30 years we understand that often times decisions are driven by more than just functional and budget needs and there are a multitude of complex decision-making factors.

A key distinguishing factor of our firm is Jack's (Principal and CEO) involvement throughout the duration of the entire project. He is there in the initial stages conducting interviews and is there at the end when the project is complete and the client is back to normal operation. His hands-on approach and constant interaction with the client can offer the reassurance that the final product will be the best solution for their organization to function effectively and best serve their staff and customers moving forward. In the end we know that a successful space and master plan reflects our success as a firm, but more importantly in its ability to play a defining role in the occupants' well-being for many years to come.

Our company also understands and takes into consideration the constant technological advances and social evolution in work collaboration and space planning. As a result, we stay on top of these changes and incorporate them as deemed necessary all the while taking into consideration the client's specific needs and budget.



Jack Panichapan, CEO/Principal
Gillis and Panichapan Architects, Inc.

Jack Panichapan will be the project manager and the main point of contact and coordinator throughout the entire project for the City. He will coordinate and track of all processes with the client and sub-consultants.

- Jack Panichapan, 17 years with GPa, 25 years of experience
- Bachelor and Master in Architecture, Iowa State University
- Professional Architect, CA #29344, LEED Accredited Professional
- Professional Architect, IL 001-018109



Kent Klueter, Project Architect
Gillis and Panichapan Architects, Inc.

As project architect, Kent will develop working drawings, coordinating with engineering consultants, producing of construction documents, bidding process, construction administration, as well as coordinating with building department.

- Kent Klueter, 21 years with GPa, 28 years of experience
- Bachelor in Architecture, California Polytechnic State University, San Luis Obispo
- Professional Architect, CA #25189, LEED Accredited Professional



Vic Nguyen, Design Director
Gillis and Panichapan Architects, Inc.

Mr. Nguyen is responsible for design presentation and quality control. With graphic, 3-D modeling and BIM expertise, he can assure quality project team coordination in every step of the design process. Moreover, he is in charge of project approvals at all stages from planning to building entitlement.

- Vic Nguyen, 9 years with GPa, 19 years of experience
- Bachelor in Architecture, University of Arizona
- Professional Architect, CA #30250, LEED Accredited Professional



Cynthia Perez, Project Coordinator/Designer
Gillis and Panichapan Architects, Inc.

Ms. Perez works closely with the Project Architect and Principal with the coordination of team members. She handles product research, color/material for furniture selection, and 3-D renderings. In addition, she is also involved in the coordinating production of construction documents, administration of the bidding process, and construction administration.

- Cynthia Perez, 11 years with GPa, 11 years of experience
- Bachelor in Architecture, University of California, Berkeley



Miranda Luce, Key Designer
Gillis and Panichapan Architects, Inc.

Ms. Luce works closely with the Project Architect and Principal with the coordination of team members. She handles product research, color/material for furniture selection, and 3-D renderings. In addition, she is also involved in the coordinating production of construction documents, administration of the bidding process, and construction administration.

- Miranda Luce, 2 years with GPa, 3 years of experience
- Bachelor in Architecture, NewSchool of Architecture + Design



Richard Suzuki, P.E., S.E. Structural Engineer: Dale Christian Structural Engineer (DCSE)

Years of Collaboration: 17

DCSE Structural Engineers are involve with us on the project from the conceptual design all the way though construction by performing site visits during construction as well as the review of various structural submittals. DCSE's team experienced in all phases of structural engineering and design analysis for different types of structures including mixed-use multi story facility, retail buildings, tilt-up industrial buildings, restaurants, police and fire stations, steel office building and subterranean parking structures.

Relevant Recent Projects with GPa:

- Mojave Water Agency – New Agency Headquarters Facility and Central Operations Facility
- UC Irvine Health – On-Call A/E Services
- City of Santa Ana – On-call A/E Services
- City of San Gabriel – Municipal Yard Facility
- City of Westminster – Maintenance Corporate Yard and Police Department Training Facility
- City of Fullerton – Public Facility Yard and CNG Station



Hiten Sheth P.E., LEED AP, Mechanical, Electrical, and Plumbing Engineer: Gannet Fleming Engineers

Years of Collaboration: 3

GF specializes on electrical and mechanical, as well as managing the whole picture of the project. They design and consult on HVAC, electrical and plumbing system design. Their duties include the specification and optimization of cost effective HVAC, electrical and plumbing solutions. GF is also responsible for the calculation and verification of energy compliance with the State Energy Code.

Relevant Recent Projects with GPa:

- City of Buena Park – Ehlers Community Center
- UC Irvine Health – On-Call A/E Services
- City of Santa Ana – On-call A/E Services



Hashimi Quazi, Ph.D., P.E., G.E, Principal / Project Manager: Converse Consultants

Civil Engineer, CA 46651

Years of Experience: 26

Converse Consultants personnel excels in providing geotechnical engineering services and has earned a reputation for quality work provided in an honest and ethical manner, on time and on budget. Conserve Consultant provides quality control, budget oversight, and technical assistance on various types of projects, including pipelines, wastewater treatment plants, reservoirs, and other related studies.

Relevant Recent Projects with GPa:

- Mojave Water Agency, New Agency Headquarters Facility, Town of Apple Valley, CA (LEED Gold)
- City of Westminster – Maintenance Corporate Yard and Police Department Training Facility
- City of San Gabriel- Municipal Yard Facility



Tammy Allee P.E., QSD/QSP, Civil Engineer: Civil Works Engineers, Inc.
Professional Engineer, CA, 34277
Years of Experience: 16

Civil Works Engineers, Inc. specializes on general infrastructure and public works improvement projects such as transportation including streets and freeways, site improvements for commercial and public facilities, hydrology and storm drains, water distribution, right-of-way engineering, utility modifications, and retaining walls. They design and consult on projects from inception to completion including project and program management, planning, design, and construction.

Relevant Recent Projects with GPa:

- Inland Empire Utility Agency – Maintenance and Operations Center Facility
- East Municipal Water District – Gate 5 Needs Assessment
- Water Replenishment of Southern California, Field Operations and Storage Annex



Harry Kobzeff, ASLA, Landscape Architect: Kobzeff & Associates
Years of Collaboration: 15

Kobzeff and Assoc. offers comprehensive services including, but not limited to; Conceptual Land Use Studies, Landscape Development Guidelines, Design Development, Construction Documentation, Construction Administration and Special Report Writing.

Their extensive experience includes Commercial projects, Private Development projects, Churches, and Public Sector Public Works and Parks and Recreation projects. We have renovated County parks, and designed municipal sports and passive parks. We have also designed numerous residential tract community and neighborhood parks. We have been active in refurbishment and rehabilitation projects turning yesterday's worn out projects into active vibrant rejuvenated spaces.

Relevant Recent Projects with GPa:

- City of San Gabriel – Municipal Yard Facility
- City of Westminster – Maintenance Corporate Yard Facility
- City of Stanton – Municipal Corporate Yard Facility
- City of Fullerton – Public Facility Yard and CNG Station



Brad Miller, LEED AP, GHG-IQ, CDT, LEED Consultant: Healthy Buildings (Formerly Environmental Concept Company)
Years of Collaboration: 7

Healthy Buildings (Formerly ECC) personnel excels in integrated project management scenarios where owner/ developer, contractor and design team collaborate together to solve client challenges. The firm will work on environmental consulting, contracting and manufacturing industry. Relevant Recent Projects with GPa:

- Mojave Water Agency, New Agency Headquarters Facility, Town of Apple Valley, CA (LEED Gold)
- UC Irvine Health– On-Call A/E Services
- City of Barstow – Community Center



point of contact

ARCHITECT

Gillis + Panichapan Architects, Inc
Jack Panichapan, AIA, LEED® AP
 Principal In-Charge/Project Director

ARCHITECT

Gillis + Panichapan Architects, Inc
 Kent Klueter, AIA, LEED® AP
 Project Architect

ARCHITECT

Gillis + Panichapan Architects, Inc
 Vic Nguyen, AIA, LEED® AP
 Project Architect

ARCHITECT

Gillis + Panichapan Architects, Inc
 Cynthia Perez
 Project Coordinator/Designer

ARCHITECT

Gillis + Panichapan Architects, Inc
 Miranda Luce
 Key Designer

ELECTRICAL/MECHANICAL ENGINEER

Gannett Fleming Engineers
 Hiten Sheth, P.E.

STRUCTURE ENGINEER

Dale Christian Structural Engineers
 Richard Suzuki, P.E., S.E.

LANDSCAPE ARCHITECT

Kobzeff & Associates
 Harry H. Kobzeff ASLA

CALGREEN CONSULTANT

UL
 Brad Miller, LEED AP BD+C,

CIVIL ENGINEER

Civil Works Engineers
 Tammy Allee, P.E.

GEOTECH ENGINEER

Converse Consultants
 Hashmi Quazi, Ph.D, P.E., G.E.

INTRODUCTION

GPa's experience involves collaboration with public agencies on a broad range of projects with varying complexity, scope of work, and size:

- We have expertise in needs assessment, space, and master planning for a large range of public facilities including many local Municipal/Water District Campuses and Headquarter facilities.
- We have a wealth of experience with public agencies building new community centers, classrooms, training rooms, administration buildings, and city yard facilities from the ground up – schematic design through construction administration and permitting. We offer full services in Architecture and Interior Design.
- Our skills and experience encompass working with the community and the city to attain entitlements for projects large and small. We are able to generate 3D renderings and clear graphics that communicate a project's intention to owners, community, and the project team.

PROJECT AVAILABILITY

Our philosophy involves having Jack, the principal, work on the project day to day from project initiation up through move-in day and beyond. Beyond having the principal involved throughout all phases, we ensure that a great relationship and rapport is maintained with a consistent team. Either Vic or Kent will be providing project support along side Jack throughout the entire course of the project. No assigned personnel will be substituted without the approval of the City.

Because there is no interruption in communication with leadership transition, we have a high success rate in completing projects within scope, on time, and on budget.

ENVIRONMENTAL SENSITIVITY

Gillis + Panichapan Architects, Inc. believe sustainability is a major cornerstone of our practice and work. Whether or not a project seeks certification for LEED, we commit to sustainable practices in every one of the projects we work on. Considering cost and schedule, we maximize our projects to contain the greatest number of sustainable features within the design. We believe this is an optimal approach for cost savings, long term maintenance, and minimizing impact on the site and the environment overall.

Every architect at GPa is LEED accredited and well qualified to guide your project towards practical sustainable design solutions or LEED certification. We have achieved LEED certification in a large number of our municipal projects.

GPA PROCESS AND MANAGEMENT

At the beginning of a project for any size and budget range, our approach to effectively manage the project cost, schedule and quality begins with defining the project scope, and aligning it to the City's goals, budget, and timing for completion. This information is presented and discussed at the Kick-off meeting with the Agency and the goals are mutually established.

In the event where the project budget and timeline is defined prior to the meeting, we will develop and submit the preliminary schedule denoting key milestones and deliverables for the City to review and obtain their feedback at the Kick-off meeting.

During the progress of the project design, formal organized workshops will be provided to share our findings with the City's Team. The project progress will be presented in interactive workshops for input and guidance for iterative refinements. These workshops would involve collaboration with the City's staff to discuss design ideas and how it impacts operational needs. This process will be a chance to showcase progress and gauge reaction. We are skilled with design communications, our drawings and renderings are used optimally and effectively to communicate ideas and bring the City's vision to life be it early conceptual stage, design development, or right up through guidance of issues during construction stages.

COST CONTROL

As the project develops, our team will provide and update detailed cost estimates for the project. Knowing the cost estimates early allows us to make necessary adjustments to bring the project under budget with minor concessions. We use in-house as well as professional cost estimating services to effectively control the project cost during design. More importantly, all major project decisions are evaluated in terms of cost impact on the project. We can inform and advise our Clients of the cost impact on the project to assist them with the decision-making process to maximize the impact on often strict and lean budgeting needs.

SCHEDULE CONTROL

The project schedule (Gant Chart) is developed to show major milestones for the project, the important decision-making workshops, as well as individual minor tasks that need to be completed. We regularly update the schedule and submit the updated schedule to the client as well as inform our consultants of the timeline for the completion of specific tasks to keep the project on schedule.

We have encountered many projects that are under tight time constraints to get completed. With this in mind, we believe our relationships with our clients in which we are dedicated are the foundation of our company progress, success, and growth. We hold ourselves accountable to strict milestone schedules that are developed and established with our clients starting at project initiation.

Our project schedule is developed to illustrate major milestones for the project as well as individual tasks that need to be completed to progress a project to the next phases of completion. We regularly update and submit the schedule to the client as well as inform our team of consultants of the timelines for the completion of specific tasks. Formal workshops are set up with the client to formally present and discuss the course of the project schedule. Any potential delay would be clearly communicated to our clients from project initiation, and discussed formally at the workshops if unforeseen during the course of the project.

We would not divert any project mid-course without strict consent from our clients. We conscientiously place a hold on potential new projects for a later date until we assess that there is enough personnel and resources available on the team to support current projects at an optimum level. Should there be a case where a project has the option to be delayed or diverted mid-course for a number of unforeseen reasons, we would communicate the issues and seek consent and input from our clients prior to any alterations to the schedule or course of the project.

QUALITY CONTROL

To ensure accuracy in the delivery of the project, we have developed an in-house quality control program that outlines the various items that need to be reviewed at each phase of the project. This review is performed by both the principal and our various team of consultants. In addition, consultant drawings are reviewed for compliance with design objective as well as for possible conflict with the other elements of input from varying disciplines. We have a wealth of experience scheduling and phasing projects for design and construction for our Municipal and Water District Clients, including for existing facilities, many which allow for continuous occupancy during construction.

GPa's TECHNICAL APPROACH

Over time, the organizational structure, codes and regulations, number and type of staff, along with technology changes beyond the confines of a given facility. This is something GPa deeply understands: that people and organizations do what they need to do to keep up with productivity, and adjustments to the limitations of an existing facility can become the "status-quo" on how a facility operates. We have the expertise and experience to acquire the "essential ingredients" of operation that enable us to plan for the optimum solutions within strict budget requirements.

Jack Panichapan will be the primary contact with the Client throughout the entire process of the project. Our principal and CEO's intimate involvement with the project, we believe is the key to the project success. With Jack, we will be engaging in discussion to encourage finding the vital methodology on how operations as well as department interactions ebb and flow, carefully planning for the project potential growth and change over time to integrate into the overall design solutions. Assessment of the program occurs at all scales from ergonomics to department level operations. Having a single point of connection and involvement in the day to day development of the project, Jack would be able to provide a clear direction on the best solutions for improvement. We believe a close interactive collaboration with the Client's team throughout the design and development process will achieve cost efficient solutions for a successful project overall.

GPa's observations and analysis, accompanied with our expertise built upon many years of working with Civic and Municipal Facilities all over the state of California, can offer an essential road map to improvements and development of any number of projects that the Client may need.

RELEVANT PROJECT EXPERIENCE

Space Planning & Architectural Consulting Services (RFP No. 20-040)

WRD Headquarters Tenant Improvement

Address: 4040 Paramount Blvd Lakewood, California 90712



Project Description:

The Water Replenishment District had outgrown its facility and purchased an existing building to meet that shortfall. We provided a detailed needs assessment and Conceptual Design floor plan for WRD's newly purchased facility. Upon approval, we progressed with a full set of construction

documents, construction administration services, audiovisual coordination, and complete furniture equipment, and interior design services as well as exterior improvement and retrofitting of the existing building. The 20,000SF facility includes a state-of-the-art Board Room facility and conference rooms, office and lease spaces.

GPa conducted a thorough code analysis of ADA accessibility, updating the existing building to current code standards. The breadth of analysis and design ranged from interior furniture to site modification corresponding with egress requirements.

Organizations change and grow over time and we had designed for this in the initial plans. GPa had recently completed the renovation on several spaces within the WRD Headquarters facility to include a new public exhibit space to showcasing the District's mission as well as Water education.

Key Personnel:

Jack Panichapan – Mr. Panichapan acted as the Principal in Charge and was responsible for the interior design of this tenant improvement project which also included furnishing.

Kent Klueter – Mr. Klueter was the Project Architect and was in charge of the construction documents and construction administration for the project which also included coordinating documents between all the disciplines.

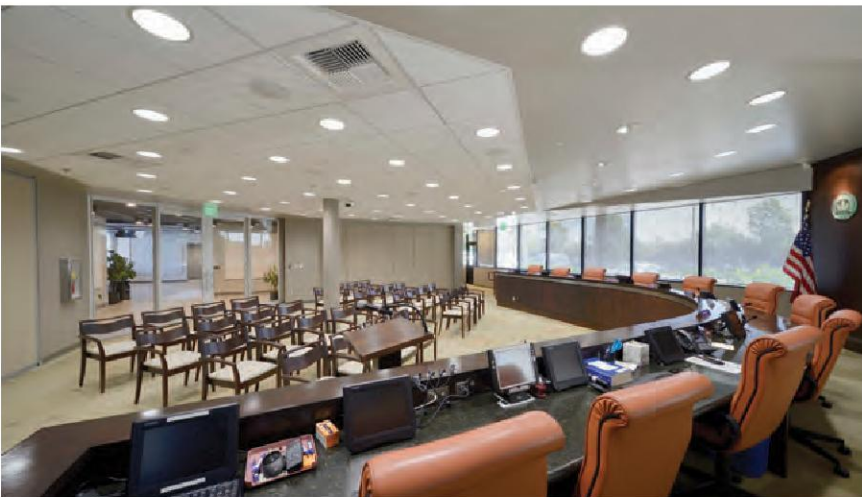
Project Size: 20,000sf

Completion Date: 2008/2017

Water District | Headquarters



interior- WRD Headquarters



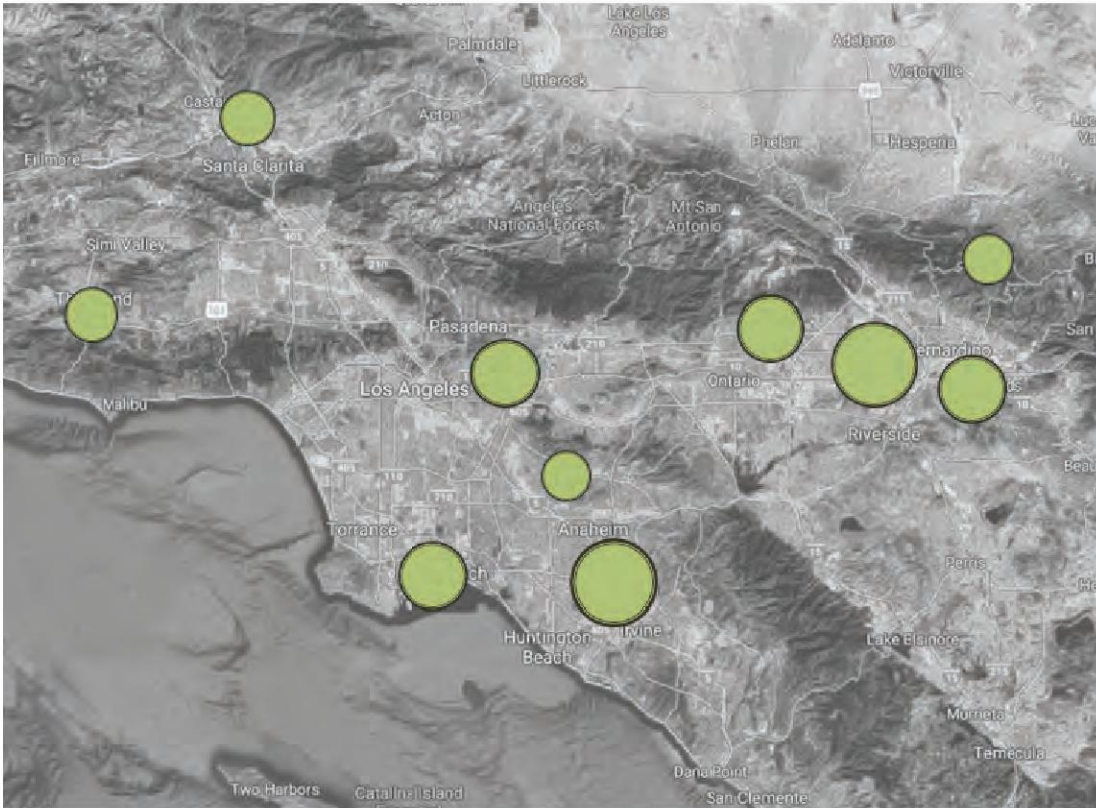
interior-



interior-

RELEVANT PROJECT EXPERIENCE

Space Planning & Architectural Consulting Services (RFP No. 20-040)



PROJECT LOCATIONS

- LONG BEACH
- SANTA ANA
- FULLERTON
- RIALTO
- VALENICA
- SAN BERNARDINO
- LAKE ARROWHEAD
- RANCHO CUCAMONGA
- THOUSAND OAKS
- ROSEMEAD

Southern California Edison- On Call Services

Project Description:

GPa is the on-call consulting architect with Southern California Edison providing interior design, architecture, planning, and cost analysis services. GPa works closely with the team at SCE to design and manage projects that meet the standards of SCE and the California Building Code. GPa has completed various projects throughout Southern California including voluntary seismic retrofits, ADA upgrades, and interior and exterior office renovations.

Key Personnel:

Jack Panichapan – Mr. Panichapan acted as the Principal in Charge and was responsible for the interior design of this tenant improvement project which also included furnishing.

Kent Klueter – Mr. Klueter was the Project Architect and was in charge of the construction documents and construction administration for the project which also included coordinating documents between all the disciplines.

Vic Nguyen – Mr. Nguyen was the Project Architect and was in charge of the PDR, design, rendering, entitlements, construction documents and construction administration for the project which also included coordinating documents between all the disciplines.

Project Size: Varies

Start & Completion Date: 2017 - Current

Municipal | On-Call

RELEVANT PROJECT EXPERIENCE

Space Planning & Architectural Consulting Services (RFP No. 20-040)

Ehlers Event Center

Address: 8150 S. Knott Ave.,
Buena Park, CA 90620



Project Description:

The existing 30,000sf facility is composed of a campus of Community Buildings, Senior Citizens' Center, and Banquet Facilities that is major community gathering place. Built in the 1960s, the facility had a great deal of deterioration



built- Ehlers Event Center



built- Ehlers Event Center Parking



built- Ehlers Event Center Parking

including dry rot, and deferred maintenance. It also had issues of security, and homeless accessing private courtyard areas of the facility. Many of the original Mid-century exposed wood details were in need of restoration and protection. GPa completed the conceptual design stage. This included providing the City of Buena Park with an exterior façade assessment, conceptual design, and statement of probable cost for review and approval. The next steps involve taking the established conceptual design scheme into further design development through to Construction Document through Construction Administration services. The overall cost of the project was \$2.4 million.

GPa was assigned to provide a strategic design to enhance security while also giving the facility a restoration and architectural update. Details were developed to repair and prevent future dry rot and deterioration. We provided design schemes and renderings as a part of an interactive process to design it with the City and the Community input and collaboration while staying on a restrictive budget as noted on our original PDR early in the project development.

Key Personnel:

Jack Panichapan – Mr. Panichapan acted as the Principal in Charge and was responsible for the design of this project.

Vic Nguyen – Mr. Nguyen was the Project Architect and was in charge of the design, rendering, entitlements, construction documents and construction administration for the project which also included coordinating documents between all the disciplines.

Project Size: 30,000sf

Start & Completion Date: 2015 - 2018

Municipal | Community Center

RELEVANT PROJECT EXPERIENCE

Space Planning & Architectural Consulting Services (RFP No. 20-040)

Westminster Corporate Yard Campus

Address: 14381 Olive St., Westminster, CA 92683



built- Westminster Corporate Yard



Project Description:

The existing city maintenance yard facility built in the early 1960s, is overcrowded, inefficient, and no longer sufficient to implement the city's needs as a maintenance facility. GPa was obtained to update and expand the current facility. The new corporate yard includes a new administration

building, canopy, fuel station, and warehouse facilities. The renovation and addition takes place within the existing site of the city's current municipal facility along with an adjacent building the city has obtained for a police training facility requiring renovation. Another building housing the Boys and Girls Club was also renovated as a part of this project.

One of the challenges of this project was that the facility is required to be operational during the course of renovation. GPa worked with the city for a phasing plan to relocate staff and keep it operational during the course of construction. The new building contains notable sustainable features and reflects the residential scale of the surrounding residential neighborhood. GPa completed the space planning and furniture procurement for the both the corporate yard and the police training facility. We also provided code updated retrofits for the Boys and Girls Club.



rendering- site context



interior- Westminster Police Training Facility

Key Personnel:

Jack Panichapan – Jack was responsible for the design of this project from the exterior to the interior including furnishings. Jack Panichapan was the project manager and the main point of contact and coordinator throughout the entire project for the City. He coordinated and tracked of all processes with the client and sub-consultants and handled any discrepancies to ensure accuracy in the delivery of the project.

Kent Kluefer – Kent was the Project Architect and was in charge of the construction documents and construction administration for the project which also included coordinating documents between all disciplines.

Vic Nguyen- Vic was the Project Architect and was in charge of the PDR, design, rendering, entitlements, construction documents and construction administration for the project which also included coordinating documents between all the disciplines.

Project Size: 17,000sf

Completion Date: 2015

Municipal | Corporate Yard

RELEVANT PROJECT EXPERIENCE

Space Planning & Architectural Consulting Services (RFP No. 20-040)



built- San Gabriel Municipal Yard

San Gabriel Municipal Yard Facility

Address: 927 E. Grand Ave., San Gabriel, California 90680

Project Description:

The Municipal Yards Facility artfully combines the diverse and evolving programming needs of the Public Works Department for the City of San Gabriel which encompasses the Maintenance Division, Engineering, and Administration Staff into one facility on a challenging and limited site. Located on a 3.5 acre narrow sloping parcel of land bordering a wash on one side and homes on another, the new Maintenance Facility for the city of San Gabriel had programmatic challenges with vehicular circulation, and noise mitigation that were resolve architecturally. The facility considers sustainable design features such as native plantings, recycled materials, and north-south fenestration orientation for energy efficiency.

GPa was responsible for developing the needs assessment and programming for the facility and proceeded through design and construction documentation.

Key Personnel:

Jack Panichapan – Mr. Panichapan acted as the Principal in Charge and was responsible for the design of this project for the exterior and interior including furnishing.

Kent Kluefer – Mr. Kluefer was the Project Architect and was in charge of the construction documents and construction administration for the project which also included coordinating documents between all the disciplines.



rendering- San Gabriel Municipal Yard



rendering- San Gabriel Municipal Yard



rendering- San Gabriel Municipal Yard

Project Size: 34,600sf

Completion Date: 2016

Municipal | Corporate Yard



25G-390

www.gpacorp.com

Reference #1

Contact: Charlene King,
Associate Engineer, Construction & Operations WRD
Phone: (567) 275-4252
Email: cking@wrd.org
Project: Water Replenishment District Tenant Improvement
Key Personnel: Jack Panichapan and Kent Klueter



Reference #2

Contact: Jennifer Bollman,
PJM-1, Associate Project Manager
Southern California Edison CBRE | Global Workplace Solutions
Phone: (626) 476-0300
Email: Jennifer.Bollman@sce.com
Project: SCE On-Call Services
Key Personnel: Jack Panichapan and Vic Nguyen



Reference #3

Contact: Jeff Townsend
Associate Engineer, City of Buena Park
Phone: (714) 562-3680
Email: JTownsend@buenapark.com
Project: Ehlers Event Center
Key Personnel: Jack Panichapan and Vic Nguyen



Reference #4

Contact: Dustin Alamo
Vice President, Griffin Structures
Phone: (949) 497-9000
Email: dalamo@griffinstructures.com
Projects: Westminster Corporate Yard Campus
Key Personnel: Jack Panichapan and Kent Klueter



Reference #5

Contact: Patricia "Patty" Pena
Management Analyst, City of San Gabriel
Phone: (626) 308-2825
Email: Ppena@sgch.org
Project: San Gabriel Municipal Yard Facility
Key Personnel: Jack Panichapan and Kent Klueter



OUR SERVICES

It appears the City is looking for an overall diverse set of services and expertise rather than a specific project or task, we have endeavored to provide an overall approach, philosophy, and scheduling to all of services being requested.

For nearly 30 years, GPA has provided architecture, planning, and interior design services internally. We can offer the following range of services based on each individual project need.

▪ **NEEDS ASSESSMENT**

- The needs assessment is a fundamental step in discovering the vital issues of the buildings program, scope of work, and current and/or future needs. Completion of the assessment will effectively dictate staff/ building planning and future renovations for many years to come. We have completed needs assessments serving as a foundation to design planning and budget for municipal facilities in a vast range of types, needs, and sizes.

▪ **PROGRAMMING & REVIEW OF PREVIOUSLY DEVELOPED ARCHITECTURAL PROGRAMS**

- We help the client to review and assess previous studies of their existing facilities and develop a solid program that initiates the physical building design process.

▪ **SITE ANALYSIS AND FEASIBILITY STUDIES**

- Our site studies regard the community, codes, zoning, ease of circulation, department infrastructure, urban infrastructure and transportation, and are often aligned with maximizing passive sustainable strategies. Our in-depth site analysis regards the community context, codes, zoning, ease of circulation, department infrastructure, urban infrastructure and transportation, and are often aligned with maximizing passive sustainable strategies for Urban Design and Master Planning.

▪ **SPACE PLANNING**

- Stemming from our expertise and experience with office planning, we would develop design schemes for workstation layouts needed for optimal function of the client within a given space.

▪ **CONCEPTUAL/SCHEMATIC STUDIES**

- We work closely with the client developing ideas and the program to ensure that the design from beginning to end is an expression of the client's needs and budget while having the design enhance connectivity within the surrounding community.

▪ **3-D MODELING AND RENDERING SERVICES**

- We render buildings and spaces to convey to our clients and the surrounding community vivid 3-dimensional characteristics of the proposed design from schematic design to design development.

▪ **SCHEMATIC DESIGN; NEW LAYOUT, EXISTING PLANS, RENOVATION AND RESTORATION PLANS, AND DEMOLITION PLAN.**

- We work closely with the City developing ideas and the program to ensure that the design from beginning to end is an expression of the client's needs and budget while having the design enhance function and safety of the facility while maintaining connectivity within the surrounding community.

▪ **DESIGN DEVELOPMENT OF FACILITIES AND PARKS, INCLUDING ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING (HVAC) PLANS**

- Above and Beyond working to develop Mechanical, Electrical and Plumbing systems for Facilities and Parks, we work with many additional disciplines as well including Structural Engineering, Landscape Architects and Civil Engineer.

▪ **PROJECT ADMINISTRATION & MANAGEMENT SERVICES**

- We have a wealth of experience in orchestrating consultants and the team to ensure integrity remains in the function and intent of design throughout the process.

▪ **ENTITLEMENT PROCESSING**

- We have experience with CEQA and California Coastal Commission procedures, as well as local city planning and plan check procedures throughout California. In every step of the way we are there to communicate solutions to community sensitivities and facilitate an expedient entitlement.

▪ **SITE DEVELOPMENT PLANNING**

- Our experience ranges from designing master plans for complex city yard facilities, campuses for water districts, to smaller urban infill projects and projects that involve challenging topological conditions.

▪ **HISTORIC PRESERVATION PLANNING, REVIEW, AND DESIGN**

- Restoring historic city buildings (including the Irving Gill designed Oceanside City Hall), members on our team have had a rich experience with work on renovation of sensitive historical landmark buildings, and working with historical landmarks preservation committees.

▪ **ADA COMPLIANCE REVIEW PLANNING AND RETROFITS**

- Many of our projects have involved older existing buildings with often tight and complex conditions in which we resolve and retrofit for ADA compliance.

▪ **SCHEDULE DEVELOPING**

- We have a wealth of experience scheduling and phasing projects for design and construction, including for existing facilities, many which allow for continuous occupancy during construction.

▪ **CONSTRUCTION DOCUMENT DEVELOPMENT, SPECIFICATION WRITING**

- Our office provides precise construction document work, often leading to minimal change orders resulting in projects that have a high likelihood of on time and on budget.

• **COST ESTIMATING SERVICES**

- We can provide the client with good conceptual cost estimates based on our experience and history with working on a large range and variety of municipal project types. For in-depth cost analysis during design development, we work with an experienced team of cost estimators that can give specific construction costs to help us meet the budget during design.

▪ **CONSTRUCTION MANAGEMENT INCLUDING INSPECTIONS**

- We work closely with Griffin Structures- A construction management company that has decades of experience in the construction of Civic projects. We have a wealth of experience in orchestrating consultants and the team to ensure integrity remains in the function and intent of design throughout the process.

▪ **CONTRACT BIDDING AND/OR NEGOTIATIONS SERVICES, I.E. CHANGE ORDERS, ETC.**

- During construction, there could be added value in spotting solutions that can improve the building and save costs which results in change orders during construction. We would be there to rectify the situation and clarify this with the client and the team to ensure the project remains on schedule and on budget.

▪ **CONSTRUCTION CONTRACT ADMINISTRATION**

- In order to ensure quality, we recommend being retained for construction administration. We are there to verify that the building meets the design intent, quality, as well as code and energy issues as depicted on the construction documents.

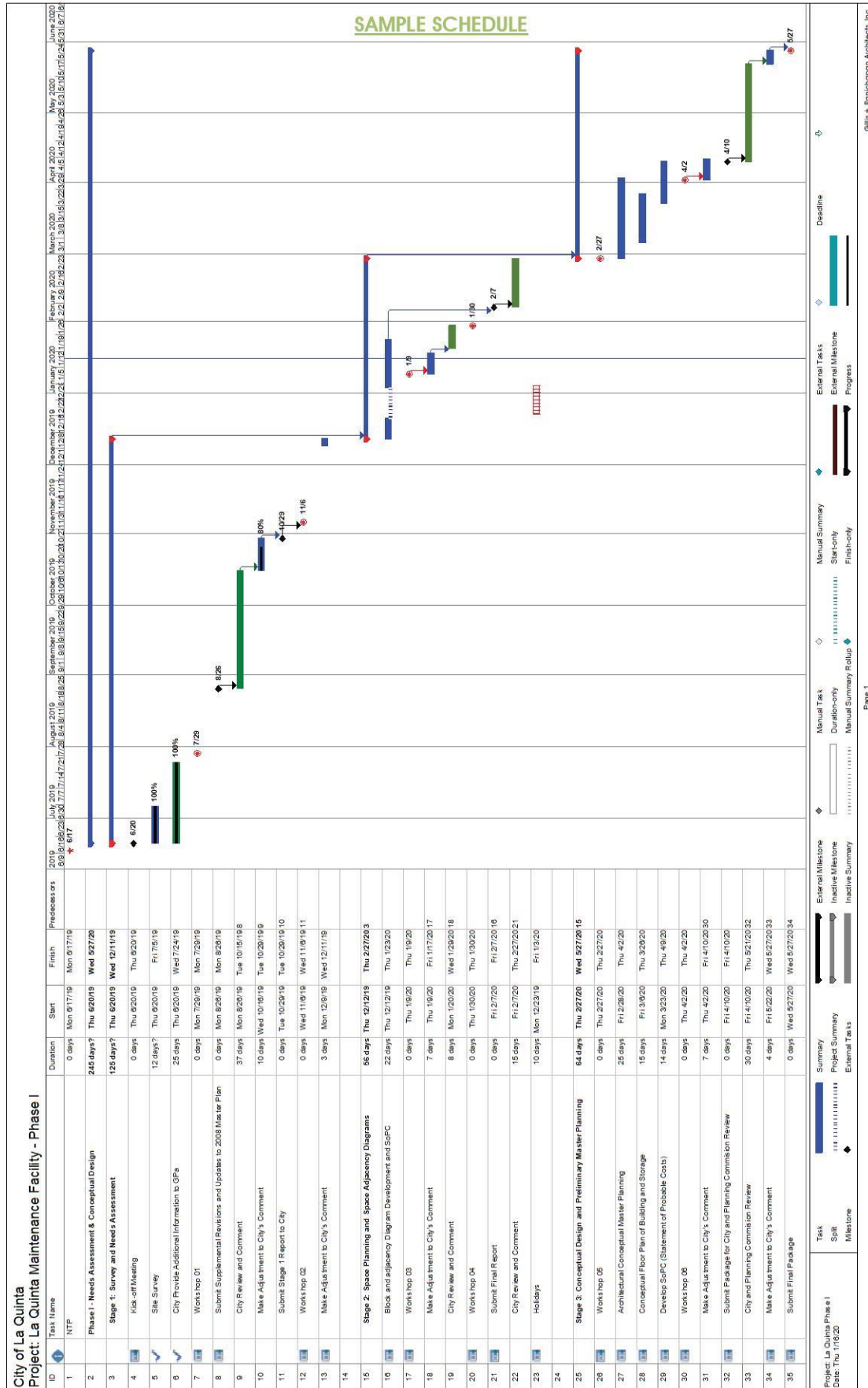
▪ **INTERIOR DESIGN, INCLUDING SELECTION AND/OR DESIGN OF FURNITURE, FIXTURES AND EQUIPMENT**

- GPa can provide design and/or recommend selection of furniture, fixture and equipment. We have extensive experience and expertise in office planning and interior design and can provide these services. We foresee the coordination of workstations, and general equipment and furniture that correlate to interior design.

- **FURNITURE EVALUATION, SELECTION AND IMPLEMENTATION**
 - Define selection criteria and guideline specifications
 - Define panel, electrical and component requirements
 - Develop Detailed Office and Workstation Plans
 - Oversee Development of Final Furniture Shop Drawings
 - Oversee the Final Purchase Order Requirement
 - Prepare Furniture Installation Punch list
- **MOVE MANAGEMENT SERVICES**
 - Our team has a lot of experience in regards to move management services. Many of our projects involve construction during occupancy where we have assisted the client temporarily relocate from one area to another.
- **SUSTAINABLE DESIGN AND/OR LEED DOCUMENTATION SERVICES**
 - Our standard practice is sustainable design. Our staff is LEED accredited and are experienced with helping the project attain LEED certification when necessary.
- **COORDINATION WITH OTHER CONSULTANTS, AGENCIES, AND UTILITY PURVEYOR**
 - We have a wealth of experience in orchestrating consultants and the team to ensure integrity remains in the function and intent of design throughout the development of the Project.
- **OTHER MISCELLANEOUS ARCHITECTURAL SERVICES**
 - Specification Writing
 - Construction Contract Administration
 - LEED Documentation Services
 - Historic Preservation Planning, Review, and Design

SCOPE OF SERVICES & SCHEDULE

Space Planning & Architectural Consulting Services (RFP No. 20-040)




**Appendix
ATTACHMENT 3
CERTIFICATIONS**

NON-COLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and Public Contract Code Section 7106)

In conformance 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 other 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. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed  _____

State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 24TH day of MARCH, 2020, by JACK PANICHAPAN, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Notary Public Signature

Notary Public Seal

Due to current State mandated protective/preventive measures, we are unable to notarize this document.

When needed, we will happily notarize this document when protective measures are lifted, per your request.

NON-LOBBYING CERTIFICATION

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 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 this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

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 subrecipients shall certify and disclose accordingly.

Signed:  _____

Title: PRINCIPAL/CEO

Firm: GILLIS & PANICHAPAN ARCHITECTS, INC.


Date: 3/24/2020

NON-DISCRIMINATION CERTIFICATION

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

1. The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor 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 Contractor 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 Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Contractor 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 Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Contractor 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 Contractor 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 Contractor'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 Contractor 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 Contractor 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 Contractor becomes involved in, or is threatened with, litigation with a subContractor or Contractor as a result of such direction by the administering agency, the Contractor 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 Contractor of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed:  _____

Title: PRINCIPAL/CEO

Firm: GILLIS & PANICHAPAN ARCHITECTS, INC.

Date: 3/24/2020



Jack Panichapan, AIA, NCARB, LEED® AP CEO/Principal

Role in the Project:

As the Principal, and Project Director, he is committed to managing incoming documents, coordinating consultants and handling discrepancies to ensure accuracy in the delivery of the project personally for every client.

Experience:

Years of Experience: 26
Years with GPa: 16

Registration:

Professional Architect, CA,
29344
Professional Architect, IL,
001-018109
LEED Accredited Professional

Education:

M. Arch, 1997, Architecture,
Iowa State University
B. Arch, 1996, Architecture,
Iowa State University

Professional Affiliations:

American Institute of
Architects
National Council of
Architecture Registration
Board

Experience with the requirement and tasks:

Mr. Panichapan has over twenty years of experience, ranging from new buildings, renovation, and interior design, to complete city campus master planning. Throughout his career, he has extensive experience in the needs assessment, site survey and ADA analysis in various type of building, such as municipal, water district, corporate yard, health care facilities, and schools.

Relevant Experience:

- City of Escondido – Need Assessment, Maintenance and Water District Facility
- Mojave Water Agency – Need Assessment, New Agency Headquarters Facility, and Central Operation Center
- Moulton Niguel Water District – Need Assessment on Administration Building
- City of Westminster – Corporate Yard and Police Department, Needs Assessment and Site Planning
- City of San Gabriel – Municipal Yard Facility
- University of California, Irvine, Health – On-Call A/E Services
- Imperial Irrigation District – Needs Assessment on Multiple Department
- City of Fullerton – Public Facilities and CNG Station
- City of Santa Ana – Jerome Center, Tenant Improvement
- City of Santa Ana – Santa Ana, California (Multiple projects including Fire Station and Community Center Remodel)
- City of Moreno Valley – Facilities Corporate Yard Needs Assessment and Concept Design
- Mission Springs Water District – Needs Assessment and Concept Design
- Water Replenishment District of Southern California – Administration Needs Assessment and Tenant Improvement
- City of Paramount - Progress Park Multipurpose Facility
- Chicago Public School – 5 Major capital Renovation, 2 ADA Renovation, and 16 ADA Survey



Kent Klueter, AIA, LEED® AP Project Architect

Role in the Project:

Mr. Klueter is experienced in project coordination and management including developing working drawings, coordinating with engineering consultants, coordinating production of construction documents and building department, administration of the bidding process, ADA compliance, building code requirement, specification, and construction administration.

Experience:

Years of Experience: 27
Years with GPA: 20

Registration:

Professional Architect, CA,
25189
LEED Accredited Professional

Education:

B. Arch, 1990, Architecture,
California Polytechnic State
University, San Luis Obispo

Professional Affiliations:

American Institute of
Architects
National Council of
Architecture Registration
Board

Experience with the requirement and tasks:

With 27 years of experiences, and 20 years with GPA, Mr. Klueter has been working with varies types of project, such as municipal, water district, police facility, corporate yard, pump station, maintenance facility, civic facilities and training center (dispatch centers and essential facility).

Relevant Experience:

- Mojave Water Agency – Need Assessment, New Agency Headquarters Facility, and Central Operation Center
- Moulton Niguel Water District – Need Assessment on Administration Building, Moulton Niguel, CA
- City of Westminster – Corporate Yard and Police Department, Needs Assessment and Site Planning
- City of San Gabriel – Municipal Yard Facility
- University of California, Irvine, Health – On-Call A/E Services
- City of Long Beach – On-Call A/E Services
- City of Paramount - Tenant Improvement
- City of Fullerton – Public Facilities and CNG Station
- City of Santa Ana – Jerome Center, Tenant Improvement
- City of Santa Ana – Santa Ana, California (Multiple projects including Fire Station and Community Center Remodel)
- Marine Corporation Community Services – Indoor Firing Range, North Camp Pendleton, CA
- City of Moreno Valley – Facilities Corporate Yard Needs Assessment and Concept Design
- City of Stanton – Municipal Corporate Yard Facility
- Water Replenishment District of Southern California – Administration Needs Assessment and Tenant Improvement, Long Beach, CA



Vic Nguyen, AIA, LEED® AP Design Director

Role in the Project:

Mr. Nguyen is responsible for design presentation and quality control. With graphic, 3-D modeling and BIM expertise, he can assure quality project team coordination in every step of the design process. Moreover, he is in charge of project approvals at all stages from planning to building entitlement.

Experience:

Years of Experience: 19
Years with GPa: 9

Registration:

Registered Architect, CA,
C-30250
LEED Accredited Professional

Education:

B. Arch. 2000 Architecture,
University of Arizona

Professional Affiliations:

American Institute of
Architects
National Council of
Architecture Registration
Board
USGBC Orange County

Experience with the requirement and tasks:

Mr. Nguyen has over nineteen years of experience, ranging from development of complex mixed use, civic, and transportation oriented projects, to highly detailed interiors of residential, retail, health care, and office environments. He has a wealth of experience working with the cities and the community directly to attain consensus for a project design.

Relevant Experience:

- University of California, Irvine, Health – On-Call A/E Services
- Family Health Center Renovations – Santa Ana and Anaheim UCI Health Location
- Mojave Water Agency – Need Assessment, New Headquarter Facility, and Central Operation Facility, Apple Valley, CA
- Moulton Niguel Water District – Need Assessment on Administration Building, Moulton Niguel, CA
- Marine Corporation Community Services – Indoor Firing Range
- City of Fullerton – Public Facilities and CNG Station
- City of Westminster - Corporate Yard and Police Department, Needs Assessment and Site Planning
- City of Barstow – Needs Assessment & Conceptual Design for City Hall Campus
- City of San Gabriel – Maintenance Facility Yard
- City of Riverside – Pyrite Canyon Water Treatment Facility
- City of Anaheim – Linda Vista Reservoir and Pump Station
- Sandra Day O'Connor Federal Courthouse, Phoenix AZ
- Funaro Corporate Offices at One Penn Plaza, New York NY
- Master Plan for Cathedral City Civic Center, Cathedral City CA
- Solon 94 and Residence, New York NY



Cynthia Perez Designer

Role in the Project:

Ms. Perez works closely with the Project Architect and Principal with the coordination of team members. She handles product research, color/material for furniture selection, and 3-D renderings. In addition, she is also involved in the coordinating production of construction documents, administration of the bidding process, and construction administration.

Experience:

Years of Experience: 11
Years with GPa: 11

Education:

B. Arch., 2006, Architecture,
University of California,
Berkeley

Experience with the requirement and tasks:

Ms. Perez has experiences working through all project stages process. Moreover, she worked on many types of project, such as municipal, administration office, pump station, maintenance facility, firing range, training facility and corporate yard.

Relevant Experience:

- Mojave Water Agency – Need Assessment, New Agency Headquarters Facility, and Central Operation Center
- Marine Corporation Community Services – Indoor Firing Range
- Yorba Linda Water District – New Administration Facility
- Moulton Niguel Water District – Need Assessment on Administration Building
- City of San Gabriel – Maintenance Facility Yard
- City of Riverside – Pyrite Canyon Water Treatment Facility
- City of Westminster – Corporate Yard, Maintenance Facilities, Police Department, and Boy and Girl Club
- City of Fullerton – Public Facility and CNG Station
- City of Stanton – Municipal Corporate Facility Yard
- City of Barstow – Needs Assessment & Conceptual Design for City Hall Campus
- Palmdale Water District – Master Plan & CMU Wall for District Headquarters Facility
- Water Replenishment District of Southern California – Administration Needs Assessment and Tenant Improvement, Long Beach, CA
- University of California, Irvine, Health – On-Call A/E Services
- University of California, Irvine, Health – Gottschalk Exterior Façade Renovation
- City of Burbank – Master Plan for Corporate Yard



Miranda Luce Key Designer

Role in the Project:

With three years of experience, Ms. Luce has experiences working on difference stages of the project from schematic design to construction drawing. She works closely with the project architect and principal on graphic presentation, 3D modeling and rendering, detail and construction drawing, and marketing documents.

Experience:

Years of Experience: 3
Years with GPa: 2

Education:

B. Arch., 2017, Architecture,
NewSchool of Architecture
+ Design

Project Availability:

Experience with the requirement and tasks:

Ms. Luce has experiences working through all project stages process. Moreover, she worked on many types of project, such as municipal, administration office, pump station, maintenance facility, firing range, training facility and corporate yard.

Relevant Experience:

- City of Redondo Beach – City Council Chambers ADA Retrofit
- City of Long Beach – Long Beach Municipal Urban Storm water Treatment Facility
- Southern California Edison – Seismic Retrofits: Santa Ana, Redlands, Valencia, and Rialto
- Southern California Edison – Seismic/ADA Retrofits: Long Beach
- Inland Empire Utilities Agency – CCWRF Lab and Security Improvements
- LADWP – Van Nuys Building Conceptual Design
- City of Ontario – Need Assessment on Service Center
- University of California, Irvine, Health – On-Call Architectural and Engineering Consulting Services
- City of Oceanside – Pure Water Treatment Facility
- Southern California Edison – GO-1 Tenant Improvement
- BSMWC – Leahy Well
- EMWD – Gate 5 Needs Assessment
- City of North Tustin – Simon Ranch Reservoir
- University of California, Irvine, Health – Gottschalk Exterior Façade Renovation
- Water Replenishment District- Field Operations and Storage Annex Needs Assessment
- City of Anaheim- Linda Vista Electrical Building



Richard Suzuki, P.E., S.E. **Structural Engineer**

Experience with the requirement and tasks:

Mr. Suzuki is experienced in all phases of structural engineering and design analysis for different types of structures including mixed-use multi story facility, retail buildings, tilt-up industrial buildings, restaurants, police and fire stations, steel office building and subterranean parking structures. He is involved with the project from the conceptual design all the way through construction by performing site visits during construction as well as the review of various structural submittals.

Experience:

Years of Experience: 22

Registration:

2006, Structural Engineering
Certification, CA, S4971
1992, Registered
Professional Engineer, CA,
CE-49775

Education:

B Sc. 1987, Civil Engineering,
University of California, Irvine

Relevant Experience:

- Mojave Water Agency – New Agency Headquarters Facility–LEED Gold
- Palmdale Water District – Master Plan & CMU Wall for facility
- Water Replenishment District of Southern California – Administration Needs Assessment and Tenant Improvement
- South Coast Water District – Operations Center Facility
- Yorba Linda Water District - New Administration Facility
- Banning Police Department – Banning, CA
- University of California Irvine – Student Housing “Puerta del Sol” and “Camino del Sol” - LEED Gold
- University of La Verne – La Verne, CA
- Jurupa Community Services District – Tenant Improvement
- City of Stanton Maintenance Facility – Stanton, CA
- Town of Yucca Valley – Facilities Master Plan
- City of San Gabriel – Maintenance Facility
- City of Moreno Valley – Facilities Corporate Yard Needs Assessment and Concept Design
- City Maintenance Facility Yard – Santee, CA
- City of Paramount – Progress Park Multipurpose Facility
- City of Paramount – Tenant Improvement
- City of Santa Ana – Santa Ana, California (Multiple projects including Fire Station and Community Center Remodel)



Hiten Sheth P.E., LEED® AP Principal / Mechanical Engineer

Role in the Project:

As the Principal/Mechanical Engineer, he is committed to managing projects as MEP leader with hands on design work, in-house quality control and coordination between various trades to ensure accuracy in the delivery of every project personally for every client.

Experience:

Years of Experience: 12

Registration:

Professional Engineer, CA,
M35789
LEED Accredited Professional

Education:

M.S. Mechanical
Engineering, University of
Bridgeport (CT), 2006
B.E. Mechanical
Engineering, Sardar Patel
University (India), 2002

Professional Affiliations:

ASHRAE Associate Member
since 2006

Experience with the requirement and tasks:

Mr. Sheth has more than 10 years of experience of engineering and design for various heating, ventilation and air conditioning systems such as variable air volume system (VAV), constant air volume (DX and Package), chilled water and heating hot water based central plants, variable refrigerant flow system (VRFs), under floor displacement ventilation systems (UFADs) and 100% outside air system for various healthcare and pharmaceutical applications. Mr. Sheth has had large exposure to design of various types of occupancies like office spaces, city halls, auditoriums, hospitals, medical office buildings, laboratories, educational and commercial restaurants.

Relevant Experience:

- City Of Simi Valley (Prime Consultant): Upgrade of existing HVAC system for city hall and DMV building (Double deck AHU upgrade with title 24 compliance and upgrade of existing air distribution system. Pneumatic to DDC controls). A federally funded project (ARRA Stimulus).
- DEA - Los Angeles - 40,000 SF TI for existing Federal Facility.
- 16th Floor Wilshire - Energy Upgrade replacing existing double deck AHUs and CAV system with energy efficient VAV system along with brand new loop air distribution system.
- IWBT (Interim West Bus Terminal): Design of waiting area building (50,000 SF) adjacent to Bradley international terminal at LAX. LEED silver project.
- Fess Parker Waterfront Hotel: 5 star hotel with 200 guest rooms, ball room, spa, commercial kitchen, auditorium, indoor swimming pool, lounges and multipurpose spaces. Approximately 200,000 SF of conditioned space.
- Design of various office TIs for Haven Pointe, Rancho Cucamonga.
- Various large and mid-size TIs for American Career College in Long Beach and Anaheim campuses.
- Owner's representative for American Career College for their Texas and Florida campuses.
- USC ophthalmology TI in city of Arcadia.
- AHU replacement for USC – McKibben Hall.
- Various tenant improvement projects at USC's Health science campus, Los Angeles, CA.



Hashimi Quazi, Ph.D., P.E., G.E., Geotech Engineer

Role in the Project:

In his capacity as Principal in Charge or Project Manager, Dr. Quazi provides quality control, budget oversight, and technical assistance on various types of projects, including pipelines, wastewater treatment plants, reservoirs, and other related studies. He has supervised site investigations and prepared technical reports for facilities located in areas of high liquefaction potential and difficult subsurface conditions.

Experience:

Years of Experience: 26

Registration:

Civil Engineer, California
46651

Geotechnical Engineer, CA
#2517

Education:

B.S., Bangladesh
Engineering University, 1978

M.S. Civil Engineering,
Arizona State University, 1982

Ph.D., Civil Engineering,
University of Arizona, 1987

Experience with the Requirement and tasks:

Dr. Quazi has over 26 years of experience providing geotechnical engineering services and has earned a reputation for quality work provided in an honest and ethical manner, on time and on budget. He is a member of the Executive Committee responsible for the executive functions.

Relevant Experience:

- Fox Plaza – Riverside, CA
- East Valley Water District Administration Building – Highland, CA
- Eastern Municipal Water District Administration Building Expansion – Perris, CA
- Lloyd W. Michael Water Treatment Plant – Rancho Cucamonga, CA
- Palm Springs Wastewater Treatment Plant Expansion – Palm Springs, CA
- Westside Water Reclamation Plant, Phase 3 Expansion – Victorville, CA
- John W. North Water Treatment Plant – Grand Terrace, CA
- Victor Valley Wastewater Reclamation Facility Expansion – Victorville, CA
- Temecula Valley Regional Wastewater Plant Expansion – Temecula, CA
- Hinkley Water Treatment Plant – Redlands, CA



Tammy Allee, P.E., QSD/QSP Civil Engineer

Experience:

Years of Experience: 16

Registration:

Professional Engineer, CA,
34277, 1982

Qualified SWPPP Developer
& Practitioner,
25572, 2015

Education:

B.S., 1979, Civil Engineering,
University of California, Irvine

Experience with the requirement and tasks:

Tamara ("Tammy") Allee has over 16 years of professional civil engineering experience in both the public and private sector. Her background includes general infrastructure and public works improvement projects such as transportation including streets and freeways, site improvements for commercial and public facilities, hydrology and storm drains, water distribution, right-of-way engineering, utility modifications, and retaining walls. Ms. Allee is knowledgeable in coordinating design and production of all civil plans and documents, from preliminary planning through construction. She is accustomed to working with federal, state, county and city jurisdictions. Ms. Allee has extensive experience in QA/QC reviews of engineering plans, documents, reports, bids and specifications.

Role in the Project:

Her experience covers projects from inception to completion including project and program management, planning, design, and construction. She has experience in working with both the public and private sector including cities, counties, state agencies, federal agencies, school districts, universities, developers, and architects/engineers.

Relevant Experience:

- Inland Empire Utility Agency – Maintenance and Operations Center Facility
- Eastern Municipal Water District – Gate 5 Feasibility Study
- I-5 at Washington Blvd – Commerce, CA
- I-605 / Carson Street Interchange – Long Beach, CA
- Water Replenishment of Southern California, Field Operations and Storage Annex – Lakewood, CA
- I-5 Managed Lanes PS&E – Rialto, CA
- SR-210 / Pepper Avenue Interchange PS&E – Corona, CA
- I-710 Freight Corridor Segments 1-7 SWDR & WQAR – Long Beach, CA
- I-15 / Cajalco Road Interchange Reconstruction, PBS&J – Corona, CA
- SR-22 Eastbound Beach Boulevard to Orange Crush, – Costa Mesa, CA
- State Route 1 and Huntington Street in Huntington Beach – Huntington Beach, CA
- John Wayne Airport Fuel Tank Storage Facility in Orange County – Tustin, CA



Harry Kobzeff, ASLA Landscape Architect

Role in the Project:

Mr. Kobzeff has worked closely with both developers and architects to establish project programs and to carry them out successfully from the early design stages through to the finished product. He design and supervise all projects, as well as revise drawings and design.

Experience:

Years of Experience: 36

Registration:

Registered Architect, CA,
C-20840

Education:

B. Sc., 1973, Landscape
Architecture, California
State Polytechnic University,
Pomona

Professional Affiliations:

American Society of
Landscape Architects

Experience with the Requirement and tasks:

Mr. Kobzeff has managed many projects within a wide range of types, sizes, and jurisdictions. In the public sector, he has met with concerned citizen and special interest groups to evaluate public priorities, as well as local government groups to establish municipal project goals and direction. He is experienced in the governmental, commercial, industrial, institutional, recreational and residential markets in southern California, northern California, Arizona, Texas and Colorado.

Relevant Experience:

- Mojave Water Agency – New Agency Headquarters Facility
- Yorba Linda Water District - New Administration Facility
- City of Stanton Maintenance Facility – Stanton, CA
- City of San Gabriel – Maintenance Facility
- Long Beach Water District Headquarters – Long Beach, California
- City of Paramount – Progress Park Multipurpose Facility
- City of Corona Corporate Yard – Corona, CA
- City of Santa Clarita, Consultant to Parks and Recreation Design, Monitoring and Supervising Landscape Maintenance Districts; City of Santa Clarita, California
- Santa Clarita Metrolink Station and Slope Refurbishment; Santa Clarita, California
- County of Los Angeles, Los Angeles County Water Works
- Vista Irrigation District – Vista, California (54,000 SF Administrative, Operations and Maintenance Campus)
- LCS Building, Glendale Community College – Glendale, CA
- Mark Twain Library – Long Beach, CA
- Bernards Brothers Corporate Headquarters – San Fernando, CA



Brad Miller, LEED® AP, GHG-IQ, CDT **LEED Consultant**

Experience with the requirement and tasks:

Mr. Brad Miller, LEED AP, CDT, GHG-IQ is the Founder and Principal of Healthy Buildings (Formerly Environmental Concepts Company). Brad has over 20 years of experience in the environmental consulting, contracting and manufacturing industry. One reason Brad founded Healthy Buildings was due to a void of consultants in the sustainability industry possessing a background of Environmental Engineering and Earth Sciences.

Experience:

Years of Experience: 20

Certification:

Construction Specifications Institute (CSI) Construction Documents Technologist (CDT)
CSA America's Greenhouse Gas (GHG) Inventory Quantifier (GHG-IQ) certification.
California and Metropolitan Water District Small Business Certified.
Federal CCR Trading Partner Certified
LEED Accredited Professional

Education:

B.S., 1984, Geosciences, University of Arizona, Tucson, Arizona
MAsc., 1988, Environmental Engineering, University of British Columbia, Vancouver, B.C.

Professional Affiliations:

Member, USGBC Orange County
Member, USGBC Los Angeles County
Member, USGBC San Diego County
Construction Specifications Institute
Green Roofs for Healthy Cities Green Roof 101, 201, and 301 Trainer
Build It Green™

Relevant Experience:

- Mojave Water Agency, New Agency Headquarters Facility, Town of Apple Valley, CA (LEED Gold)
- Newport Beach Civic Center and Park, Newport, CA (LEED Gold)
- Costa Mesa Sanitary District Corporate Yard, Costa Mesa, CA (LEED Platinum)
- UCI Medical Center – On-Call LEED Sub-consultant, A/E Services, Orange, CA
- Barstow Community Center, Barstow, CA
- Bernardo Terrace Corporate Center, Rancho Bernardo, CA
- City Parkway West Offices, Orange, CA
- Claremont MOB, Claremont, CA
- Hanover Strata Luxury Apartments, San Diego, CA
- Cricket Wireless Corporate Headquarters, San Diego, CA
- Lawndale Community Center, Lawndale, CA
- Pinon Hills Community Church, Farmington, NM
- Saddleback Church Student Zone, Lake Forest, CA
- Waxie Sanitary Livermore Warehouse EBOM, Livermore, CA
- Waxie Sanitary Supply Distribution Centers, Utah and Arizona

We propose to furnish the services based on the hourly billing rates listed below for the services associated with this project. Often we propose an "hourly not to exceed" contract at the beginning of our process. Below is a schedule of hourly billing rates.

We tailor our scope and subsequent fee proposals to accommodate the scope of work realizing that there is latitude in both parameters to be discussed during the contract negotiation. These rates we propose will be valid for the contract duration.

SCHEDULE OF HOURLY BILLING RATES

ARCHITECTURE

Principal.....	185
Project Director.....	155
Project Architect.....	135
Job Captain.....	95
CAD Tech.....	85
Clerical.....	65

STRUCTURAL ENGINEER

Principal.....	225
Sr. Engineer VP.....	190
Sr. Assoc. Engineer.....	175
Project Engineer.....	165
Draft Person.....	105

LANDSCAPE ARCHITECT

Managing Principal.....	160
Principal In Charge.....	140
Project Manager.....	120
Job Captain.....	85
Draft Person.....	65

GEOTECH ENGINEER

Principal/Consultants.....	180
Principal Professional.....	170
Senior Professional.....	150
Project Manager.....	150
Project Professional.....	135
Sr. Staff Professional.....	110
Staff Professional.....	100

MEP ENGINEER, FIRE, SECURITY + AV

Project Principal.....	270
Project Manager.....	225
Project Engineer.....	180
Engineer.....	150
Designer.....	140
CAD Technician.....	135
Clerical.....	95

CIVIL ENGINEER

Project Principal.....	165
Project Manager.....	150
Project Engineer.....	130
Engineer.....	115
Senior Designer.....	110
Junior Designer.....	90
CAD Technician.....	80
Clerical.....	65

CAL GREEN + LEED CONSULTANT

Project Principal.....	175
Project Professional.....	110

CONSULTANTS

When additional consultants are needed, we will be the primary point of contact and the team leader. Our contract will include and convey all consultant fees and contracts as a subcategory of our fee and services. Consultant fees will be charged with an additional 15% management and coordination fee.

REIMBURSABLES

In our contract we often have a reimbursable allowance. This reimbursable allowance covers fees beyond general B&W printing fees on standard ledger or tabloid size paper. Government fees, delivery costs (such as United Parcel Service charges), and the costs of special sized prints/ reproductions are not included in our fee. These items are "reimbursable" items and will be shown separately on our invoice with a 10% coordination fee.

List of reimbursable charges and rates:

Printing Reimbursable	price range between 0.10 – 4.25 per sf depending on printing type and paper
Package and Shipment rates	UPS services fee depend on package weight and distance

MILEAGE

GPa bases our standard mileage rates for the use of a vehicle such as a car, van SUV or pickup will be: 58 cents per mile for business miles based on State of California Employers Association 2020 Mileage Reimbursement Rates Effective January 1, 2020.

PERCENTAGE INCREASE

GPa's fee shall increase an additional 3 percent for each additional 1 year renewal thereafter.

**AGREEMENT TO PROVIDE ON-CALL SPACE PLANNING AND
ARCHITECTURAL CONSULTING SERVICES**

THIS AGREEMENT is made and entered into this 17th day of November, 2020 by and between CAP Architecture, Inc. ("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").

RECITALS

- A. On March 30, 2020, the City issued Request for Proposal No. 20-040, by which it sought qualified consultants to provide on-call space planning and architectural consulting services for the City's Public Works Agency.
- B. Consultant submitted a responsive proposal that was among those selected by the City. Consultant represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 20-040.
- 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 contracting 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

On an on-call basis, and at the City's sole discretion, Consultant shall perform the services described in the scope of work that was included in RFP No. 20-040, which is attached as Exhibit A, and as more specifically delineated in Consultant's proposal, which is attached as Exhibit B and incorporated in full.

2. COMPENSATION

- a. City neither warrants nor guarantees any minimum or maximum compensation to Consultant under this Agreement. Consultant shall be paid only for actual services performed under this Agreement at the rates and charges identified in Exhibit B. Consultant is one of ten (10) consultants selected to provide services on an on-call basis under RFP No. 20-040. The total annual compensation for these services provided by all such consultants selected under RFP No. 20-040 shall not exceed the shared aggregate amount of \$300,000 during the term of the Agreement, including any extension periods.
- b. Payment by City shall be made within forty-five (45) 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 and Scope of Work, which may reasonably be expected by City.

3. TERM

This Agreement shall commence on the date first written above and terminate on November 16, 2023, unless terminated earlier in accordance with Section 17, below. The term of this Agreement may be extended for two 1-year periods upon a writing executed by the City Manager and City Attorney.

4. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed are part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

5. INDEPENDENT CONSULTANT

Consultant shall, during the entire term of this Agreement, be construed to be an independent Consultant 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.

6. 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 subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant 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.

7. INSURANCE

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subconsultants, if any, to obtain and maintain insurance as described below:

- a. Commercial General Liability Insurance. Consultant shall maintain commercial general liability insurance naming the City, its officers, employees, agents, volunteers and representatives as additional insured(s) and shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting therefrom and damage to property, resulting from any act or occurrence arising out of Consultant's operations in the performance of this Agreement, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage, in the total amount of \$1,000,000 per occurrence, with \$2,000,000 in the aggregate. Such insurance shall (a) name the City, its officers, employees, agents, volunteers and representatives as additional insured(s); (b) be primary with respect to insurance or self-insurance programs maintained by the City; and (c) contain standard separation of insureds provisions.
- b. Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- c. Worker's Compensation Insurance. In accordance with the California Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer's liability insurance with limits not less than \$1,000,000 per accident.
- d. If Consultant is or employs a licensed professional such as an architect or engineer: Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per claim with \$2,000,000 in the aggregate.
- e. The following requirements apply to the insurance to be provided by Consultant pursuant to this section:
 - (i) Consultant shall maintain all insurance required above in full force and effect for the entire period covered by this Agreement.
 - (ii) Certificates of insurance shall be furnished to the City upon execution of this Agreement and shall be approved by the City.

- (iii) Certificates and policies shall state that the policies shall not be cancelled or reduced in coverage or changed in any other material aspect, by Consultant, without thirty (30) days prior written notice to the City.
 - (iv) Consultant shall supply City with a fully executed additional insured endorsement.
- f. If Consultant fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City's election, to forthwith terminate this Agreement. Such termination shall not affect Consultant's right to be paid for its time and materials expended prior to notification of termination. Consultant waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

8. INDEMNIFICATION

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, Consultants, 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 or its subconsultants, agents, employees, or other persons acting on their 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 by reason of the terms of or effects arising from 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 challenging the validity of this Agreement, or 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 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 of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.

9. INTELLECTUAL PROPERTY INDEMNIFICATION

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

10. 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.

11. 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.

12. CONFLICT OF INTEREST CLAUSE

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

13. 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: Clerk of the City Council
 City of Santa Ana
 20 Civic Center Plaza (M-30)

P.O. Box 1988
Santa Ana, CA 92702-1988
Fax: (714) 647-6956

Executive Director
Public Works Agency
City of Santa Ana
20 Civic Center Plaza (M-21)
P.O. Box 1988
Santa Ana, CA 92702

To Consultant: CAP Architecture, Inc.
8700 Warner Ave, Suite 280
Fountain Valley, CA 92708

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 timeframes, weekends, federal, state, County or City holidays shall be excluded.

14. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Consultant regarding the subject matter herein, 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 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 are not embodied herein.

15. 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.

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. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product 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.

18. NON-DISCRIMINATION

Consultant shall not discriminate because of race, color, creed, relation, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment related activities or in connection with any activities under this Agreement. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

19. 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.

20. 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.

21. 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

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

APPROVED AS TO FORM
SONIA R. CARVALHO
City Attorney

CONSULTANT

By: John M. Funk
JOHN M. FUNK
Sr. Assistant City Attorney

Catherine Peppard
Name: CATHERINE PEPPARD
Title: CEO

RECOMMENDED FOR APPROVAL

NABIL SABA, PE
Executive Director
Public Works Agency

EXHIBIT A

Appendix ATTACHMENT 1 SCOPE OF WORK

CITY OF SANTA ANA REQUEST FOR PROPOSALS FOR SPACE PLANNING AND ARCHITECTURAL SERVICES RFP NO.: 20-040

Introduction and Background:

The City of Santa Ana intends to retain Space Planning and Architectural Services on an as-needed or “on-call” basis. A Professional Services Agreement will be entered into with several of the qualified firms/consultant(s) to provide space planning and architectural services for a variety of projects on an on-call basis. Areas of responsibility shall include architectural, space planning, structural, construction management, mechanical and electrical engineering, ADA survey, and move management services. On an on-call, as-needed basis, the selected firm(s) may be asked to provide professional services on specific, project-by-project basis, based on an agreed-upon scope of services and fees. All proposals, plans, drawings, specifications, estimates, grant applications, and/or studies will be subject to the final approval and satisfaction of the City of Santa Ana.

The architects and engineers in the firm must be licensed and legally qualified in the State of California to practice the work for which consideration is requested. Selected firm(s) shall have the necessary qualifications and experience to provide space-planning, architectural, and engineering consulting services to the City. Services may involve all or some of the phases of project development and shall include, but not necessarily be limited to, the following activities:

Site Analysis

Perform site analysis during initial design work. This may include site visits, photographs, analysis of existing space(s), meetings with various City departments to discuss specific space requirements.

Conceptual Layouts/Space Planning

Prepare alternative preliminary space layouts, including engineering details and engineering calculations, and estimates of probable costs for each alternative. Present information to the City along with a written response of the advantages and disadvantages of each alternative plan taking into consideration operational, programmatic, adjacency needs and appropriate design standards.

Permits/City Approvals (City as regulatory agency)

Assist City departments in obtaining entitlements, permits and other City approvals, as required.

Architectural, Interior Design, and Engineering Services

Provide architectural, structural, mechanical and electrical engineering services and cost

estimating services during the schematic design, design development and construction document phases. Work products shall include engineering details, engineering calculations, architectural plans, and elevations, material specifications, cost estimate, and final plans and specifications. Prior to acceptance of design, Consultant is to prepare a summary report detailing the effort of utility coordination, IT coordination, and due diligence for the City's review and acceptance. Third-party cost estimate and constructability review may be included in the design effort at the City's request.

- 1. Schematic Design:** Develop schematic design site plan drawings illustrating the scale and relationship of project components.
- 2. Design Development:** Prepare design development package consisting of:
 - a) Drawings and other documents that outline repairs or solutions and describe the size and character of the project with respect to architectural, interior, structural, mechanical and electrical systems
 - b) Materials and samples
 - c) Other required elements based on the approved schematic design documents. Designs must comply with the current Building codes and any other City requirements. Additional site visits and coordination with City departments will be required to ensure that design development meets the department's needs.
- 3. Construction Documents:** Prepare construction documents consisting of plans and specifications, calculations, and cost estimates setting forth in detail the requirements for the construction of the project based on the approved schematic design and design development documents. The construction documents will include, but not limited to: plans, details, and specifications for structural, electrical, mechanical, plumbing, ADA requirements, parking, and landscaping; all fully coordinated with the architectural design. Plans should include recommendations for green building standards and sustainable development to reduce costs, improve the health of building occupants, and reduce the negative impacts to the environment. A refined cost estimate based on the final construction documents shall also be prepared. There shall be no additional costs due to revisions of the drawings to bring the design up to code compliance.

Assist the City departments in obtaining reviews and approvals from applicable public agencies for design reviews, plan checks, and permits.

Assist the City in obtaining all required permits, reports, and other information to bid the project. The City will pay all permit fees.

The Consultant shall be required to provide continued communication and feedback with various City personnel throughout the process to provide a cost-effective and quality design that meets the needs of the client department(s).

Post Design Services

At the City's sole discretion, assist the City Department(s) with the following services.

- 1. Bidding**
 - a) Preparing bid documents and packages
 - b) Answering bidder's questions

- c) Scheduling and attending pre-bid conferences and job/site walks
- d) Preparing bid addenda
- e) Preparing bid analyses and reviewing and responding to bidders' submittals, such as shop drawings, product data, samples and proposed equivalent products and materials.

2. Construction and Construction Management

- a) Prepare "as-built" drawings, in current CAD format, as required
- b) Visit construction site as needed to monitor quality of the work and resolve construction issues.
- c) Assist engineer, consultant and inspector with interpretation of the following:
 - Plans and specifications
 - Analysis of change conditions
 - Development of corrective actions
 - Review of shop drawings and other submittals
 - Review, negotiation and preparation of change orders
- d) Manage the construction phase and coordinate construction meetings to ensure the project is completed on time and within budget.
 - Provide weekly estimates of percent of work completed
 - Approve vendor invoices for submittal to the City.

Move Management Services

At the City's sole discretion, assist the City Department(s) with the following services.

- Survey all existing items to relocate.
- Meet with client and the client's furniture vendor to verify the placement of all items for move.
- Third party/peer review of architectural plan(s).
- Prepare move plans to show numbering system for ease of labeling boxes and items to move.
- Prepare "move in" sketches for mover use, showing office and common area layouts.
- Coordinate with the City's Telecommunication Services and instruct staff in preparing for the move.
- Coordinate and closely supervise move labor.
- Be responsible for all post-move follow-up.

Special Services

- Complete the State of California ADA surveys.
- Provide value engineering services upon request.
- Complete LEED Certification documentation upon request.

Plans and Documents

All plans and other documents prepared by the Consultant on behalf of the City shall become sole property of the City. All documents and files must comply with current requirements set forth by the various entities for record retention.

Fee Proposal:

In addition to Section III.B.3 (Submittal Requirements: Fee Proposal) fee schedule shall be structured as follows:

The fee proposal shall include the firm's standard hourly fee schedule, and/or project fee schedule where applicable and as outlined in this document. A list of all positions and hourly rates required to perform the services described herein. A more detailed scope of work will be provided when/if a specific project proposal is requested of a consultant.

Other Terms and Conditions:

1. The project will be implemented in compliance with the City of Santa Ana's policies, as well as Prevailing Wages and State/Federal Requirements.
2. The City regards the inclusion of California based designs, engineering, and construction professionals, facilities, and services as part of the Team to be highly desirable, but not mandatory.
3. The City reserves the right to amend this Request for Proposal by addendum prior to the final dates of submission.
4. All reports, proposals, or other data or materials which are submitted shall become the sole property of the City of Santa Ana with the exception of the confidential Financial Capacity information and sealed fee proposals which will be returned to all proposers after award of contract to the selected Proposer.
5. All products used or developed in the execution of any contract resulting from this request will remain in the public domain at the completion of this project.
6. The City has an affirmative action program. The purpose of the affirmative action program is to encourage certified minority business enterprises and women business enterprises. All submitting firms must have established affirmative action programs approvable by the City. During the RFP stage, all firms will need to complete a "Certification of Non-Discrimination by Contractors" for each firm on their team.

EXHIBIT B



ARCHITECTURE

8700 WARNER AVE • SUITE 280 • FOUNTAIN VALLEY • CA 92708

CITY OF SANTA ANA REQUEST FOR PROPOSALS FOR SPACE PLANNING AND ARCHITECTURAL SERVICES RFP NO.: 20-040

1. STATEMENT OF QUALIFICATIONS

A. COVER LETTER

We are pleased to present qualifications of our firm, CAP Architecture in conjunction with IMEG Corp, to provide professional services for the City of Santa Ana.

The firm was founded by Catherine Peppard, AIA, in 2011 and the office is based in Fountain Valley, within proximity of Santa Ana. She is personally and actively involved in each of the firm's projects and should Cap Architecture be selected, she is committed to be fully engaged and hands-on.

Primary Point of Contact:

Catherine Peppard,
Cap Architecture Inc.,
8700 Warner Ave, Suite 280, Fountain Valley, Ca 92708
Phone: 714.978.2550

Cap Architecture Inc. holds the following certifications.

State of California Small Business (SB) certification, # 1797270
City of Long Beach Small Business certification, # 288365
WOSB certified.

B. CONTRACT AGREEMENT STATEMENT

Cap Architecture Inc. concurs with all provisions as contained in the Agreement attached as Attachment 2 in the Appendix of the above RFP.

Catherine Peppard

Catherine Peppard,
Date: 04/20/2020

Member Rotary Club of Santa Ana



C. FIRM AND TEAM EXPERIENCE

Cap Architecture Inc is an architectural firm with extensive experience in producing design and construction documents for tenant improvements and associated services. The majority of our projects are within existing structures and so our services are more tailored and unique to the challenges that come with the unknown. We are thorough in compiling existing documentation including field verification of existing conditions and measurements, creation of construction documents to reflect known conditions and allow for unseen solutions, and especially speedy resolution of RFIs and submittals.

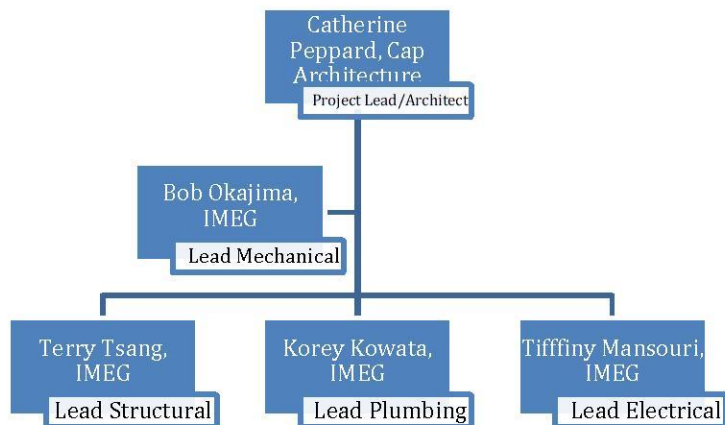
We provide full turn-key services, some of which include:

- Survey, assessment and reporting of existing conditions.
- Comprehensive Design and Construction documents including specifications.
- Specific and custom detailing for unique conditions.
- Full support during construction including field reports, documentation and continuous liaison with owner and contractor.

Cap Architecture has teamed with IMEG as our MEP consultant for this project. Our firms have successfully completed multiple projects together for the Orange County Public Works Department, OC Public Libraries, Disneyland Resorts, Los Angeles Unified School District and the OC Sheriff-Coroner Department.

The following is a list of Key Personnel:

Position	Main Lead	Secondary Lead
Architect	Catherine Peppard (Primary Contact)	Michael Shewbridge
Structural Eng.	Terry Tsang	Arbi Melekian
Mechanical Eng.	Bob Okajima	Efrain Gonzales
Electrical Eng	Tiffany Mansouri	Boris Arutyunyan
Plumbing Engineer	Korey Kowata	Stephen Moes



ORGANIZATION CHART

**CATHERINE A. PEPPARD****Architect**, State of California, Registration #C29591,**Summary:**

Ms. Peppard has been in the Architectural and Engineering profession since 1981, when she graduated from college in Ireland. After 9 years of international experience, she relocated to California where her experience expanded to managing new build and tenant improvement projects for public works and major amusement centers. Following a 5 year interlude with a major wireless telecommunication firm as a Field Engineer, she joined MSA Architecture & Planning as a partner in 2003. She started her own architectural practice, CAP Architecture, in 2011.

Catherine's experience in the Architectural and Engineering Industry is extensive and spans over 32 years. She is directly involved in her projects from inception, through to construction and final payments, including budgeting and coordination. The scope of her project experience includes institutional, educational, commercial and residential, with an emphasis on modifications, code compliance and upgrading of facilities. Her tenant improvement and modification projects include libraries, shopping malls, offices and public buildings. She has also direct experience and unqualified success with planning and plan check submittal and approvals in over 200 jurisdictions in Southern California.

Sample Past Projects and Experience:**Orange County Public Libraries**

- Aliso Viejo Branch, HVAC Replacement
- Laguna Beach Branch, Entrance and Roof renovations
- Rossmoor Library, Service Area Modifications
- Fountain Valley Library, Concrete parapet extensions.

Orange County Sheriff's Department

- Central Jail Complex, Infrastructure Assessment
- Men's Central Jail, Pod A Flood Protection

City of Irvine, Public Works Dept.

- Northwood Community Park Memorial Expansion
- Harvard Park Facility Improvements.



Mechanical Engineer

Bob's vast engineering experience includes designing, budgeting, overseeing production, and construction administration. He is involved in a project from initiation to completion, providing comprehensive project knowledge. He is also experienced in coordinating various engineering disciplines, field surveying, and assisting in the permitting process with local, county, state, and federal agencies. Bob specializes in the design and construction of central plants including cogeneration, upgrading of various mechanical equipment and systems, and comprehensive master planning and infrastructure assessments.

EXPERIENCE

30 Total, 25 with Firm

EDUCATION

University of Southern California, BS
Mechanical Engineering

REGISTRATIONS

Professional Engineer
California (M29915)

ACCREDITATIONS

LEED Accredited Professional

Designated Design-Build Professional
(DBIA) 2016

PROJECT EXPERIENCE

Orange County Public Works Department, CA

- HVAC and Dehumidification Systems Installation, Modjeska House: \$120,000
- Utility Feasibility Study, County Operations Center
- AHU Replacements (4), County Operations Center
- HVAC and Chiller Replacement, HCA Clinic: \$400,000
- AHU Replacement, (2) Juvenile Hall
- HVAC Replacement, OC Courthouse Building
- Chiller and Cooling Tower Replacement, Probation Office
- 1st and 6th Floor Box Replacements, Brad Gates Building
- County's BMS System Evaluation

Central Utility Facility

- Cogeneration Study
- Seismic Evaluation (Cooling Tower)
- Boiler and Electric Steam Turbine Water Pump Study and Installation: \$165,000

OC Public Libraries Branches, HVAC Replacement and Infrastructure Upgrades

- Aliso Viejo Branch: \$300,000 (*Chiller and Thermal Energy Storage Replacement*)
- Laguna Beach Branch: \$313,000
- Los Alamitos/Rossmoor Branch: \$350,500
- Rancho Santa Margarita Branch: \$400,000

Orange County Sherrifs Department, CA

- 423,873-sf Central Jail Complex Infrastructure Assessment
- DDC System Installation, Men's Central Jail, Women's Central Jail, Intake/Release Center: \$1.2M
- HVAC Renovation, Katella Shooting Range: \$250,000
- Kitchen Renovation, Men's Central Jail
- Pod A Flood Protection, Theo Lacy Facility: \$95,000
- Chiller Replacement, Theo Lacy Facility
- Lucks Oven Installation, Theo Lacy Facility

City of Los Angeles Housing Authority, CA

- Union Tower Infrastructure Upgrades: \$3M



Mechanical Design Engineer

Efrain has been involved in the mechanical engineering field for more than 16 years. His experience encompasses selection, design and layout of HVAC systems; performing cooling and heating load calculations; providing Title 24 energy compliance analyses, cost estimates, value engineering, specification writing, and construction support. Efrain has designed HVAC systems for medical and laboratory facilities, office buildings, and data centers, schools, and various public work facilities.

EXPERIENCE

17 Total, 5 with Firm

EDUCATION

BS, Mechanical Engineering, CA State University Los Angeles

PROJECT EXPERIENCE

City of Irvine, CA

- Rancho Senior Center HVAC (5 Packaged Units) and Fire Sprinkler System Replacement

Orange County Public Works Department, CA

OC Public Libraries, HVAC Replacement and Infrastructure Upgrades

- Aliso Viejo Branch, (Chiller and Thermal Energy Storage Replacement)
- Laguna Beach Branch
- Los Alamitos/Rossmoor Branch
- Rancho Santa Margarita Branch

Additional County Facilities

- HVAC and Chiller Replacement, HCA Clinic
- HVAC Replacement, OC Courthouse Building
- AHU Replacements (4), County Operations Center
- Chiller and Cooling Tower Replacement, Probation Office
- 1st and 6th Floor Box Replacements, Brad Gates Building

Orange County Sheriffs Department, CA

- Chiller Replacement, Theo Lacy Facility
- Boiler Replacement, Theo Lacy Facility
- Remodel, Research & Development Offices
- 4th Floor Remodel, PSD, Brad Gates Building
- 5th Floor Remodel, CWR, Brad Gates Building



EXPERIENCE

26 Total, 22 with Firm

EDUCATION

BS, Electrical Engineering, CA State University, Fullerton

REGISTRATIONS

Registered Communication Distribution Design Certification #091462

Senior Electrical Design Engineer

Tiffany has more than 25 years of electrical engineering design experience within the education, healthcare, municipal and commercial sectors. She has been responsible for all areas of project engineering including supervision, coordination, and engineering design including preparation of project plans and specifications. Tiffany's experience includes central plants, normal and emergency power, telecommunications, data transmission, and high-voltage power distribution systems. She has also performed numerous electrical studies including utility master plans, lighting life cycle cost analysis, and value engineering. Her expertise also includes lighting design, fire alarm (single and multi-building), Title 24 compliance, intrusion, and CCTV system design and installation.

PROJECT EXPERIENCE

City of Rancho Cucamonga, CA

- New Public Safety Facility

City of Riverside, CA

- New Training Facility
- New Firestations (#33, 34, 35)

City of Upland, CA

- New Public Safety Building

Los Angeles International Airport, Los Angeles, CA

- Tom Bradley International Terminal Renovation
- Flight Operations Center and Immigration and Customs Enforcement Facilities Renovation

Orange County Public Works Department, CA

- County Building #10, Fire Alarm Upgrade
- Osbourne and Gates Building, Elevator Upgrades

Mono County, CA

- 5,870-sf New Mammoth Lakes Community Center: \$2.7M
- 4,000-sf New Mammoth Lakes Police Headquarters: \$2M



Plumbing Design Engineer

Korey's vast experience in the mechanical engineering industry includes specializing in plumbing and HVAC design for municipal, education commercial and healthcare facilities. His design experience includes new and existing. Korey is responsible for overseeing projects from design through construction; research and application of building, mechanical, plumbing, and fire protection codes, calculations, equipment selection, sizing, project scheduling, specification writing, and punch list observations.

EXPERIENCE

24 Total, 13 with Firm

EDUCATION

Cal Poly Pomona University, BS
Mechanical Engineering

PROJECT EXPERIENCE

Caltrans District 12 Building, Irvine, CA

- New UPS System, Emergency Sanitary Tank, Emergency Water Tank

City of San Clemente, CA

- New 20,000-sf Fire Station and Senior Center: \$4.3M

City of Irvine, CA

- Rancho Senior Center HVAC (5 Packaged Units) and Fire Sprinkler System Replacement (Bidding)

Orange County Sheriff-Coroner's Department (OCSO)

- 423,873-sf Infrastructure Assessment, Central Jail Complex
- DDC System Installation, Men's Central Jail, Women's Central Jail, Intake/Release Center: \$1.2M
- HVAC Renovation, Katella Shooting Range: \$250,000
- Kitchen Renovation, Men's Central Jail
- Pod A Flood Protection, Theo Lacy Facility: \$95,000
- Chiller Replacement, Theo Lacy Facility

Orange County Public Works Department, CA

- HVAC and Dehumidification Systems Installation, Modjeska House: \$120,000
- Utility Feasibility Study, County Operations Center
- AHU Replacements (4), County Operations Center
- HVAC and Chiller Replacement, HCA Clinic: \$400,000
- AHU Replacement, (2) Juvenile Hall
- HVAC Replacement, OC Courthouse Building
- Chiller and Cooling Tower Replacement, Probation Office
- 1st and 6th Floor Box Replacements, Brad Gates Building
- County's BMS System Evaluation

Central Utility Facility

- Cogeneration Study
- Seismic Evaluation (Cooling Tower)
- Boiler and Electric Steam Turbine Water Pump Study and Installation: \$165,000

OC Public Libraries Branches, HVAC Replacement and Infrastructure Upgrades

- Aliso Viejo Branch: \$300,000 (Chiller and Thermal Energy Storage Replacement)
- Laguna Beach Branch: \$313,000
- Los Alamitos/Rossmoor Branch: \$350,500
- Rancho Santa Margarita Branch: \$400,000



Structural Engineer

Terry has been practicing structural engineering for more than 37 years in California, Hawaii, and Hong Kong. His experience includes the design and development of new buildings, modifications of existing structures, and equipment anchorage. His experience includes new libraries, city halls, police/fire facilities and community centers. Terry also has provided structural engineering expertise to existing facilities including infrastructure upgrades, equipment installation, and central plant upgrades.

EXPERIENCE

37 Total, 26 with Firm

EDUCATION

University of Hawaii, BS Civil Engineering

REGISTRATIONS

Professional Engineer
California (C37328) (S2992), Arizona (S42537), Utah (5369901)

AFFILIATIONS

ASCE
CSHE2992

PROJECT EXPERIENCE

City of Moreno Valley, CA

- New 4,300-sf Emergency Operation Center: \$2.6M
- New Corporate Yard

City of Ontario

- New Senior Center

City of Riverside

- La Sierra Community Center Restroom Remodel
- Seismic Evaluation, Ben Clark Training Center
- Fire Station # 42 & 64 Structural Evaluation

City of Santa Ana, Santa Ana, CA

- Peer Review

City of Westminster

- 33,000-sf New Community Cultural Activity Center: \$4M

Orange County Public Works Department

- 2,100-sf Kitchen Addition, Los Pinos Correctional Facility: \$1.3M
- Utility Feasibility Study, County Operations Center,
- Study and Upgrade, County IT Sourcing Network
- Transformer and Switchgear Replacement, Substation A, Buildings A and 12: \$1.8M
- Elevator Controls Replacement, Gates and Osbourne Buildings: \$1.75M
- Central Utility Facility
 - Cogeneration Study
 - Seismic Evaluation (Cooling Tower)
 - Boiler and Electric Steam Turbine Water Pump Study and Installation: \$165,000
- OC Public Library Branches, HVAC Replacement and Infrastructure Upgrades
 - Aliso Viejo Branch: \$300,000
 - Laguna Beach Branch: \$313,000
 - Los Alamitos/Rossmoor Branch: \$350,500

Orange County Sheriff-Coroner's Department (OCSO)

- 423,873-sf Central Jail Complex Infrastructure Assessment
- Pod A Flood Protection, Theo Lacy Facility: \$95,000
- Chiller Replacement, Theo Lacy Facility: \$450,000



D. UNDERSTANDING THE NEED

The professional services requested by the City of Santa Ana include all the disciplines associated with full design and construction services and scope that runs from project inception to completion and close-out. All these are services that Cap Architecture and IMEG typically provide to our clients; some projects require a limited amount while others will be all-inclusive. Typically, we begin a project systematically with our client in the following sequences, depending on the scope.

Scope: Our design team will reiterate the scope and intent to develop a BOD (basis of design) and procedure to best meet the project objectives. It will include verification of existing documents and site conditions to assess existing code and current conditions to recommend the most efficient and practical solutions. We place emphasis on acquiring information on existing conditions, via physical inspections, existing documentation and coordination with client information.

Documents: Comprehensive design/bid/construction packages adhering to practical, established planning principals and technical criteria will be created. The documents, in compliance with the relevant state and city code standards, will effectively acknowledge and integrate all code requirements as they relate to the project scope and will include specifications and cost estimates. Full coordination between all disciplines is conducted throughout the project, during document phases and especially at phase delivery to the client. Standard administrative procedure during this phase will include regular meetings and notations, and written documentation of all discussions, changes, directives and observations relating to the project.

Approval Process: Meetings will be held with city officials and government compliance entities as required to maintain the agreed-upon schedule and ensure the permit process will proceed smoothly.

Construction Support: We also provide Construction Administration support during the bid and construction phase to include review of shop drawings, RFIs and submittals, field observation with notation and photographic documentation and final close out documents at the completion of the project.

Closely coordinated planning, effective execution and time management is critical to the successful completion of all projects. Our team will bring all its diverse experience in the field of engineering, infrastructure systems and construction management to each project and incorporate collaborative efforts for an effectual completion.

Cap architecture understands the draft scope of work services addresses various projects of varying functions and facilities with very different requirements. In addition, the scope also includes, for all projects, a focus on cost estimates, specifications, materials and code compliance. The majority of our projects to date have included all of the above components which are essential to any complete construction set of documents.

Project Management Approach:

Our project approach is based on our understanding of the client's scope of work. To obtain a more accurate idea of the scope, we will always walk the site, discuss options with the client and follow up



with a full investigation into the current conditions of the project. Ahead of a project, we allocate hours/weeks to a team member to be devoted to that project, but also make back-up available to staff.

Our preliminary investigations and subsequent creation of documents are geared to minimize the number of change orders and to control the construction costs. Our investigations are also paramount to determining the best solution approach that will integrate the client intent with current codes, costs, functionality and efficiency. With a defined design and scope, reference to current construction costs manuals and collaboration with the client, our aim is to determine the most accurate project cost. These costs can be affected when working in an existing building/facility where unknowns become a change order during demolition.

Meeting a Schedule:

Ahead of a project, we allocate hours/weeks to a team member to be devoted to that project, but also make back-up available to staff. If it is necessary to address a critical event in the project that is ahead of the schedule or outside the original scope, we will try to include it in our schedule and sometimes, that will incur our working later hours or weekends.

Control of Design Quality:

- Project template and standards established and discussed and distributed within team.
- All drawings are electronic, and all changes noted and filed, including mark-ups from clients and consultant which are stored in electronic file in a pdf format.
- All drawings, prior to issue, to be reviewed by relevant project manager and subsequently by overall project manager to ensure full coordination between disciplines.
- All meeting minutes, for in-house, client, consultant and jurisdictional meetings, documented and copied to relevant parties for review and confirmation.
- All verbal communication followed up with e-mail confirmation to ensure accuracy of interpretation.
- All site visits fully documented.



E. RELEVANT PROJECT EXPERIENCE



Central Jail Complex, Santa Ana

City of Irvine

Deerfield Community Park: Trellis replacement and fire sprinkler design

Harvard Park: Community Building and Ballpark upgrades

Northwood Community Park: additions to existing memorial.

Plaza Park: ADA path-of-travel improvements to playground and restrooms.

Animal Care Center: ADA path-of-travel throughout compound.

County of Orange

Fountain Valley Library: parapet extensions for new roof mounted a/c units including interior renovations.

Laguna Beach Library: Interior modifications.

Orange County Sheriff-Coroner's Department (OCSD)

Orange County Sheriff's Department Central Jail Complex Infrastructure Study: full evaluation of existing structures.

New Flood Protection System Installation (Pod A), Theo Lacy Facility

REFERENCES:

Client	Contact	Phone	Email
City of Irvine, Public Works	Eric Gruber	(949) 724-6689	egruber@ci.irvine.ca.us
County of Orange	Randy Quillman	(714) 647-3949	randy.quillman@ocpw.ocgov.com
Orange County Parks	Karen Chieng	(949) 923-3758	karen.chieng@ocparks.com

PROJECT HIGHLIGHTS



City of San Clemente, New Fire Station and Community Center

California Highway Patrol (CHP), San Diego, CA

- 56,000-sf New Border Division Replacement Facility: \$27M Pursuing LEED Silver

Caltrans District 12 Traffic Management Center, Irvine, CA

- Emergency Services Upgrade, New 300 KVA UPS, 5,000 Gallon Emergency Water Tank, 5,000 Gallon Sanitary Holding Tank: \$1.3M

City of Anaheim

- Retaining Wall Design, La Palma Avenue: \$400,000
- On-Call

City of Carlsbad

- New 45,501-sf 1st Responder Police/Fire Facility (3 buildings): \$16.5M

City of Corona

- 120,000-sf City Hall Addition and Renovation: \$31.7M

City of Escondido

- New 116,000-sf Police and Fire Department Headquarters Building: \$35M

City of Hawthorne

- New 120,000-sf 911 Communications Authority Building: \$20M

City of Indio

- New 55,000-sf Corporate Yard: \$14.8M

City of Irvine

- Switchboard Upgrades, Heritage Community Center, Rancho Senior Center and Turtle Rock Community Center
- Generator Upgrade, Lakeview Senior Center
- Rancho Senior Center, HVAC and Fire Protection System Upgrade
- Harvard Park, Facilities Improvements
- Northwood Community Park, Lighting Upgrade

City of Los Angeles

- 30,000-sf New El Cariso Community Regional Park Community Center, Sylmar, CA: \$11.5M
- 12,500-sf New Robertson Recreation Community Center Addition, Los Angeles, CA: \$7M

City of San Clemente

- New 20,000-sf Fire Station and Senior Center: \$4.3M

County of Orange

- Building 10, Fire Alarm Upgrade
- Central Utility Facility
- Seismic Evaluation (Cooling Tower)
- Boiler and Electric Steam Turbine Water Pump Study and Installation: \$165,000
- Electrical Distribution Panel Audit, Building C
- Elevator Controls Replacement, Gates and Osbourne Buildings: \$1.75M
- Eckoff Building, Hydraulic Elevator Controllers Replacement (2)
- Transformer and Switchgear Replacement, Substation A, Buildings A and 12: \$1.8M
- County Operations Center (COC)
- Utility Feasibility Study
- AHU Replacement (4)
- Electrical Distribution Study
- 179,725-sf Fire Alarm Upgrade, Gates Building: \$600,000
- Evaluation of County's BMS System
- HVAC Replacement, OC Courthouse Building

Orange County Transportation Authority

- Power Upgrades, 107 Bus Shelters

Orange County Sheriff-Coroner's Department (OCSd)

- Central Jail Complex Infrastructure Assessment
- Cerner Enterprise System Installation, Headquarters Building: \$200,000
- DDC Installation, Intake/Release Center, Men's Central Jail, Women's Jail: \$1.2M
- Electrical Upgrades, Headquarters Building and Central Jail Complex: \$5.1M
- Mechanical Systems Assessment, Coroner's Building
- Kitchen Upgrade, CCTV Upgrade, HV Power Enhancement, Theo Lacy Facility
- New Flood Protection System Installation (Pod A), Theo Lacy Facility: \$95,000
- New Basement Holding Tank, Headquarters Building: \$50,000
- Boiler Replacement, Theo Lacy Facility
- Lucks Oven Installation, Theo Lacy Facility
- Chiller #2 Replacement, Theo Lacy Facility
- Domestic Water Pump Replacement, CJX
- Lighting Upgrade and Fixture Replacement (150), Intake/Release Center



2. SCOPE OF SERVICES AND SCHEDULE

Below is an outline of the services requested with an approximate schedule that will vary with the scope of each project.

Work Phases	Tasks	Schedule
BOD (Basis of Design)	<ul style="list-style-type: none">• Establish scope with city.• Programming.• Outline cost estimates.• Identify design challenges• Present options.• BOD revised with each work phase.	2-6 weeks depending on complexity and size of project.
Survey, Site Analysis	<ul style="list-style-type: none">• Existing document verification.• Survey and photographic documents.	3-6 weeks.
Schematic	<ul style="list-style-type: none">• Initial drawings to illustrate project – may include multiple options.• Code analysis by all disciplines.• Renderings of proposed options.• BOD revisions as required.	4 - 8 weeks, based on BOD review and comments.
Design Development	<ul style="list-style-type: none">• Detail plans including architectural and other disciplines as required.• Material and color boards.• BOD revisions as required.	6-10 weeks after schematic review.
Construction Documents	<ul style="list-style-type: none">• Full detailed plans by all required disciplines.• Calculations• Specifications• Details cost estimates.• Construction schedule.	8-12 weeks after design development review.



Plan Check	<ul style="list-style-type: none">• Coordination of all disciplines to check criteria met for plan check submittal.• Plan check submittal with updates on progress to city.• Revisions, if required, per plan check comments.	2-4 weeks after construction document review.
Bid Set	<ul style="list-style-type: none">• Revision of CD or Plan check set for Bid Set – review with city.• Schedule and cost estimate updates.• Preparation of documents and packages.	2-4 weeks after plan check approval.
Bid Review	<ul style="list-style-type: none">• Review of all bid questions.• Pre-bid meetings and site walks.• Bid analyses and comparison.	2-3 weeks
Construction Administration	<ul style="list-style-type: none">• Site meetings, documentation and reports of activity.• Review RFI's, Submittal, Substitution requests, Change Orders.• Coordinate Bulletins if required.• Review invoices.	Dependent upon size and complexity of project.
As-builts/Record Documents	<ul style="list-style-type: none">• Update all drawings per contractor's mark-ups, site notes, photos, RFIs and shop drawings.• Compile all construction documents and records, including city inspections and final notices.• Provide electronic and paper copies to city.	4—6 weeks.



Move Management	<ul style="list-style-type: none">• Initial survey and inventory of items to be relocated.• Create existing and new plans of layouts.• Establish identification method for all items.• Coordinate and supervise move with contractor and city departments.	Dependent on size and complexity of project.
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**Appendix
ATTACHMENT 3
CERTIFICATIONS**

NON-COLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and Public Contract Code Section 7106)

In conformance 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 other 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. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed 

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Notary Public Signature

Notary Public Seal

NON-DISCRIMINATION CERTIFICATION

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

1. The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor 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 Contractor 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 Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Contractor 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 Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Contractor 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 Contractor 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 Contractor'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 Contractor 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.

NON-LOBBYING CERTIFICATION

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 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 this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

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 subrecipients shall certify and disclose accordingly.

Signed: Carlton Papand
Title: CEO
Firm: CAP ARCHITECTURE INC
Date: 20 April 2020

7. The Contractor 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 Contractor becomes involved in, or is threatened with, litigation with a subContractor or Contractor as a result of such direction by the administering agency, the Contractor 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 Contractor of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed: Carlton Papand
Title: CEO
Firm: CAP ARCHITECTURE INC
Date: 20 April 2020



SCHEDULE OF FEES
FOR ARCHITECTURAL SERVICES

The fee for our services will be based on the charges listed below. All fee quotations are applicable for a period of 90 days from the date of the proposal to which this schedule is attached. We reserve the right to modify these rates upon 30 days advance notice.

PERSONNEL HOURLY RATES

Principal Architect	\$168
Project Manager	\$132
CADD Operator	\$82
Clerical	\$72
Cost Estimator	\$155

These rates apply to regular time and travel time in the continental United States. A maximum travel time of eight hours will be charged in any day. Overtime, if required in the interest of the project, will be charged at the above rates for professional personnel and at 1.5 times the above rates for other personnel. Overtime will apply to time in excess of forty hours per week and in excess of eight hours per day and all time on Saturdays, Sundays, and holidays. Reimbursable expenses are in addition to personnel rates. Reimbursables will be billed at cost except as noted below.

MISCELLANEOUS CHARGES

Plotting (except for in-house use) \$3.50/sheet Photo Copy \$0.15/page

Hourly Rates



IMEG STANDARD HOURLY RATES	
ROLE	RATE PER HOUR*
Client Executive/Market Director	\$250
Project Executive	\$225
Senior Engineer Technical Specialist	\$210
Senior Engineer III	\$200
Senior Engineer II	\$185
Senior Engineer	\$160
Project Engineer II	\$150
Project Engineer	\$130
Engineer	\$120
Senior Designer Technical Specialist	\$190
Senior Designer III	\$180
Senior Designer II	\$165
Senior Designer	\$150
Project Designer II	\$140
Project Designer	\$130
Designer IV	\$120
Designer III	\$115
Designer II	\$110
Designer	\$100
Senior Virtual Design Coordinator	\$105
Virtual Design Coordinator	\$100
Virtual Design Technician	\$85
Administrative Assistant	\$75
Senior Construction Administrator	\$155
Construction Administrator	\$125
Senior Commissioning Authority/Engineer	\$185
Project Commissioning Authority/Engineer	\$140
Commissioning Authority/Engineer	\$120
Senior Medical Equipment Planner	\$195
Medical Equipment Planner	\$140

*Adjusted annually. Rates are for U.S.-based staff. International staff may have different billing rates and are available upon request.

Reimbursable Expenses:

Invoiced with a 1.1 multiplier of actual cost, including:

- CAD plots, reproductions and delivery costs of drawings, specifications, and duplicate reports beyond one set provided at each normal stage of review
- Reproduction of drawings on Mylar media
- Plan review fees or imposed government agency fees
- Premium delivery charges
- Photographic supplies and developing
- Meals and lodging when required to travel overnight
- State filing and/or permit fees related to energy life-cycle costs
- Necessary consultants
- Travel expense at 575 cents per mile by auto and/or out of pocket expense for air travel

25G-444

**AGREEMENT TO PROVIDE ON-CALL SPACE PLANNING AND
ARCHITECTURAL CONSULTING SERVICES**

THIS AGREEMENT is made and entered into this 17th day of November, 2020 by and between Ware Malcomb (“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”).

RECITALS

- A. On March 30, 2020, the City issued Request for Proposal No. 20-040, by which it sought qualified consultants to provide on-call space planning and architectural consulting services for the City’s Public Works Agency.
- B. Consultant submitted a responsive proposal that was among those selected by the City. Consultant represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 20-040.
- 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 contracting 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

On an on-call basis, and at the City’s sole discretion, Consultant shall perform the services described in the scope of work that was included in RFP No. 20-040, which is attached as Exhibit A, and as more specifically delineated in Consultant’s proposal, which is attached as Exhibit B and incorporated in full.

2. COMPENSATION

- a. City neither warrants nor guarantees any minimum or maximum compensation to Consultant under this Agreement. Consultant shall be paid only for actual services performed under this Agreement at the rates and charges identified in Exhibit B. Consultant is one of ten (10) consultants selected to provide services on an on-call basis under RFP No. 20-040. The total annual compensation for these services provided by all such consultants selected under RFP No. 20-040 shall not exceed the shared aggregate amount of \$300,000 during the term of the Agreement, including any extension periods.
- b. Payment by City shall be made within forty-five (45) 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 and Scope of Work, which may reasonably be expected by City.

3. TERM

This Agreement shall commence on the date first written above and terminate on November 16, 2023, unless terminated earlier in accordance with Section 17, below. The term of this Agreement may be extended for two 1-year periods upon a writing executed by the City Manager and City Attorney.

4. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed are part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

5. INDEPENDENT CONSULTANT

Consultant shall, during the entire term of this Agreement, be construed to be an independent Consultant 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.

6. 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 subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant 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.

7. INSURANCE

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subconsultants, if any, to obtain and maintain insurance as described below:

- a. **Commercial General Liability Insurance.** Consultant shall maintain commercial general liability insurance naming the City, its officers, employees, agents, volunteers and representatives as additional insured(s) and shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting therefrom and damage to property, resulting from any act or occurrence arising out of Consultant's operations in the performance of this Agreement, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage, in the total amount of \$1,000,000 per occurrence, with \$2,000,000 in the aggregate. Such insurance shall (a) name the City, its officers, employees, agents, volunteers and representatives as additional insured(s); (b) be primary with respect to insurance or self-insurance programs maintained by the City; and (c) contain standard separation of insureds provisions.
- b. **Business automobile liability insurance,** or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- c. **Worker's Compensation Insurance.** In accordance with the California Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer's liability insurance with limits not less than \$1,000,000 per accident.
- d. **If Consultant is or employs a licensed professional such as an architect or engineer:** Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per claim with \$2,000,000 in the aggregate.
- e. **The following requirements apply to the insurance to be provided by Consultant pursuant to this section:**
 - (i) Consultant shall maintain all insurance required above in full force and effect for the entire period covered by this Agreement.
 - (ii) Certificates of insurance shall be furnished to the City upon execution of this Agreement and shall be approved by the City.
 - (iii) Certificates and policies shall state that the policies shall not be cancelled

or reduced in coverage or changed in any other material aspect, by Consultant, without thirty (30) days prior written notice to the City.

(iv) Consultant shall supply City with a fully executed additional insured endorsement.

- f. If Consultant fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City's election, to forthwith terminate this Agreement. Such termination shall not affect Consultant's right to be paid for its time and materials expended prior to notification of termination. Consultant waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

8. INDEMNIFICATION

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, Consultants, 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 or its subconsultants, agents, employees, or other persons acting on their 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 by reason of the terms of or effects arising from 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 challenging the validity of this Agreement, or 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 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 of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.

9. INTELLECTUAL PROPERTY INDEMNIFICATION

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

10. 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.

11. 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.

12. CONFLICT OF INTEREST CLAUSE

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

13. 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: Clerk of the City Council
City of Santa Ana
20 Civic Center Plaza (M-30)

P.O. Box 1988
Santa Ana, CA 92702-1988
Fax: (714) 647-6956

Executive Director
Public Works Agency
City of Santa Ana
20 Civic Center Plaza (M-21)
P.O. Box 1988
Santa Ana, CA 92702

To Consultant: Ware Malcomb
10 Edelman
Irvine, CA 92618

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 timeframes, weekends, federal, state, County or City holidays shall be excluded.

14. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Consultant regarding the subject matter herein, 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 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 are not embodied herein.

15. 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.

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. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product 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.

18. NON-DISCRIMINATION

Consultant shall not discriminate because of race, color, creed, relation, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment related activities or in connection with any activities under this Agreement. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

19. 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.

20. 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.

21. 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

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

APPROVED AS TO FORM
SONIA R. CARVALHO
City Attorney

CONSULTANT

By: John M. Funk
JOHN M. FUNK
Sr. Assistant City Attorney

DocuSigned by:
Tobin Sloane
0C768E13FF2B4B5...
Name: Tobin Sloane
Title: CFO / EVP

RECOMMENDED FOR APPROVAL

NABIL SABA, PE
Executive Director
Public Works Agency

EXHIBIT A

Appendix ATTACHMENT 1 SCOPE OF WORK

CITY OF SANTA ANA REQUEST FOR PROPOSALS FOR SPACE PLANNING AND ARCHITECTURAL SERVICES RFP NO.: 20-040

Introduction and Background:

The City of Santa Ana intends to retain Space Planning and Architectural Services on an as-needed or “on-call” basis. A Professional Services Agreement will be entered into with several of the qualified firms/consultant(s) to provide space planning and architectural services for a variety of projects on an on-call basis. Areas of responsibility shall include architectural, space planning, structural, construction management, mechanical and electrical engineering, ADA survey, and move management services. On an on-call, as-needed basis, the selected firm(s) may be asked to provide professional services on specific, project-by-project basis, based on an agreed-upon scope of services and fees. All proposals, plans, drawings, specifications, estimates, grant applications, and/or studies will be subject to the final approval and satisfaction of the City of Santa Ana.

The architects and engineers in the firm must be licensed and legally qualified in the State of California to practice the work for which consideration is requested. Selected firm(s) shall have the necessary qualifications and experience to provide space-planning, architectural, and engineering consulting services to the City. Services may involve all or some of the phases of project development and shall include, but not necessarily be limited to, the following activities:

Site Analysis

Perform site analysis during initial design work. This may include site visits, photographs, analysis of existing space(s), meetings with various City departments to discuss specific space requirements.

Conceptual Layouts/Space Planning

Prepare alternative preliminary space layouts, including engineering details and engineering calculations, and estimates of probable costs for each alternative. Present information to the City along with a written response of the advantages and disadvantages of each alternative plan taking into consideration operational, programmatic, adjacency needs and appropriate design standards.

Permits/City Approvals (City as regulatory agency)

Assist City departments in obtaining entitlements, permits and other City approvals, as required.

Architectural, Interior Design, and Engineering Services

Provide architectural, structural, mechanical and electrical engineering services and cost

estimating services during the schematic design, design development and construction document phases. Work products shall include engineering details, engineering calculations, architectural plans, and elevations, material specifications, cost estimate, and final plans and specifications. Prior to acceptance of design, Consultant is to prepare a summary report detailing the effort of utility coordination, IT coordination, and due diligence for the City's review and acceptance. Third-party cost estimate and constructability review may be included in the design effort at the City's request.

- 1. Schematic Design:** Develop schematic design site plan drawings illustrating the scale and relationship of project components.
- 2. Design Development:** Prepare design development package consisting of:
 - a) Drawings and other documents that outline repairs or solutions and describe the size and character of the project with respect to architectural, interior, structural, mechanical and electrical systems
 - b) Materials and samples
 - c) Other required elements based on the approved schematic design documents. Designs must comply with the current Building codes and any other City requirements. Additional site visits and coordination with City departments will be required to ensure that design development meets the department's needs.
- 3. Construction Documents:** Prepare construction documents consisting of plans and specifications, calculations, and cost estimates setting forth in detail the requirements for the construction of the project based on the approved schematic design and design development documents. The construction documents will include, but not limited to: plans, details, and specifications for structural, electrical, mechanical, plumbing, ADA requirements, parking, and landscaping; all fully coordinated with the architectural design. Plans should include recommendations for green building standards and sustainable development to reduce costs, improve the health of building occupants, and reduce the negative impacts to the environment. A refined cost estimate based on the final construction documents shall also be prepared. There shall be no additional costs due to revisions of the drawings to bring the design up to code compliance.

Assist the City departments in obtaining reviews and approvals from applicable public agencies for design reviews, plan checks, and permits.

Assist the City in obtaining all required permits, reports, and other information to bid the project. The City will pay all permit fees.

The Consultant shall be required to provide continued communication and feedback with various City personnel throughout the process to provide a cost-effective and quality design that meets the needs of the client department(s).

Post Design Services

At the City's sole discretion, assist the City Department(s) with the following services.

- 1. Bidding**
 - a) Preparing bid documents and packages
 - b) Answering bidder's questions

- c) Scheduling and attending pre-bid conferences and job/site walks
- d) Preparing bid addenda
- e) Preparing bid analyses and reviewing and responding to bidders' submittals, such as shop drawings, product data, samples and proposed equivalent products and materials.

2. Construction and Construction Management

- a) Prepare "as-built" drawings, in current CAD format, as required
- b) Visit construction site as needed to monitor quality of the work and resolve construction issues.
- c) Assist engineer, consultant and inspector with interpretation of the following:
 - Plans and specifications
 - Analysis of change conditions
 - Development of corrective actions
 - Review of shop drawings and other submittals
 - Review, negotiation and preparation of change orders
- d) Manage the construction phase and coordinate construction meetings to ensure the project is completed on time and within budget.
 - Provide weekly estimates of percent of work completed
 - Approve vendor invoices for submittal to the City.

Move Management Services

At the City's sole discretion, assist the City Department(s) with the following services.

- Survey all existing items to relocate.
- Meet with client and the client's furniture vendor to verify the placement of all items for move.
- Third party/peer review of architectural plan(s).
- Prepare move plans to show numbering system for ease of labeling boxes and items to move.
- Prepare "move in" sketches for mover use, showing office and common area layouts.
- Coordinate with the City's Telecommunication Services and instruct staff in preparing for the move.
- Coordinate and closely supervise move labor.
- Be responsible for all post-move follow-up.

Special Services

- Complete the State of California ADA surveys.
- Provide value engineering services upon request.
- Complete LEED Certification documentation upon request.

Plans and Documents

All plans and other documents prepared by the Consultant on behalf of the City shall become sole property of the City. All documents and files must comply with current requirements set forth by the various entities for record retention.

Fee Proposal:

In addition to Section III.B.3 (Submittal Requirements: Fee Proposal) fee schedule shall be structured as follows:

The fee proposal shall include the firm's standard hourly fee schedule, and/or project fee schedule where applicable and as outlined in this document. A list of all positions and hourly rates required to perform the services described herein. A more detailed scope of work will be provided when/if a specific project proposal is requested of a consultant.

Other Terms and Conditions:

1. The project will be implemented in compliance with the City of Santa Ana's policies, as well as Prevailing Wages and State/Federal Requirements.
2. The City regards the inclusion of California based designs, engineering, and construction professionals, facilities, and services as part of the Team to be highly desirable, but not mandatory.
3. The City reserves the right to amend this Request for Proposal by addendum prior to the final dates of submission.
4. All reports, proposals, or other data or materials which are submitted shall become the sole property of the City of Santa Ana with the exception of the confidential Financial Capacity information and sealed fee proposals which will be returned to all proposers after award of contract to the selected Proposer.
5. All products used or developed in the execution of any contract resulting from this request will remain in the public domain at the completion of this project.
6. The City has an affirmative action program. The purpose of the affirmative action program is to encourage certified minority business enterprises and women business enterprises. All submitting firms must have established affirmative action programs approvable by the City. During the RFP stage, all firms will need to complete a "Certification of Non-Discrimination by Contractors" for each firm on their team.

EXHIBIT B



Gabriela P. Lomeli
Santa Ana Public Works Agency
20 Civic Center Plaza
Santa Ana, CA 92701

CITY OF SANTA ANA

SPACE PLANNING AND ARCHITECTURAL CONSULTING SERVICES

Santa Ana, California
04.20.2020

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

25G-457

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- 1.Statement of Qualifications (20 page maximum)
 - 1.a Cover Letter
 - 1.b Contract Agreement Statement
 - 1.c Firm and Team Experience
 - 1.d Project Understanding
 - 1.e Relevant Project Experience
 - 1.f References
- 2. Scope of services
- 3. Fee proposal
- 4. Certifications
- 5. Subconsultant qualifications



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COVER
LETTER 1.A

WARE MALCOMB

ARCHITECTURE

INTERIORS

BRANDING

PLANNING

CIVIL ENGINEERING

BUILDING MEASUREMENT

April 20, 2020

Gabriela P. Lomeli

Santa Ana Public Works Agency

20 Civic Center Plaza

Santa Ana, CA 92701

Dear Ms. Lomeli:

Ware Malcomb's experience designing for public agencies paired with our deep bench of resources and boutique-like service makes Ware Malcomb a trusted partner for The City of Santa Ana's on-call consultant needs. Ware Malcomb brings a comprehensive team of professionals with specific, relevant expertise ready to deliver outstanding results for the Santa Ana Public Works Agency.

Ware Malcomb will provide Santa Ana Public Works Agency added value through the following distinct advantages:

- **Public Agency Design Expertise** - We have assembled a highly qualified team with a diverse portfolio of public agency design projects and references. In addition, we understand what it takes to be an on-call partner through similar roles as landlord architect and corporate account project types.
- **Long Standing Local Presence** - Headquartered in Irvine, Ware Malcomb has maintained a local presence since 1972 ranking among the fastest growing private companies in Orange County. We have established relationships with various City departments and the local vendor community, ensuring a smooth and timely project execution. Additionally, all of our team members are Orange County based, allowing us to respond quicker and be more available to meet your needs.
- **Depth of Resources for On-call Services** - With over 570 employees in 24 offices across North America, Ware Malcomb provides the integrated resources and manpower of a large firm with the senior-level involvement and attention to service of a boutique firm. We have worked on over 600 projects for the city of Santa Ana.
- **In-House Integrated Services** - We offer integrated in-house design services and vast company resources to make the project process smoother. We provide full service planning, architecture, interior design, civil engineering, branding, and building measurement services. Our integrated services translate to seamless collaboration between our areas of expertise, consistent design and high quality, fast document production.

Thank you for your consideration of Ware Malcomb. We are ready to begin immediately and provide exceptional service and design to Santa Ana Public Works Agency.

Sincerely,
Ware Malcomb



Mary Cheval, CID, IIDA
Principal

**CONTRACT
AGREEMENT
STATEMENT**

1.B

1B

Contract Agreement Statement

THESE CHANGES WERE NOT ACCEPTED BY CITY

Contract Agreement Statement

Ware Malcomb has reviewed RFP 20-040 and Attachment 2, the Consultant Agreement. In response, Ware Malcomb has attached Ware Malcomb's most key provisions that it would like to request to be added to the Consultant Agreement. As working in collaboration with our client is of utmost importance to us, we welcome the opportunity to discuss these terms with your team further as we come to a mutually agreeable agreement.

MODIFICATIONS TO THE CONSULTING AGREEMENT BETWEEN CITY OF SANTA ANA AND WARE MALCOMB

Section 1 to be modified to add:

"Consultant shall perform performed in accordance with generally and currently accepted design principles and practices as embodied in the standard procedures and protocols of Owner and its subconsultants and without express or implied warranties, and in no event will Architect undertake to meet a professional standard of practice that is greater than that imposed by common law, or be subject to any form of strict or no-fault liability. In no manner shall Consultant be responsible for delays beyond its reasonable control."

Section 6: to be modified to add:

Further, if the City uses or modifies or allows the use or modification of the drawings or specifications without Consultant's further involvement or consent, or uses the drawings or specifications for any project for which they were not prepared, the City agrees to release and indemnify Consultant and its affiliated entities and individuals to the fullest extent allowed by law, and even in situations involving any indemnitee's actual or alleged active negligence or design defects, from and against any and all claims, costs, losses and/or liabilities arising out of or resulting in whole or in part from such use or reuse.

Section 8 to be modified in the following:

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, contractors, special counsel, and representatives from liability...Notwithstanding the foregoing, to the extent Consultant's services are subject to Civil Code Section 2782.8, the above indemnity and hold harmless obligations 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



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THESE CHANGES WERE NOT ACCEPTED BY CITY

Contract Agreement Statement

Section 9 to be modified to add:

Regarding any instruments of service or designs which have been prepared by others and provided to Consultant by the City for use for the Project, the City warrants to Consultant that it has the intellectual property rights, including copyright rights, for such use; and in this regard the City shall to the full extent permitted by law release, indemnify and hold harmless Consultant and Consultant's subconsultants, and their respected affiliated entities and individuals, from and against any and all claims, costs, liability and/or losses related to or arising out of Owner's actual or alleged breach of this warranty.

Section 20(d) to be added:

In light of the limited ability of the Architect to affect the risks inherent in the Project and of the disparity between Architect's fee and the potential liability for problems or alleged problems with the Project, and in consideration of Architect's undertaking of the obligations imposed by the Agreement, Owner agrees to limit the total aggregate liability concerning or related to the Project of Architect and its affiliated entities and individuals, on any and all legal or equitable theories and concerning any and all kinds of causes of loss, to the fullest extent allowed by law as to Owner and all third parties, to the lesser of (a) twice the amount of the Architect's fee for the Project or (b) \$50,000.

Section 20(e) to be added:

Because the amount of such damages can neither be controlled nor predicted, each party waives any claim that is has or ever might have for consequential and/or economic damages concerning or related to this Agreement.

Section 20(f) to be added:

The City and Architect both acknowledge that each is a business entity, and that neither intends that either's involved individuals should be subjected to personal exposure for the risks attendant to the Project; and therefore any and all remedies with either party and its affiliated entities and individuals have or might have concerning the Project and/or this Agreement shall be sought against only the other's business entity or affiliated business entities and waived as to the affiliated individuals, and in no event shall damages or indemnification concerning this Agreement and/or the Project ever be sought against either party's affiliated individuals.



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FIRM AND TEAM
EXPERIENCE 1.C

1.C

Firm and Team Experience

Corporate Profile

Identity

Ware Malcomb is a contemporary and expanding full service design firm. We provide professional planning, architecture, interior design, branding, civil engineering and building measurement services to corporate, commercial/residential developer and public/institutional clients throughout the world. Our expertise includes:

- Public | Government
- Interiors
- Office
- Industrial | Distribution
- Master Planning
- Healthcare
- Science & Technology
- Auto
- Restaurant | Retail
- Residential
- Hospitality
- Education
- Renovation
- Sustainable Design
- Infrastructure | Transportation

A corporate member of the U.S. Green Building Council, Canada Green Building Council, and Sustentabilidad Para Mexico (SUME), we are available to provide sustainable design, LEED® Design, LEED® Management and WELL Building Standard™ services in accordance with the specific objectives for our clients' projects.

Philosophy

Ware Malcomb provides innovative design solutions, sophisticated management of projects and community and industry involvement, for the successful implementation of ideas. We have proven our ability to address all issues of a project through our excellence in design, rigorous attention to program requirements and superior service.

We are committed to:

- Partnering with our Clients
- Providing the Highest Quality Design Solutions within Project Parameters
- Our Clients' Financial Success for Each Project

Our Firm

- Founded in 1972.
- 24 office locations across North America.
- Planning, Architecture, Interior Design, Branding, Civil Engineering, Building Measurement services.

Our Mission

Ware Malcomb is Committed to Be the Best by:

- Providing outstanding service through sound research, creative solutions and a genuine commitment to the success of our clients.
- Achieving a growth oriented, ethical and profitable business environment.
- Empowering our employees to achieve their highest level of performance.



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Public Expertise

Ware Malcomb offers a fresh perspective in the design of projects for public and nonprofit clients. Our diverse background in the private sector provides an innovative approach in both building design and master planning, as well as efficiencies in challenging schedules, budget parameters and exceptional execution.

Ware Malcomb offers integrated services to make your process smoother and to provide a single point of contact for the various elements of your project. These services include master planning, architecture, civil engineering, interior architecture & design and branding services, including signage design.



We understand the significance of the political process and public consultation, collaboration and consensus to ensure that citizens and interest groups have input in the process. We also realize that projects must be delivered on-time and on-budget with the highest quality design. We utilize the latest technologies (BIM, 3D modeling, animation, video and web presentations) to communicate our design intent and receive feedback from you and other stakeholders. Ultimately, it is our ability to listen, synthesize, and communicate effectively that enhances project success.

Our dedicated wm | green team focuses on continual education of our staff and clients, expanding the use of sustainable design and being a resource to our clients in pursuing LEED Certification goals. We have over 40 projects that are pursuing some level of certification and over 30% of our staff is LEED Accredited.

Ware Malcomb is flexible in our approach. We have successfully worked in both design | bid | build and design | build project scenarios. We are experienced working under the direction of a client's project manager.

Ware Malcomb offers an innovative approach that brings the best of the private sector, to the public sector. Representative clients include the following:

Select Public Clients:

- City of Corona
- City of Lake Forest
- City of Los Angeles
- City of Richmond
- City of San Diego
- State of California
- Department of Transportation
- Western Municipal Water District
- Irvine Ranch Water District
- Moulton Niguel Water District
- Department of Water Resources

- Southern California Edison
- County of Orange
- County of San Bernardino
- County of Riverside
- County of San Diego
- Contra Costa County
- City of Costa Mesa
- General Services Administration
- Los Angeles Air Force Base
- United States Postal Service
- United States Probation Department
- Excelsior Youth Center

Select Non Profit Clients:

- Braille Institute
- YMCA
- Habitat for Humanity
- Goodwill
- Inland Regional Center
- Bayside Community Center
- RAFT, Resource Area for Teaching
- Family Health Centers
- Second Harvest Food Bank
- Church in Irvine
- Inland Valley Humane Society



Interior Architecture & Design Expertise

Ware Malcomb provides a full range of interior architecture and design services, and we are adept at working for both private and public entities on a variety of project types including corporate build to suit, creative office, developer/landlord, and property management tenant improvement services for a broad array of workplace environments.

We are focused on providing creative, innovative modern design solutions that meet our clients' objectives. Our clients' success is our success.

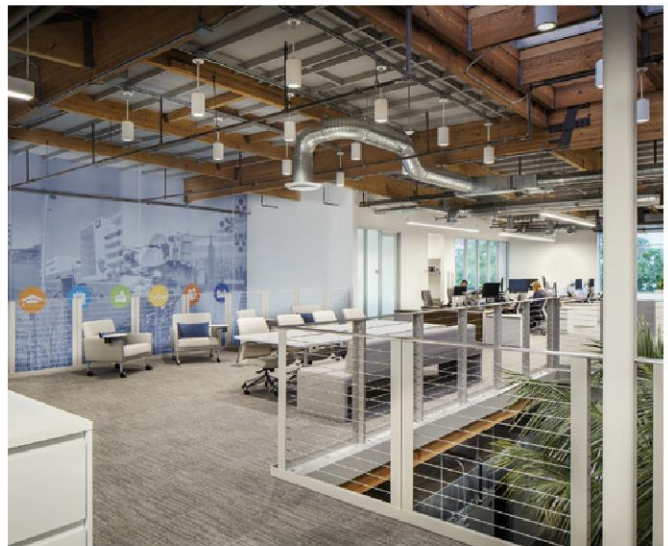
We specialize in the following types of interior design services:

- Full Service Interior Architecture and Design
- Workplace Strategy/Change Management
- Tenant Improvements
- Ongoing Facilities Interiors
- Tenant Planning
- Branded Environments | Graphic Design
- LEED® | Sustainable Design | WELL Building
- Office Roll-Outs

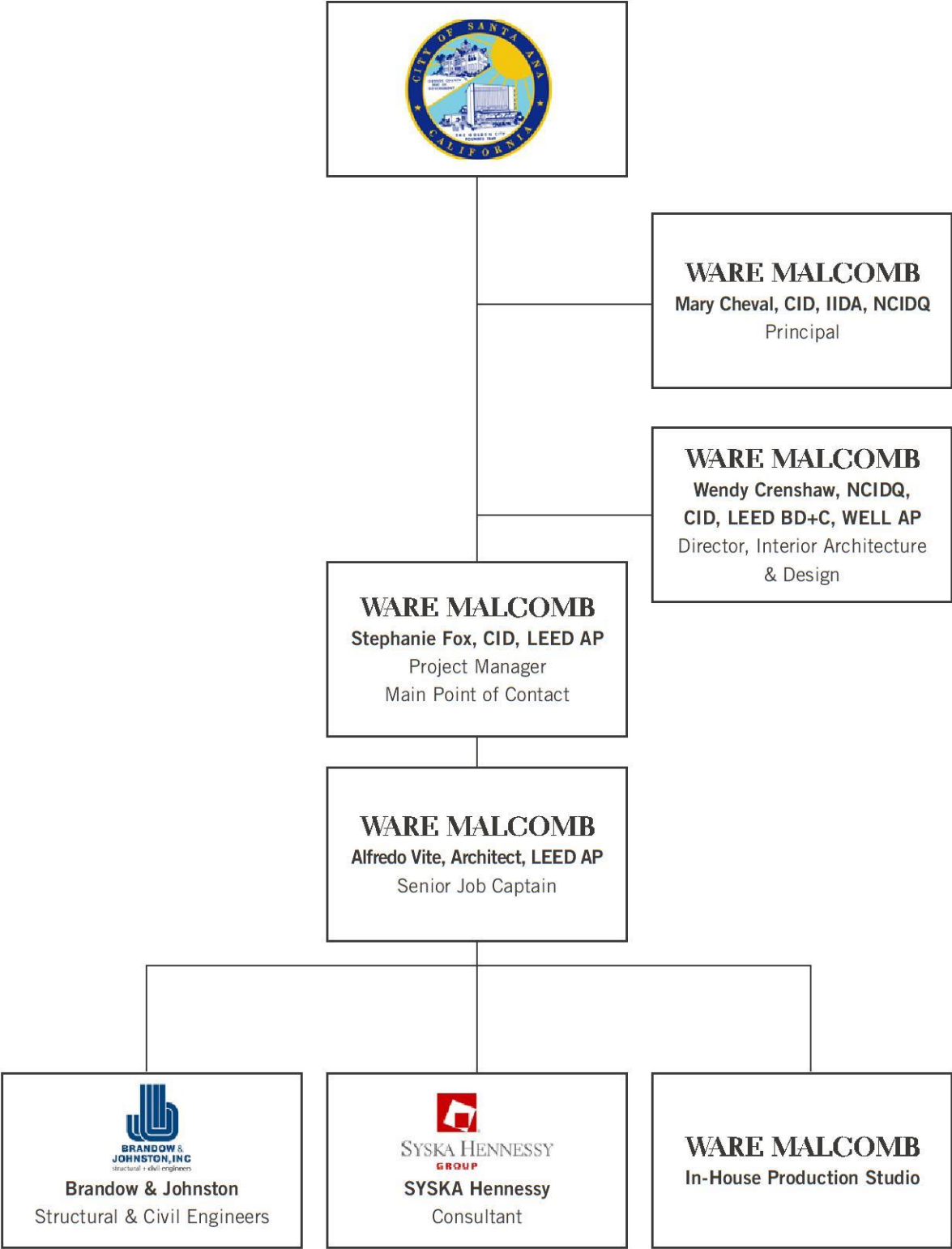
One in five Fortune 100 companies are Ware Malcomb clients. Notable clients include:

- Experian
- Ericsson
- Henkel
- L'Oreal
- Microsoft
- Thales
- Toyota
- Qualcomm

We are committed to providing integrated design services across North America and internationally. In addition to interior design, Ware Malcomb offers planning, architecture, civil engineering building measurement and branding services, including signage design and branded graphics.



Organizational Chart



Team Resumes

Mary Cheval, CID, IIDA, NCIDQ

Principal

Overview

Mary brings over 34 years of interior architecture and design expertise to the Ware Malcomb team. As Principal, Interior Architecture & Design, Mary leads the overall growth and management of the Interior Architecture & Design Studio for the Irvine office and provides Strategic Facilities Planning & Workplace Strategy expertise. She is also focused on client relationships and development.

Mary's experience includes overseeing all aspects of project design and management including visioning, programming, space planning, schematic design, design development, agency processing, consultant coordination, contract documents, and contract administration. Her vast project expertise includes corporate office, science & technology, healthcare, education, retail and institutional.

Experience

Alliant Insurance - Multiple Locations

On-going support for national account. Ware Malcomb provides interior architecture and design services for Alliant Insurance.

GSA Tustin - Tustin, CA

Interior architecture and design services for a 70,000 SF tenant improvement.

Griffin Towers - Santa Ana, CA

Landlord architect services for two Class A office towers totaling 550,000 SF. The projects include ongoing tenant improvements, space planning, field verifications and test fits. The suites range from 1,500 SF to 20,000 SF.

Segerstrom Office Portfolio - Costa Mesa, CA

Ongoing architect for tenant improvement services within 4 office buildings - Park Tower, Center Tower, Plaza Tower and 3420 Bristol - totaling 1.3 million SF. Service provided included marketing plans, BOMA, field verifications, tenant planning services, programming, space planning, design development, contract documents, and contract administration.

Education & Certifications

- University of Texas at Austin – Bachelor's Degree in Interior Architectural Design
- Certified Interior Designer
- International Interior Design Association



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WARE MALCOMB

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Team Resumes

Wendy Crenshaw, NCIDQ, CID, LEED BD+C, WELL AP
Director, Interior Architecture & Design

Overview

With over 30 years of experience, Wendy manages the Irvine Interior Architecture & Design Studio and oversees all interior projects. Wendy possesses a wide knowledge in all major product specifications including material finishes, lighting design and furniture. Wendy is a dynamic leader with extensive architecture and interior design knowledge. Wendy's project experience includes corporate headquarters, education, commercial office, retail/hospitality, institutional and science/technology.

Experience

Chino Valley Unified School District project. - Chino Valley, CA

Interior architecture and design services for a 60,000 SF ground up facility for multiple administrative school district agencies. The building is designed as multiple office suites to support each departments function. The District Board Room as well as the departments with community interaction are located on the ground floor. The second floor suites are more support department such as purchasing and accounting.

Santa Fe Springs Library - Santa Fe Springs, CA

Interior architecture and design services for the 15,000 SF William Pereira Designed Library. Scope of work included reconstructed interior fire place, refurbished exterior custom metal pendant lights, replace single pane windows to thermally insulated glazing. Interior terrazzo floor at main entry, custom designed bamboo wood millwork and solatubes at children's area. New Coffee Bar, Children's area with Mom & me reading chairs, teen area, Private event and reading garden. *previous experience*

Santa Fe Springs Neighborhood Center - Santa Fe Springs, CA

Interior architecture and design services for a 17,000 SF Community Center. The goal was to create an environment that would support the center to provide more efficient and effective programs and services for the community at large. Areas include on site food pantry, Children's healing garden, youth learning center, full commercial kitchen, catering kitchen, meeting rooms for small groups and organizations. *previous experience*

Education & Certifications

- Auburn University - Bachelor of Science, Interior Design



Team Resumes

Stephanie Fox, CID, LEED AP

Project Manager | Main Point of Contact

Overview

As Studio Manager, Stephanie brings a strong knowledge of all aspects of interior architecture and design to the Ware Malcomb team. Her experience includes the design and management of corporate office, science and technology, education, retail, entertainment, and healthcare projects. Stephanie's diverse skill set and dedication to every project she works on make her a valuable member of our team.

Stephanie's responsibilities include taking projects from initial design concept and programming to document creation and construction administration. She has in-depth knowledge of computer aided drafting, 3D modeling and product and material information that keeps her current in the industry.

Experience

La Salle, 4 Hutton - Santa Ana, CA

Interior architecture and design services for on call services for La Salle. Projects include test fit, space planning, interior renovations, and exterior renovations.

ABM - Irvine, CA

Interior architecture and design services for 40,000 SF tenant improvement of office and warehouse. The Company wanted an alternative workplace strategy that could enhance their day-to-day operations. The result was a new open office environment that provided ABM with more flexibility in the workplace. Private offices were replaced with conference rooms and benching stations to promote collaboration while maximizing real estate potential.

Alliant Insurance - Multiple Locations

On-going support for national account. Ware Malcomb provides interior architecture and design services for Alliant Insurance.

Braille Institute - Anaheim, CA

Architecture and interior design services for a build-to-suit 14,735 SF, 1-story School for the Blind to teach the visually impaired life skills and how to navigate through the world with their impairment. The project included multi-purpose room, teaching kitchen, classrooms, offices, and courtyard.

Education & Certifications

- Bachelor of Fine Arts – Interior Architectural Design – California State University, Long Beach
- Certified Interior Designer, California
- U.S. Green Building Council LEED Accredited Professional



Team Resumes

Alfredo Vite, Architect, LEED AP

Senior Job Captain

Overview

As a licensed architect with over 7 years of experience, Alfredo brings a strong knowledge of interior architecture and design to the Ware Malcomb team. His responsibilities include the production of contract documents, space planning, furniture and fixture specification, and coordination with consultants. A LEED Accredited Professional, Alfredo is knowledgeable in sustainable design practices. Alfredo has expertise in corporate office, education, retail and healthcare projects.

Experience

ABM - Irvine, CA

Interior architecture and design services for 40,000 SF tenant improvement of office and warehouse. The Company wanted an alternative workplace strategy that could enhance their day-to-day operations. The result was a new open office environment that provided ABM with more flexibility in the workplace. Private offices were replaced with conference rooms and benching stations to promote collaboration while maximizing real estate potential.

Thales - Irvine, CA

Interior architecture and design, branding and civil engineering services for a 61,000 SF facility on a Ware Malcomb designed campus. The project includes an 8,300 SF customer experience center, open and private offices, R&D labs, warehouse, work cafe, and conference/collaboration areas.

St. Joseph Heritage Healthcare - Anaheim, CA

Interior architecture and design services for a 200,000 SF tenant improvement within an 8-story Class A office building. The project includes office area, a break room, and gym. The project will consolidate several administrative departments for St. Joseph Heritage Healthcare.

Pacifica Christian High School - Newport Beach, CA

Architectural and interior design services for a remodel of an existing facility. The project included administrative offices, and replacement of light fixtures, windows, and doors, and furniture selection and finishes. The project also included parking lot restriping and ADA services. When future funding becomes available, Ware Malcomb will provide additional services as needed.

Education & Certifications

- California State Polytechnic University, Pomona - Bachelor of Architecture
- LEED AP BD+C
- LEED Accredited Professional
- Licensed Architect, State of California



PROJECT
UNDERSTANDING 1.D

Project Understanding

Understanding of Need (In General):

1. **Proposal shall include an outline which demonstrates the firm's understanding of the work.**

With a proactive, dedicated staff of highly experienced interior architecture and design professionals, we are focused on providing exceptional client service and excellence in interior architecture and design while assisting The City of Santa Ana in reaching its real estate objectives.

Ware Malcomb will provide The City of Santa Ana Space Planning and Architectural Services on an as-needed or on-call basis for space planning and architectural services on a variety of projects. The areas of responsibility for Ware Malcomb and its team of consultants shall include architectural, space planning, structural, construction management, mechanical and electrical engineering, ADA survey, and move management services. On an on-call, as-needed basis, Ware Malcomb will provide professional services on specific, project-by-project basis, based on an agreed-upon scope of services and fees. All proposals, plans, drawings, specifications, estimates, grant applications, and/or studies will be subject to the final approval and satisfaction of the City of Santa Ana.



2. **Anticipated approach, tasks necessary for successful completion, and deliverables.**

Our approach and objective is to provide The City of Santa Ana with consistent design, service and speed for every project. We incorporate this objective by defining and implementing specific procedural activities and systems into all aspects of our service deliverables. Ware Malcomb is well-versed in effectively managing multiple projects including the development of client-specific, centralized standards, as well as other customized protocols, systems, processes and preferences.

Every project begins with thoroughly understanding our client's goals to provide the highest level of service possible to achieve those goals. We believe the success of a project requires the Project Team to function as a cohesive unit, all working towards the same ultimate goal. The cornerstone of this process is communication, and the open exchange of information and ideas in a collaborative, focused forum environment. We understand the importance of effective communication and will report regularly on issues affecting design, construction budgets and schedules. At the commencement of each project we will meet with The City of Santa Ana to understand protocol, visit the project site, establish regular communication channels, verify team roles, and get a clear understanding of the project goals.



Project Understanding

Our hands-on management team and experienced, professional staff take ownership of their projects with the highest priority to provide successful results to our clients. Ware Malcomb's Project Manager will serve as the main point-of-contact to The City of Santa Ana, overseeing contract administration, review of scope and work products, supervision of project staff, control of project progress, quality assurance/ quality control (QA/QC) and coordination with the project team and all other related agencies, as required.

To complement our service-oriented approach, Ware Malcomb has a unique and innovative in-house group, known as The Production Studio, dedicated to the production of high quality contract documents and provides our project managers with access to a large group of trained staff dedicated to drawing and coordinating contract documents. This comprehensive program has proven to be highly successful and has enabled us to consistently produce contract drawings that are complete, accurate, and coordinated project to project. These customized programs paired with our deep bench of resources nationwide will allow our team to successfully service The City of Santa Ana on an ongoing on-call basis.



3. Suggestions or special concerns that the City should be made aware of.

Hiring for and coordinating the move process.

When we are asked to assist in the coordination process we believe that having good relocation plans are critical. A plan that is noted with the key call outs allowing movers to know precisely where a piece of furniture is to be kept is critical. We work closely with the Construction/Project Manager to ensure that the plan is approved with appropriate stakeholders, then reviewed in person with the moving company to immediately address areas of ambiguity. In the hiring process of a moving company, we are not typically involved in those activities, but we do know trusted industry partners that have proven to be exceptional in understanding the key components of a successful move and we would team with them to ensure success!

4. Identify any assumptions and/or exclusions used in preparation of the scope of work and associated fee estimate.

We've identified and included as part of our general Scope of Work in Section G, assumptions and/or exclusions.



RELEVANT
PROJECT
EXPERIENCE

1.E

1.E

Relevant Project Experience

Relevant Projects: Public Agencies

Inyo County Office Building - Bishop, CA

Interior and exterior architectural and design services for a two story 42,000 SF shell and core office building. The project also included comprehensive tenant improvement services. Anticipated Completion Date, 2020

Client Contact Information:

Rick Martin
Clear Thought Group
rick@clearthoughtcorporation.com
714.310.8649

Irvine Ranch Water District Source H2O - Irvine, CA

Architectural design services for the core and shell of a new 69,968 SF 2-story office building with roof deck on the property of the Irvine Ranch Water District, with parking and landscape improvements to the site. Adjacent to the Irvine Ranch Water District's headquarters, the area surrounding this project has seen rapid growth. Anticipated Completion Date, January 2020

Client Contact Information:

Anthony J. Vaccaro
Senior Vice President
Newport Real Estate Services, Inc.
avaccaro@nres.net
714.850.0085 x7656

Orange County Social Services Agency - Irvine, CA

Interior architecture and design services for a commercial office infill of two existing buildings. The scope included full service interior architectural design services. In progress.

Tenant Contact Information:

Martha Santos-Alvarez
Orange County Social Services Agency
714.245.6045
Martha.Santosalvarez@ssa.ocgov.com



GSA / US Citizenship & Immigration Services - Tustin, CA

Interior architecture and design services for a 70,000 SF tenant improvement. Included LEED consulting. Completed 2019.

Client Contact Information:

Joon Choi
Harbor Associates LLC
joon@harborassociates.com
562.436.6688

Department of Public Social Services - Temecula, CA

Interior architectural and design services for two single story, 50,000 square foot tenant improvements for use with heavy public access for department of public social services program services and training. The project includes private offices, open space for the placement of systems furniture, and training rooms. Completed, 2010.

Client Contact Information:

Kip P. Dubbs
President & CEO
Omni West Group, Inc.
kdubbs@omniwestgroup.com
949.215.9790



Relevant Projects: Public Agencies

Moulton Niguel Water District - Laugna Hills, CA

Architectural and civil engineering design services for 5 buildings totalling 85,000 SF with full tenant improvements. The project is located at an existing 11 acre site currently occupied by operations facilities. The scope includes the validation of the program done by others, space planning, and SiteOPs. Anticipated Completion Date, December 2020

Client Contact Information:

Dave Larsen, PE
Engineering Manager
Moulton Niguel Water District
dlarsen@mnwd.com
949.831.2500

Western Municipal Water District - Riverside, CA

Full service interior design and branding services for 50,000 SF of office space including general office, conference rooms, workout facilities with showers and locker room, and council chambers for public meetings. Ware Malcomb provided both interior design and graphic design services to create a branded environment where a unique office space was created to reflect Western Municipal Water District's distinctive brand and important customer and constituent messaging. The project incorporates numerous sustainable design features and is LEED-CS Silver Certified by the USGBC. Completed, September 1, 2010

Client Contact Information:

Anita Pearson
Management Analyst
Western Municipal Water District
apearson@wmwd.com
951.571.7231



Inland Regional Center - San Bernardino, CA

Full service planning, architecture, interior design and branding services for a new build-to-suit three-building office campus, with a lobby bridge building totaling 206,209 SF. The two 2-story buildings include information technology rooms, private and open office environments, conference rooms, a mail room and break area. The third building is a two-story, 31,295 SF conference and workforce center housing an auditorium, classroom areas for training purposes, and a consumer library. The auditorium contains sophisticated audio/visual capabilities. Ware Malcomb provided graphic design services for the project's monument, interior, and exterior signage. Inland Regional Center was designed to provide advocacy for and assistance to the developmentally disabled population of Riverside and San Bernardino Counties. The new buildings are located in the 31-acre Waterman Business Park in San Bernardino. The project is owned and developed by California Housing Foundation of Redlands. Completed, September 20, 2009

Client Contact Information:

Steve von Rajcs
California Housing Foundation
svonrajcs@chfcares.com
909.793.9800



Relevant Projects: Ongoing/On-call Services

Alliant Insurance - Multiple Locations

On-going support for national account. Ware Malcomb provides interior architecture and design services for Alliant Insurance.

Segerstrom Office Portfolio - Costa Mesa, CA

Landlord architect for ongoing tenant improvement services within 4 office buildings - Park Tower, Center Tower, Plaza Tower and 3420 Bristol - totaling 1.3 million SF. Service provided included marketing plans, BOMA, field verifications, tenant planning services, programming, space planning, design development, contract documents, and contract administration.

Summit Office Campus – Aliso Viejo, CA

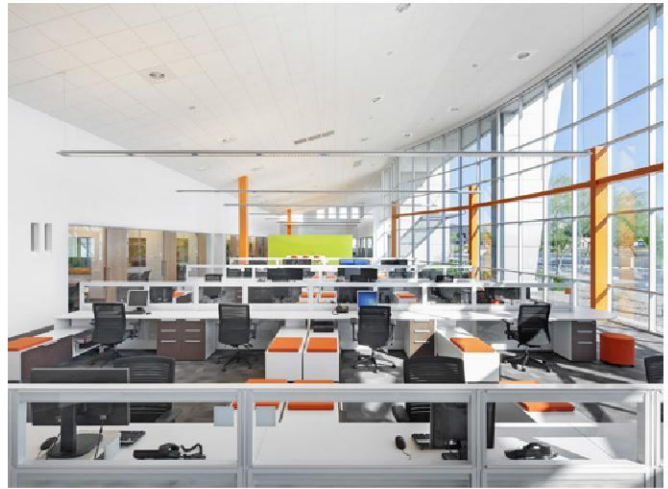
Landlord architect services for two 4-story, Class A office buildings totaling over 250,000 SF. Services include tenant improvements, test fits, demising studies, common area renovations and rebranding of amenity and exteriors. Ware Malcomb has also provided a refresh of the existing building standards.

Centerview – Irvine, CA

Landlord architect services for two 12-story, Class A office buildings totaling approximately 600,000 SF of office space. Services included space planning, test fits, tenant improvements and renovations to the common areas and lobby.

University of California, Irvine (UCI)

Ware Malcomb has had the privilege of providing interior design and architecture services for over 25 UCI, UCI Facilities Management, and UCI Medical Center projects including tenant improvements, renovations, ground-up, and science & technology projects. The projects included healthcare, labs, office space, classrooms, and dormitories. Ware Malcomb currently has a Master Services Agreement in place with UCI to provide on-call architectural design services.



Charter Communications/Spectrum

Architectural and interior design services for Charter Communications stores across the US. The retail stores include payment centers, equipment displays and exchange/return areas. Charter Communications is implementing a strategy to transform their stores into retail / customer friendly environments. The new stores will allow customers to interact with their products and services at multiple demonstration areas with sales associates while offering a one-stop shop for any transactions needed.

Thales - Multiple Locations Across the U.S.

Ware Malcomb has provided interior architecture and design services for over 50 Thales projects spanning over 10 years. Ware Malcomb provided full service interior architecture and design services for the Thales Corporate Headquarters relocation project located in Irvine, California. Thales' objectives for the project included designing a flexible manufacturing environment and modernizing their outdated office space. The project included 150,000 SF of two-story office and lab space for in-flight entertainment systems for major airline manufacturers.



REFERENCES 1.F

1.F

References

Public Works References

Joon Choi

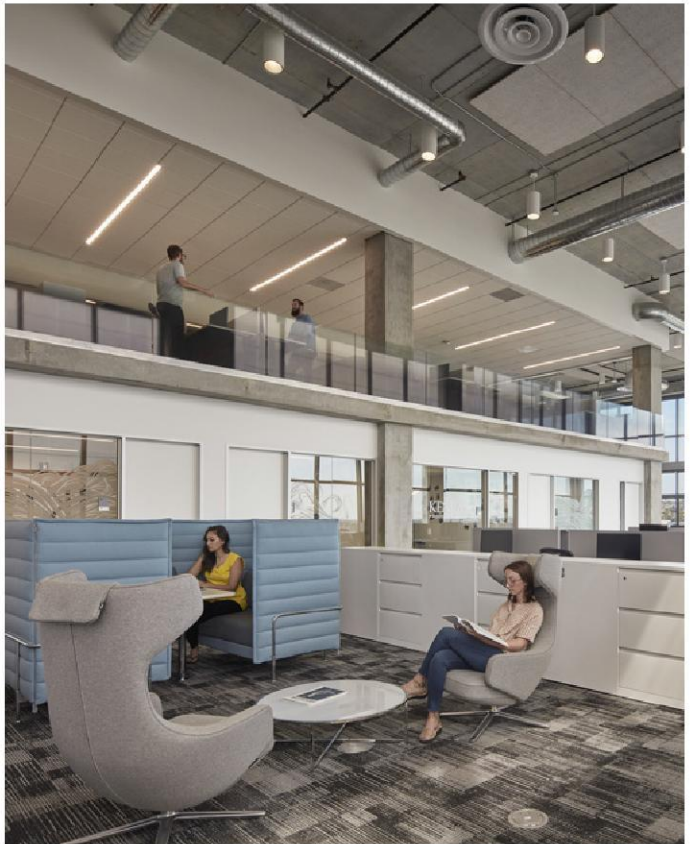
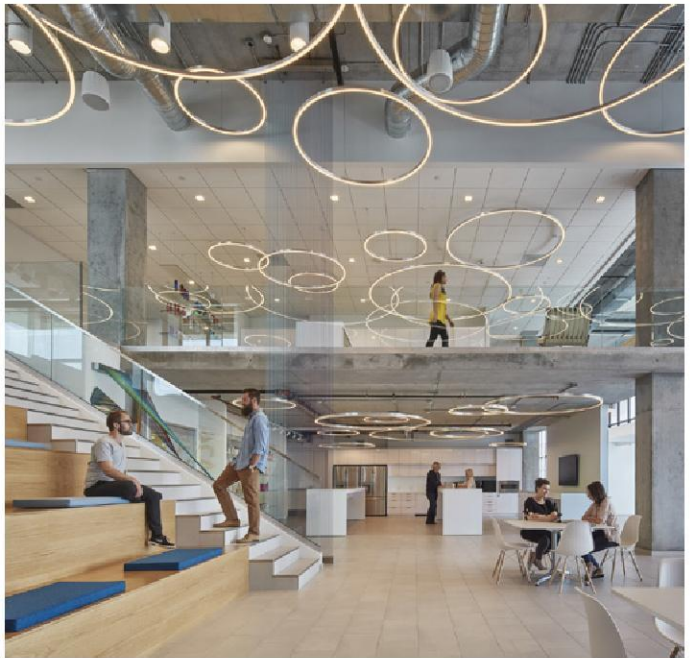
US Citizenship & Immigration Services
Harbor Associates LLC
562.436.6688
joon@harborassociates.com

Rick Martin

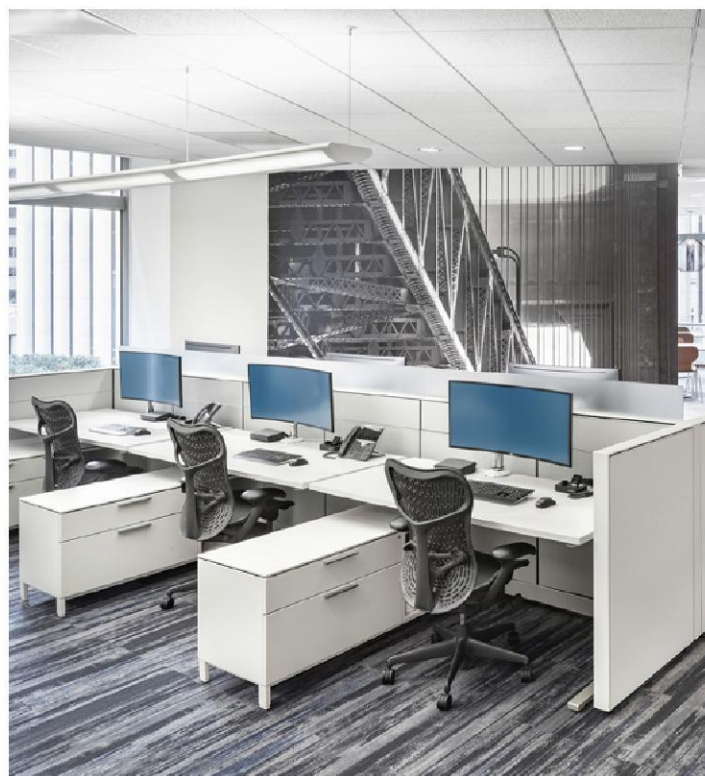
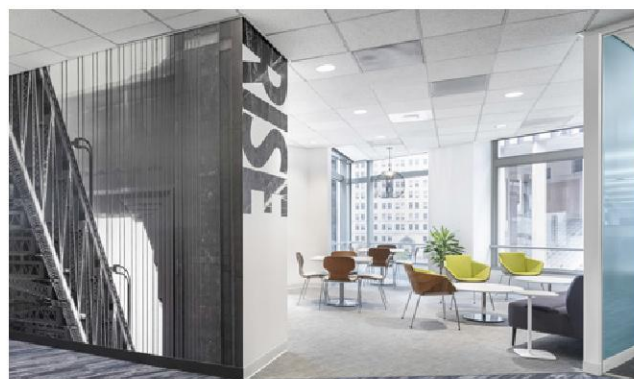
Inyo County
Clear Thought Group
714.310.8649
rick@clearthoughtcorporation.com

Martha Santos-Alvarez

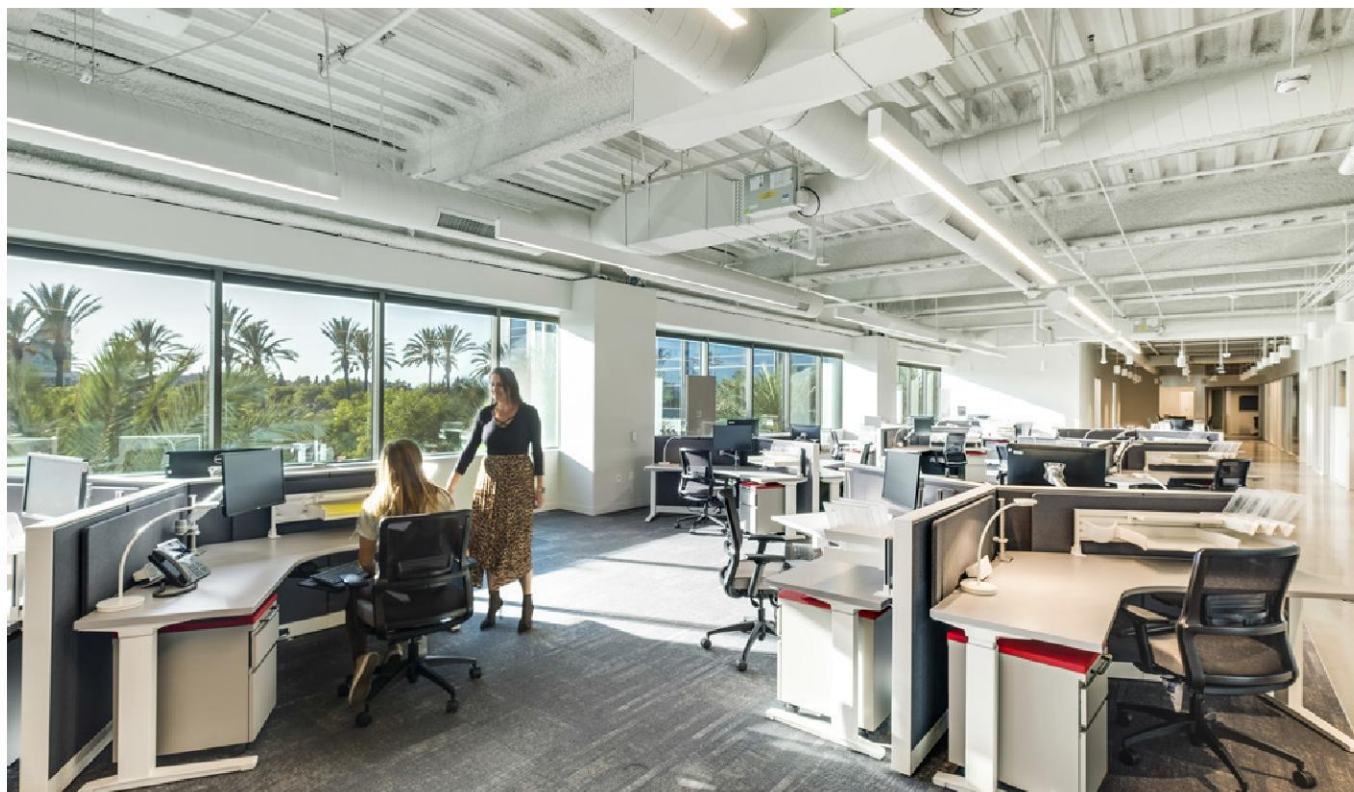
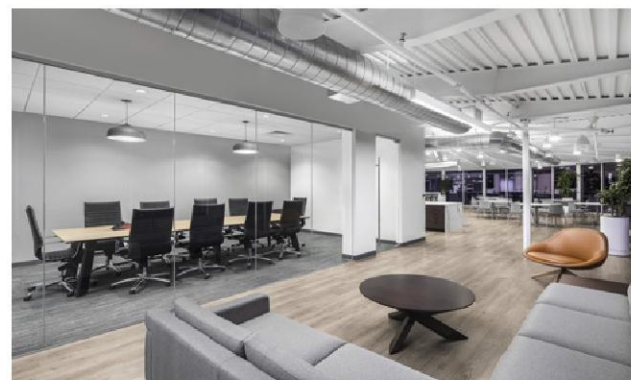
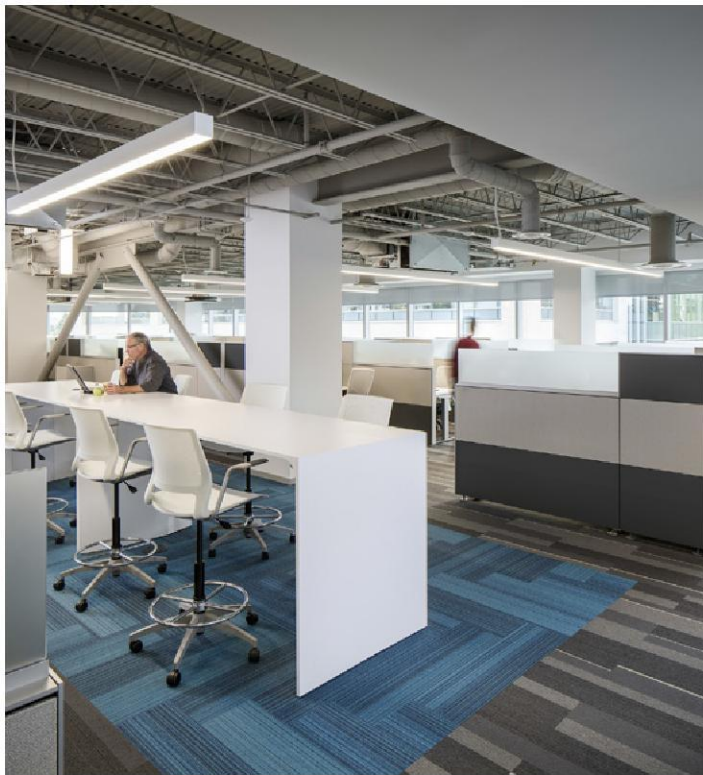
Orange County Social Services Agency
714.245.6045
Martha.Santosalvarez@ssa.ocgov.com
500 N. State College Blvd #100, Orange, 92868



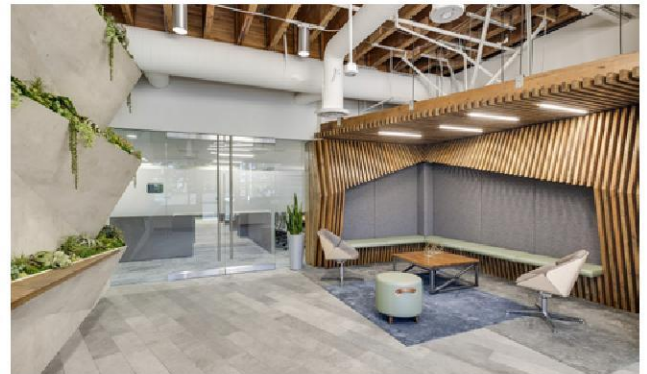
Select Project Photography



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Select Project Photography



SCOPE OF
SERVICES 2

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April 20, 2020

City of Santa Ana

20 Civic Center Plaza
Santa Ana, CA 92701

Proposal for Interior Architectural Design and Engineering Services

Space Planning and Architectural Consulting Services Santa Ana, CA

I. Project Description:

Our proposal is based upon the Request for Proposal (RFP No.: 20-040) and outlines Interior Architecture & Design and Engineering services for a variety of projects on an "as-needed" or "on-call" basis for the City of Santa Ana. **This proposal outlines general services. A more detailed scope of work, fee and project schedule shall be provided when a specific project proposal is requested by the City of Santa Ana.**

A. The following disciplines are to be included under Ware Malcomb's scope and responsibility:

- | | | |
|----|---|--------------------|
| 1. | Interior Architectural Design | Ware Malcomb |
| 2. | Structural Engineering | Brandow & Johnston |
| 3. | Electrical, Mechanical & Plumbing Engineering | Syska Hennessy |

B. The following disciplines are excluded from Ware Malcomb's scope and responsibility, however they may be required for the project:

1. Commissioning Agent
2. Environmental Consultant
3. Structured Cabling Consultant
4. Acoustical Engineer
5. Audio/Visual Consultant

II. Interior Architecture Basic Services:

A. Programming Phase:

Ware Malcomb proposes to provide planning services to City of Santa Ana through interviews and analysis, to arrive at overall space needs and relationships as follows:

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1. Meet with the City of Santa Ana Project Team to review program requirements as already determined and outlined, review responsibilities, budget, schedules and procedures.
2. With City of Santa Ana's assistance, schedule interviewing of designated personnel to determine the size of each department or area, adjacency requirements and basic information about their preferred work station/office layout.
3. Document and submit program interviews for City of Santa Ana Project Team's concurrence.
4. Become familiar with office equipment usage and related power, ventilation, storage or other requirements.
5. Provide final program summary report for review/comment.
6. Ware Malcomb has included (1) one revision (up to 25% of the data originally provided) to Program Summary upon review.
7. Review outlined project schedule and budgets for any concerns.
8. Ware Malcomb shall attend up to [# of meetings in words] (#of meetings) one-hour programming meetings. *To be determined based on specific project scope.*
9. It is anticipated that this phase will be [# of weeks in words] (#of weeks) weeks. *To be determined based on specific project scope.*

B. Site Analysis / Field Verification Phase:

1. Based upon accurate electronic CAD drawings provided by others, Ware Malcomb shall verify existing conditions in the scope of work area. We have assumed the existing base drawings are accurate.

NOTE: Base building or as-built measuring services are excluded, but may be provided for an additional fee, if required.
2. Field verification shall include survey of existing walls [ADD IF INCLUDED IN FEE - millwork, electrical outlets, ceiling grids, and lighting].
3. Our Field Verification is based on those building elements that are visible without the removal of the built-out space (such as ceilings, hidden conditions in walls, or structures).
4. As-built plans, as deemed appropriate or necessary, shall be provided as an additional service.

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C. Space Planning Phase:

1. Based on the final program, Ware Malcomb will provide a space plan, which will indicate the location of rooms, circulation paths, partitions, doors and a suggested furniture layout will be blocked out. Ware Malcomb will provide two (2) minor revisions (less than 10%) as required.
2. Review the plans for conformance to codes and make recommendations as necessary to meet local building and fire department requirements.
3. Ware Malcomb shall attend up to [# of meetings in words] (#of meetings) one-hour meetings for design/review. *To be determined based on specific project scope.*
4. It is anticipated that this phase will be [# of weeks in words] (#of weeks) weeks. *To be determined based on specific project scope.*

D. Schematic Design Phase:

Ware Malcomb shall provide the Schematic Design for the areas outlined above through the following:

1. Based on the program, refined space plan and City of Santa Ana standards, Ware Malcomb shall provide sketches and loose material selections to communicate concepts and ideas for the space outlined above. These shall be reviewed with City of Santa Ana for conformance to their image for each area.
2. Upon approval, Ware Malcomb shall prepare Preliminary Pricing Plans including additional information for City of Santa Ana's General Contractor to provide a preliminary budget price. Preliminary Pricing Plans shall include:
 - a. **Partition Plan:** Noting locations of full height walls, if required.
 - b. **Power/Signal Plan:** Power and data locations and any (known) specialty power requirements.
 - c. **Reflected Ceiling Plan:** Ceiling Types (i.e. ACT, gypsum board, or open to structure) and light fixture type/quantity. Actual specifications will remain as "to be determined" at this stage.
 - d. **Finish Plan (Floor & Wall):** If already determined by the tenant/owner, finishes (by generic type) will be hatched / noted on the plan for location and provided with a budgetary material cost/allowance per SF.
3. Ware Malcomb shall review the budget pricing prepared by a designated Contractor and present costs to City of Santa Ana for review.
4. Ware Malcomb shall provide two (2) loose finish palettes/concepts.

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5. **[OPTIONAL]** Ware Malcomb has included [# of views in words] (#of views) Revit / Enscape rendering views per below, with one (1) minor revision per view included (less than 10% change each). *To be determined based on specific project scope.*
6. Ware Malcomb shall attend up to [# of meetings in words] (#of meetings) one-hour meetings for design and review. *To be determined based on specific project scope.*
7. It is anticipated that this phase will be [# of weeks in words] (#of weeks) weeks. *To be determined based on specific project scope.*

E. Design Development Phase:

1. Based on the approved Schematic Design, Ware Malcomb shall provide final Design Development to include plans with fixed dimension, elevations, relevant details, electrical and lighting solutions to provide City of Santa Ana a representation of the final design.
2. Present final finish palette that shows all materials, finishes and colors. One (1) minor revision (a maximum of 10%) is included.
3. **[OPTIONAL]** Rendered Views that were previously provided will be updated, based on the approved Design Development package, with one (1) minor revision per view included (less than 10% change each). *To be determined based on specific project scope.*
4. Provide plans and other design information to Consultants as directed by City of Santa Ana.
5. Provide progress prints of plans and other design information for preliminary pricing by a General Contractor and for review by City of Santa Ana.
6. Assist City of Santa Ana in evaluating preliminary pricing and other project information.
7. Ware Malcomb shall attend up to [# of meetings in words] (#of meetings) one-hour meetings for design and review. *To be determined based on specific project scope.*
8. It is anticipated that this phase will be [# of weeks in words] (#of weeks) weeks. *To be determined based on specific project scope.*

F. Contract Documents Phase:

Prepare Contract Documents based on the approved Design Development documents or as authorized by City of Santa Ana. The documents shall set forth in detail the requirements for construction of the project. The scope of work shall include the following:

1. Prepare Interior Architectural Contract Documents of the project. A Project Manual is not included, but may be added for an Additional Service.

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2. Provide Mechanical, Electrical, Plumbing and Structural Contract Documents.
3. Ware Malcomb shall provide general coordination with documents prepared by its engineers and consultants, and coordination with City of Santa Ana consultants, contractors, engineers and vendors.
4. Ware Malcomb shall submit the Contract Documents to the Building Department, Building Landlord, Health Department (if applicable), and Fire Department for Plan Check Review, if requested, otherwise Ware Malcomb shall submit to General Contractor for submittal. Submittals to special jurisdictions such as City Planning, Airport Authority, etc. is not included but may be included as an additional service upon request. Ware Malcomb is not responsible for plan check review times.
5. Plan Runner/Expeditor Services, if utilized, will be passed through as a reimbursable expense.
6. Ware Malcomb shall review and update a Project Schedule with the City of Santa Ana Team, if necessary.
7. Ware Malcomb shall review with the City of Santa Ana Team the updated cost estimate prepared by a designated Consultant or Contractor.
8. Ware Malcomb shall attend up to [# of meetings in words] (#of meetings) one-hour meetings. One of the meetings shall be a Page-Turn meeting and/or "Sign-off" of Contract Document Drawings, prior to submitting for Permit, or issuing for Bid. *To be determined based on specific project scope.*
9. It is anticipated that this phase will be [# of weeks in words] (#of weeks) weeks, excluding plan check duration. *To be determined based on specific project scope.*

G. Bidding Assistance & Coordination Phase:

1. After City of Santa Ana's approval of the Contract Documents, Ware Malcomb shall assemble bid packages and transmit the documents to a pre-approved list of general contractors for construction bids, for up to three (3) general contractors.
2. Assist and advise City of Santa Ana in the analysis of cost quotes, bids and/or proposals, and the content, issuance and /or awarding of final contracts and purchase orders.
3. Ware Malcomb shall conduct a one-hour [in-person / video conference] pre-bid meeting to allow contractors and subcontractors the opportunity to request clarification of the Contract Documents. Ware Malcomb shall be available throughout the bidding process, within the allotted hours provided by the Bidding Assistance & Coordination Phase Fee, to answer questions from the bidders.

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H. Contract Administration:

1. Ware Malcomb will visit the site up to a maximum of [number of visits in words] (# of visits) visits for approximately one (1) hour per visit during the anticipated project duration of [# of weeks in words] (#of weeks) weeks. Construction duration has been estimated, and will need to be confirmed by the awarded General Contractor. If significantly longer than the anticipated duration, additional services may be required. *To be determined based on specific project scope.*
2. Visits are to become generally familiar with and keep the Client informed about the progress and quality of the portions of the work completed. Ware Malcomb will determine in general if the work is being performed in a manner indicating that the work, when fully completed, will be in accordance with the Contract Documents. Continuous on-site inspections are excluded.
3. Issue clarification sketches in a timely manner, based on receipt of written RFI's prepared by the General Contractor.
4. Review Contractor submittals and take appropriate action for the limited purpose of checking conformance with the design concept conveyed in documents prepared by Ware Malcomb.
5. Have the authority to reject work that does not conform to the Contract Documents, however, neither this authority nor the decision in good faith whether to exercise it, shall give rise to a responsibility or duty of Ware Malcomb, subcontractors or others performing portions of the work.
6. Coordinate with Contractor in its responsibility to prepare a punch list and comply with closeout procedures and submittals. Ware Malcomb shall perform one (1) punch walk and one (1) follow-up job walk within the scope of Basic Services.
7. Review Contractor's applications for payment, based on Ware Malcomb's best knowledge, information and belief, subject to any subsequently discovered information.

I. [OPTIONAL] Project Close-Out / Record Drawings:

1. City of Santa Ana's General Contractor shall provide the Ware Malcomb team a single composite set of final on site 'red-lined' construction plans.
2. Ware Malcomb team will incorporate the 'red-lined' plans, final bulletins, RFI's and revisions documented in the plans provided by the General Contractor.
3. Final 'Record Drawings' sets will be provided to City of Santa Ana in a .PDF format.
4. It is anticipated that this phase will take two (2) weeks from receipt of the final 'red-lined' drawings. *To be determined based on specific project scope.*
5. Ware Malcomb can prepare a Letter of Substantial Completion, when applicable.

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J. [OPTIONAL] Furniture Coordination – Full RFP Process:

1. Ware Malcomb shall assist in the selection of new furniture for City of Santa Ana. Selection process shall include the following:
 - a. Provide a digital 'Look Book' of various furniture for the open and enclosed office areas, conference rooms and miscellaneous furniture.
 - b. Conduct tours of manufacturers' showrooms (3 maximum) for the purposes of exposing the team to the various components of the furniture system.
 - c. Provide an evaluation matrix for City of Santa Ana review outlining the differences in the product offering.
 - d. Prepare a Request for Proposal for the bidding of the furniture scope of work which will include typical layouts and typical generic specifications. Ware Malcomb shall also provide coordination of the bid process.
 - e. Upon completion of the bidding process, Ware Malcomb shall update the evaluation matrix and distribute this to City of Santa Ana for review and final selection.
 - f. Once the bids have been reviewed and a final selection made, Ware Malcomb shall assist in the specification of the furniture. The final specifications shall be provided by the selected dealer. Ware Malcomb shall review the final specifications for conformance to the original design intent with a maximum of two (2) minor (less than 10% change) revisions.
 - g. [OPTIONAL - Provide a furniture plan indicating the location of each piece of furniture. The final furniture installation plan shall be provided by the selected furniture dealer.]
 - h. Coordination with designated furniture manufacturers and dealers, equipment suppliers and vendors and/or installers to establish critical dimensions (to accommodate furniture layouts) and ascertain other appropriate information. Installation documents for furniture and equipment will be the responsibility of the selected furniture vendor.
 - i. Provide furniture contract administration including installation coordination and provide one punch list indicating items that the manufacturer is required to correct to meet the expectations of City of Santa Ana.
2. Develop and provide furniture and furnishing pricing estimates with assistance from manufacturers/dealers.
3. Provide furniture contract administration including installation coordination and provide one punch list indicating items that the manufacturer is required to correct to meet the expectations of City of Santa Ana.

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K. [OPTIONAL] Furniture Coordination – Limited Scope:

1. Ware Malcomb shall assist in the selection of new furniture for City of Santa Ana. Selection process shall include the following:
 - a. Provide a digital 'Look Book' of two vendors for the open and enclosed office areas, conference rooms and miscellaneous furniture.
 - b. Coordinate with one selected vendor within their line.
 - c. Once a final selection made, Ware Malcomb shall assist in the specification of the furniture. The final specifications shall be provided by the selected dealer. Ware Malcomb shall review the final specifications for conformance to the original design intent.
 - d. Ware Malcomb shall provide coordination with designated furniture manufacturers and dealers, equipment suppliers and vendors and/or installers to establish critical dimensions (to accommodate furniture layouts) and ascertain other appropriate information. Installation documents for furniture and equipment will be the responsibility of the selected furniture vendor.

III. Excluded Services:

Ware Malcomb will not provide the services listed below:

- A. Soils engineering or reports.
- B. Site surveys, services or reports.
- C. Fire suppression or alarm systems (design-build).
- D. Special studies such as Traffic, Noise, Utility, Acoustical or Environmental studies.
- E. Off-Site Improvements.
- F. Hazardous materials identification, storage, or abatement.
- G. Roofing or waterproofing Inspection.
- H. Confirmation and/or verification of the accuracy and/or completeness of documents or information received from others.
- I. Storage or Racking design.

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IV. Supplemental Services:

The following items are not contemplated or included within Ware Malcomb's Scope or Fee. Ware Malcomb may perform certain services among the list below as an additional service and for an additional fee.

- A. ADA Survey
- B. Workplace Strategy
- C. Change Management / Communications
- D. Existing Furniture inventories
- E. Furniture selection / coordination
- F. Furniture installation plans of final specifications
- G. Record drawings
- H. Perspective or 3D Renderings, Virtual Reality, Panoramic Images, or Animation fly throughs
- I. Branding services such as Identity/Logo, Stationery System, Branding, Marketing Materials/Leasing Brochures, Website, Multi-Media Presentations, and Environmental Graphics
- J. Changes to the Program or building area
- K. Specialty Retail or Salon Fixture Displays / Millwork
- L. Permits or Agency fees
- M. Changes or revisions subsequent to completion of Design Development Phase including contractor Value Engineering, except for those required for refinement or code compliance
- N. Signage or Public Art selection
- O. Project Manual or Specification Book/Binder
- P. Landscape Design or Documents
- Q. Kitchen Design or Consultants
- R. Preparation of meeting minutes during construction
- S. Contract Administration more than 15 days beyond date of substantial completion
- T. Multiple bid processes or negotiations with General Contractors
- U. Contractor submittal reviews beyond the initial review and one backcheck
- V. Cost Estimating Services.
- W. Retaining wall design
- X. Design of non-standard structural systems due to sub-grade seismic or soils conditions
- Y. BOMA Calculations
- Z. Lighting design, audio visual or communication consultants
- AA. Acoustical design
- BB. Material Handling Coordination
- CC. Equipment As-Builts
- DD. Racking coordination
- EE. Emergency generator and fuel system design or storage tanks
- FF. Parcel maps, lot line adjustments, zone changes or environmental clearances
- GG. Variances or Entitlements, Legal Descriptions, or Special Planning Processes
- HH. Any and all other services not specifically described as part of the Basic Services

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V. Compensation:

To be determined based on specific project scope.

Note: Ware Malcomb offers the following additional/integrated/in-house services. We may perform any or all of these services at your request for an additional fee:

- a. LEED® Coordination & Management
- b. Branding (including Signage)
- c. Civil Engineering

VI. Reimbursable Expenses:

Standard expenses are in addition to our fees. Reimbursable expenses for such things as printing, plotting, renderings requested by Owner, postage and handling, delivery costs, travel and mileage, reproductions and facsimiles, are charged at the standard rate of cost plus fifteen percent (15%). The Client shall be responsible for plan check fees and shall provide payment directly to the Authority having Jurisdiction; plan check fees will not be handled as a reimbursable expense.

VII. Payment to Ware Malcomb:

All payments shall be due upon receipt of invoice, or as mutually agreed via a written contract. Billings shall be based on a percentage of completion on a Phase basis. Fees for all services up to and including Contract Documents and any unpaid billings shall be due and paid prior to submittal for agency plan check.

Thank you for this opportunity and we look forward to working with you.

Best regards,

Ware Malcomb



Mary Cheval, NCIDQ, CID, IIDA
Principal

FEE PROPOSAL 3

Fee Proposal

The fee proposal has been submitted concurrently with the technical proposal, but submitted separately per the RFP.



CERTIFICATIONS 4

**Appendix
ATTACHMENT 3
CERTIFICATIONS**

NON-COLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and Public Contract Code Section 7106)

In conformance 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 other 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. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed  _____

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 20th day of April, 2020, by Mary Cheval, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Notary Public Signature

Notary Public Seal


NON-LOBBYING CERTIFICATION

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 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 this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

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 subrecipients shall certify and disclose accordingly.

Signed:  _____

Title: Principal

Firm: Ware Malcomb


Date: April 20, 2020

NON-DISCRIMINATION CERTIFICATION

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

1. The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor 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 Contractor 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 Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Contractor 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 Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Contractor 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 Contractor 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 Contractor'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 Contractor 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 Contractor 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 Contractor becomes involved in, or is threatened with, litigation with a subContractor or Contractor as a result of such direction by the administering agency, the Contractor 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 Contractor of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed: 

Title: Principal

Firm: Ware Malcomb

Date: April 20, 2020

SUBCONSULTANT QUALIFICATIONS 5

Brandow & Johnston

700 South Flower Street, Suite 1800
Los Angeles, California 90017
p. 213.596.4500 | www.bjsce.com

Newport Beach Office

3300 Irvine Avenue, Suite 245
Newport Beach, California 92660
p. 949.862.8500

Firm Profile

Brandow & Johnston, with offices in downtown Los Angeles and Newport Beach, is the premier structural and civil engineering firm in Southern California. We provide state-of-the-art structural and civil engineering design, and related professional consultative and forensic services. Our firm is proud to be identified among those who built the Los Angeles we see today. Two visionary and legendary structural engineers - George Brandow and Roy Johnston - started as partners in 1945 to engineer the first height limited buildings constructed in Los Angeles after World War II, the first over height building allowed by ordinance, the first all welded structural steel office building, and the city's first major high rise. Since then, with expertise in every building type, every construction method, and every material alternative, we've successfully completed over 35,000 projects. Throughout our seven decades of professional practice, Brandow & Johnston has built on a rock solid foundation of experience and client service to become the leader in Southern California in structural and earthquake engineering. At Brandow & Johnston, we understand your needs, commit to your success, and exceed your expectations. Our engineering services will be responsive, innovative, and always mindful of the demands of time and budget.

Our Structural Engineering services begin at the earliest stages of project conception and continue throughout project planning, final design and construction, ensuring client satisfaction. We provide responsible engineering, efficient designs, and we are committed to creating sustainable and low impact developments. Catering to both public and private clients, we pride ourselves in maintaining long term relationships based on successful work performed and integrity. As early adopters of the revolutionary Revit Structure software using Building Information Modeling (BIM), we have become pioneers efficiently leading the way from project inception to completion. To date, we have completed over 1,000 projects using Revit(BIM).

Brandow & Johnston is adequately staffed with licensed engineers that specialize in public buildings. These professionals work diligently to design and engineer structures that meet all state and local agency requirements as well as adhering to all current codes.



Rowland Heights Community Center, Rowland Heights, CA

Structural
BRANDOW & JOHNSTON
25G-504

structural + civil engineers



OTHER EXPERIENCE**ON CALL SERVICES INCLUDE:**

Orange County Public Works	City of Anaheim Convention Center
City of Burbank	The Aerospace Corporation
City of Beverly Hills	City, County and Port of San Diego
City of Rancho Cucamonga	Division of the State Architect. Plan Review
County of Los Angeles	The California State University, Fullerton
USC On Call List	

CITY OF BEVERLY HILLS, Beverly Hills, CA

Public Works Maintenance Warehouse
 Chamber of Commerce, Building Remodel
 Roxbury Park Community Center
 Fire Station No. 2
 Police Facility, EOC Expansion

CITY OF BURBANK, Burbank, CA

City Yard Services Building	
Seismic Strengthening and Alterations	
Verdugo Recreation Center	Street Supervisor's Office
Olive Recreation Center	Police Evidence Building
Refuse Locker Room	Administrative Services Building
Police Pistol Range	Wells Fargo Building
Fire Station #16	Water Reclamation – Blower Building
Starlight Amphitheater	Water Reclamation – Operations Building
Field Services/Administration Building	McCambridge Recreation Center

COUNTY OF LOS ANGELES

Rowland Heights Community Center, Rowland Heights, CA
 DMH San Fernando Mental Health Feasibility Study, San Fernando, CA
 Mental Health Facility Scoping Documents, Arcadia, CA
 LAC/HUCLA CCC & HUB Tenant Improvements, Torrance, CA
 LAC+USC Medical Center Parking Structure Stair Replacement, Los Angeles, CA
 LAC+USC Medical Center Protective Canopy, Los Angeles, CA
 VIP North Hall Renovation LAC+USC Medical Center, Los Angeles, CA
 Fire Station #143 Scoping Drawings, Santa Clarita, CA

CITY OF BALDWIN PARK, Baldwin Park, CA

Zocalo Civic Plaza and New Retail Building

CITY OF PASADENA, Pasadena, CA

Seismic Evaluation Report for Fire Station #39
 Indoor/Outdoor Firing Range, Pasadena Police Department

Structural**25G-505**

BRANDOW & JOHNSTON
 structural + civil engineers





James Pearson, S.E.

President

Jim Pearson has **28** years of experience in the structural engineering field which includes new building design and the rehabilitation of existing structures in both the public and private sectors. He brings vast expertise over wide range of structural systems including concrete, steel, wood, masonry and structural metal studs. His portfolio includes many municipal and public works projects as well as public education, private retail, residential and office buildings. Mr. Pearson is the President of Brandow & Johnston, A 75- year old Structural and Civil Engineering firm of over 40 highly qualified engineers and staff.

Education:

*B.S. Architectural Engineering
Cal Poly San Luis Obispo*

Registrations/Certifications:

*Civil Engineer, California No.54484
Structural Engineer, California No.4335*

Experience:

*Brandow & Johnston 2016 - Present
Saiful Bouquet, Inc. 1996-2016
Englekirk Structural Engineers 1992-1999*

Professional Organizations:

*SEAOSC_Structural Engineers Association of Southern California
AISC_American Institute of Steel Construction
CASH_Coalition For Adequate School Housing*

Representative Projects:

LA-RICS LMR (Land Mobile Radio) 13 Full Design Sites + 5 Partial Design Sites, Los Angeles, CA

**LA-RICS LTE Phase 2 18 sites
Los Angeles, CA**

**DPW Data Center Feasibility Study
Pomona, CA**

**Kaiser Southbay Central Plant Upgrades
Harbor City, CA**

**UCLA Steam Tunnel Seismic Upgrades
Westwood, CA**

**Casa Colina Rehabilitation Hospital Central Plant
Pomona, CA**

**Inglewood Water Treatment Facility Improvements
Inglewood, CA**

**Vasquez Rocks County Park Ranger Station
Agua Dulce, CA**

**Vasquez Rocks County Park Interpretive Center
Agua Dulce, CA**

**Enterprise Park Pool Building Replacement
Willow Brook, CA**

**Ted Watkins County Pool
Los Angeles, CA**

**Manhattan Beach Library
Manhattan Beach, CA**

**Topanga Canyon Library
Topanga, CA**

**County Fire Fleet Maintenance Office
Los Angeles, CA New Office Space**

Hollywood Recreation Center Park, New Pool Building and Facilities, Hollywood, CA

Echo Park Recreation Center, Renovation and Modernization, Echo Park, CA

Echo Park Indoor Pool, Reconstruction with Seismic Retrofit of Damaged Natatorium, Echo Park, CA

**City of Los Angeles Recreation and Parks Department
Hollywood Park Pool, Hollywood, CA
Echo Park Rec. Center, Echo Park, CA
Echo Park Pool, Echo Park, CA**

Structural

BRANDOW & JOHNSTON

structural + civil engineers

25G-506





Kim Carvalho, S.E.

Vice President

Kim Carvalho has **29 years** of structural design experience, 20 with Brandow & Johnston. Ms. Carvalho's attention to detail and ability to bring projects in on time and on budget regardless of size and scope is extraordinary. Her experience and expertise with **municipal projects**, student housing, K-12 education, higher education, laboratories and tenant improvement projects has molded Kim into a very well-rounded structural engineer. She is comfortable taking on challenging projects and providing safe, high-quality and award winning design solutions for our clients. As Vice President, Ms. Carvalho is a true leader and champion to our young engineers. She is responsible for all phases of design development, detailing, construction administration and client interface. Not only is she a leader in the office; outside of the office she is very active in professional organizations and most notably assists in exam development for Professional Engineers in California.

Education:

University of Southern California
MSCE & BSCE

Representative Projects:

Canyon Country Community Center, City of Santa Clarita
Santa Clarita, CA

Registrations/Certifications:

Civil Engineer, California	No. 57164
Structural Engineer, California	No. 4896
Professional Engineer, Iowa	P24915
Professional Engineer, Connecticut	PEN.0031457
Professional Engineer, Colorado	PE 0053089
Structural Engineer, Arizona	PE 64539
Professional Engineer, Florida	85742
Professional Engineer, Georgia	PE041166
Professional Engineer, Idaho	PE 17531
Professional Engineer, Michigan	PE 6201066336
Professional Engineer, Nevada	025346
Professional Engineer, New York	NO. 16573
Professional Engineer, Texas	131826
Professional Engineer, Virginia	59129
Civil Engineer, Washington	PE 55447
Professional Engineer, Wyoming	16458

Experience:

Brandow & Johnston 1999 - Present

Professional Organizations:

SEAOSC_Structural Engineers Association of Southern California
AISC_American Institute of Steel Construction

Rowland Heights Community Center for LA County
Rowland Heights, CA

Roxbury Park and Community Center for City of Beverly Hills, Beverly Hills, CA

City of Beverly Hills, DWP Maintenance Warehouse
Beverly Hills, CA

Fontana Police Department Expansion
Fontana, CA

Banning Justice Center, (New Courthouse)
Banning, CA

Live Oak Library Relocation, Los Angeles County Dept. of Public Works, Arcadia, CA

City Yard Services Building, City of Burbank, Burbank, CA

Diemer Water Treatment Plant Office Building & Shop Building, Metropolitan Water District, Yorba Linda, CA

City of Pasadena, Dept. of Water & Power Operations Bldg
New Office Building
Office and Warehouse Renovation

City of Burbank As-Needed Seismic Strengthening Projects, City of Burbank, CA:

Northwest Library
Verdugo Recreation Center
Olive Recreation Center
Water Reclamation
Field Services/Administration Building
McCambridge Recreation Center
Johnny Carson Park Restrooms
Valley Park Restrooms
Water Reclamation – Operations Building
Water Reclamation – Blower Building
Administrative Services Building
Building Maintenance/Parks Storage



Ryan Bishoff, S.E. LEED® AP

Principal

Ryan Bishoff has **12 years** with Brandow and Johnston, Irvine office. As Principal, Ryan has worked on many different projects ranging in size and scope, from major and minor central plant renovations, replacements, and new construction projects, minor structural alterations, major tenant improvements, to high-rise commercial and industrial projects. Ryan is involved in the completion of all phases of project development, construction administration, structural design and system selection, seismic design of major projects, construction administration of major projects including structural evaluations, renovations and strengthening.

Education:

University of California, Irvine; BSCE

Registrations/Certifications:

*Civil Engineer, California No. 77753
Structural Engineer, California No. 6250*

Experience:

Brandow & Johnston. 2008 - Present

Professional Organizations:

*SEAOOSC_Structural Engineers Association of Southern California
AISC_American Institute of Steel Construction
ASCE_American Society of Civil Engineers
ACI_American Concrete Institute*

Instructor:

*UC Irvine, Class 181, Senior Engineer Design Class
Outside Client-Consultant, 2008-Present*

Representative Projects:

Restroom Bldg & Shade Structure
San Juan Capistrano, CA

Sendero Fields, Restroom Bldg. & Shade Structure
San Juan Capistrano, CA

Miller Park, Restroom Bldg. & Amphitheater Structure
Fontana, CA

Orange Library, Renovation and Expansion
Orange, CA

Fullerton Library Renovation and Expansion
Fullerton, CA

City of Ontario, City Hall Building, City Hall East Interim Facility, & Bon View Facility Addition and Renovation of the existing building, Ontario, CA

John Cooper Lab Building Retrofit - Orange County Public Works, Santa Ana, CA

Chino Police Station, Converting an existing warehouse building to an essential facility, Renovation and Seismic Retrofit, Chino, CA

Tower Jazz, Cooling Tower Sound Abatement
Newport Beach, CA

Medtronic- Orange County Consolidation Project, Addition & Renovation, R&D Lab & Manufacturing, Design Build Project, Santa Ana, CA

California State Polytechnic University, Library, 90,000 SF New Building Addition & Seismic Retrofit of the existing 6 story building with Viscous Dampers, Pomona, CA

Anaheim Convention Center, Car Park 4 Repair
Anaheim, CA

Eaton Fluid Power Group, Mechanical Plant
Irvine, CA

Applied Medical Bridge Building, Central Plant
Lake Forest, CA

Medtronic Orange County Consolidation New Building And Renovation Of Existing Buildings
Santa Ana, CA

Applied Medical Campus Tenant Improvement, Buildings B1, B2, B3, B4, Rd1, Amp lli, T1 & T2, Rancho Santa Margarita, CA

Structural

BRANDOW & JOHNSTON

25G-508

structural + civil engineers





SYSKA HENNESSY
GROUP

QUALIFICATIONS

consult + engineer + commission

CIVIC AND COUNTY EXPERIENCE

APRIL 2020

25G-509

CONTENTS

1. Firm Profile
2. Relevant Experience

1. Firm Profile

FIRM OVERVIEW

ABOUT SYSKA HENNESSY

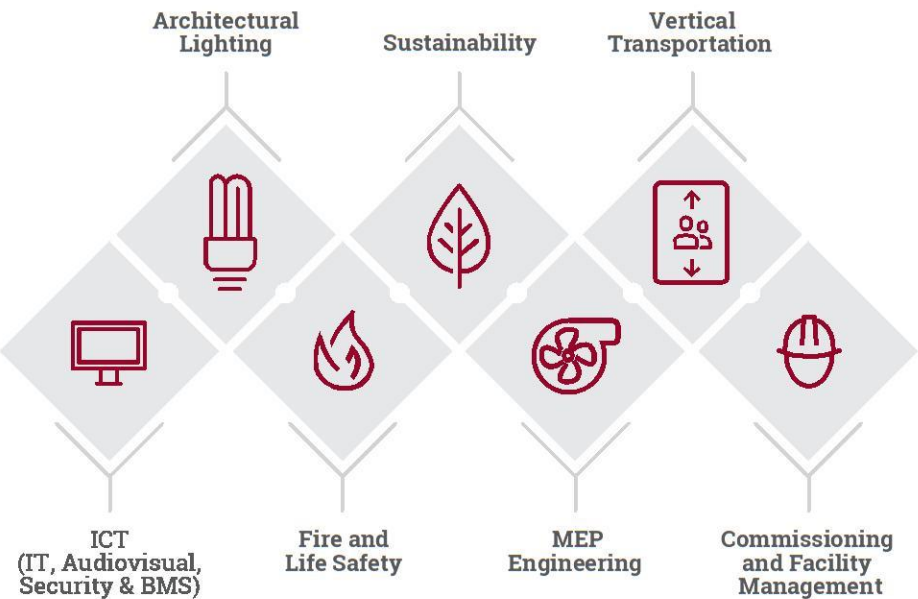
At Syska Hennessy Group, we create exceptional environments. We do this by focusing our high performance engineering, consulting and commissioning services on our clients' business practices and challenges, creating projects that position them for success.

Drawing on 90 years of engineering experience, we have helped to shape the skyline in cities around the world. Creating building systems in some of the most iconic and technically-advanced buildings has taught us to balance a truly global perspective on best practices with a very clear focus on our clients and their specific needs.

Key to our success is our ability to collaborate and communicate with all project team members. Collaboration is a part of Syska's DNA and is exhibited in the variety of delivery models we embrace: traditional, design assist, design-build and public private partnerships all bring us to the table in creative and significant ways.

As we engage with the entire project team, we contribute technical depth and strategic design understanding to deliver performance insights and operational advantages. Our energy and simulation modeling expertise allows us to predict design implications and anticipate opportunities and challenges across the entire project lifecycle. Our Revit and BIM experience allows us to collaborate in unique and powerful ways with the owner, the design team and the contractor. These tools are supported by our can-do attitude, proactive approach, and know-how acquired over years of practice. Taken together, these skills, attitudes, and tools support our clients' ability to make informed decisions about their project, from inception, through design and construction and into the operational phase.

OUR SERVICES



KEY FACTS



500
employees in

18 
locations worldwide

Locations

- Atlanta, GA
- Boston, MA
- Charlotte, NC
- Chicago, IL
- Dallas, TX
- Hamilton, NJ
- Jacksonville, FL
- Los Angeles, CA
- New York, NY
- Orange County, CA
- Raleigh, NC
- Richmond, VA
- San Diego, CA
- San Francisco, CA
- Silicon Valley, CA
- Washington, DC
- Dubai, UAE
- Shanghai, PRC

2. Relevant Experience

NEW LONG BEACH CIVIC CENTER, PORT OF LONG BEACH HEADQUARTERS, AND LONG BEACH PUBLIC LIBRARY

Long Beach, California

The New Long Beach Civic Center Project is a game changing development that revitalized civic core to serve local residents, businesses and visitors. It is also an important development because building operating costs and carbon footprint is designed to be 50% lower than standard office building.

The \$520 million, design-build-finance-operate-maintain civic center replaces the old city hall and provides efficient new offices for the Port of Long Beach, a new city library, a retail marketplace, three parking garages, including a new subterranean garage, public park and related infrastructure and landscaping.

Syska teamed-up with SOM, Clark Construction Group, LLC, Plenary Group and Johnson Controls International to help the City limit the upfront construction significant risk with a P3POM (Public Private Partnership with Facilities Operation Maintenance) delivery method.

To achieve the lowest cost MEP with highly efficient systems and distributions, Syska provided preliminary energy modeling, solar studies and system sketches to inform the overall architectural and programmatic concept.

Our high performance team developed whole building strategies to lower the energy needed and introduce renewable sources.

To save money and significantly improve energy efficiency, heating and cooling was supplied from under the floor, eliminating many ceilings, increasing floor to ceiling heights so daylight would penetrate deeper into the narrow floor plate enabling the lights to be turned off a significant duration of the day. LEED Gold certification was targeted and all buildings are exceeding ASHRAE 90.1-2007 by at least 22% before, and 34% after renewables are taken into account.

Our solution encompassed onsite renewable generation solutions for two of the three towers, which have to be very energy efficient to achieve EIR's requirement to generate 25% of energy required on an average sunny day.

Project Features

- Net Zero Energy
- New Main Library and City Hall
- Residential Units

- Underground Parking Facilities

- Central Plant

- Revitalized Lincoln Park

- Retail Shops

- 200-room Hotel

Architect

SOM - Skidmore, Owings & Merrill LLP

Services Provided

Mechanical, Electrical, Plumbing, Sustainable Design, Vertical Transportation

Size

958,320 sf

Completion Date

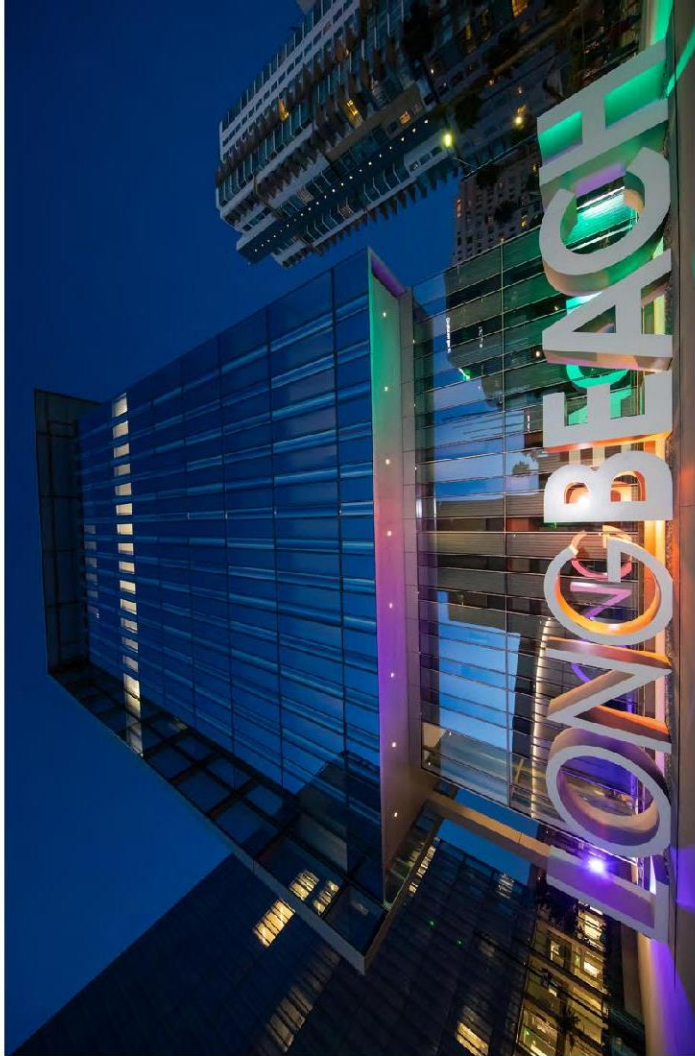
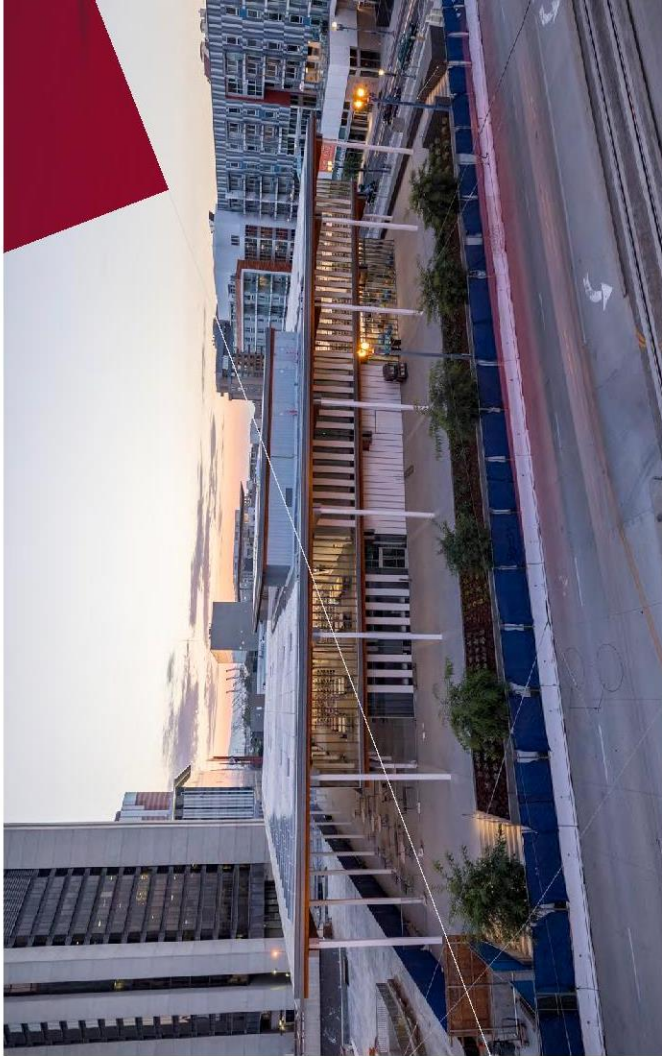
2019

Construction Cost

\$357,700,000

Sustainability

LEED NC Gold



EAST CONTRA COSTA COUNTY, NEW COUNTY ADMINISTRATION BUILDING AND MASTER PLAN

Martinez, California

The New County Administration Building replaces the old McBrien Building and was designed to be more efficient and community-friendly. It stands four stories tall and houses a variety of county departments, along with the Board of Supervisors meeting chamber. The design blends civic character with a warm and welcoming atmosphere.

The project includes the master planning and strategic phasing of several blocks in downtown Martinez to include parking and civic plazas carefully designed to bring cohesion and better flow to the government district. An existing surface parking lot is expanded to accommodate 250 spaces, and incorporates photovoltaic canopies that provide shading to cars and generate clean, renewable energy.

The building systems incorporate high performance MEP equipment and systems that will help the project achieve a LEED silver certification and operate at 20% below Title 24 energy requirements.

Project Features

- Master Planning
- Surface Parking and Civic Plazas
- Traffic Analysis
- Recommended Security Applications

Architect

KMD

Services Provided

Mechanical, Electrical, Plumbing, Energy Modeling, Consulting Services

Size

71,000 sf

Completion Date

2020 Estimated

Construction Cost

\$95,000,000

Sustainability

LEED Silver



25G-515

SAN FRANCISCO POLICE CREDIT UNION ADMINISTRATIVE BUILDING

San Bruno, California

This new 3-story plus two subterranean basement levels is the new home of San Francisco Police Credit Union. With overall 68,000 sf and space for 160 cars, the upper two levels were fitted out for SFPUCU while the Ground Floor is occupied by SFPUCU Branch and the rest shelved for another tenant. This allows SFPUCU room to address their anticipated growth over the next fifteen years.

Syska Hennessy Group was retained by NewGround to provide mechanical, electrical, plumbing and lighting design services. We worked closely with NewGround to meet City of San Bruno maximum height restriction of fifty feet. Sustainable features includes high efficient sealed packaged rooftop AC-units with

economizers, high efficient gas-fired boilers, VRF for 3-story glazed stairwells, LED lighting, stormwater retention, filtration and discharge control, and exterior shading.

Size

68,000 sf

Completion Date

2019

Project Features

- Low flow plumbing features
- Equipment controls

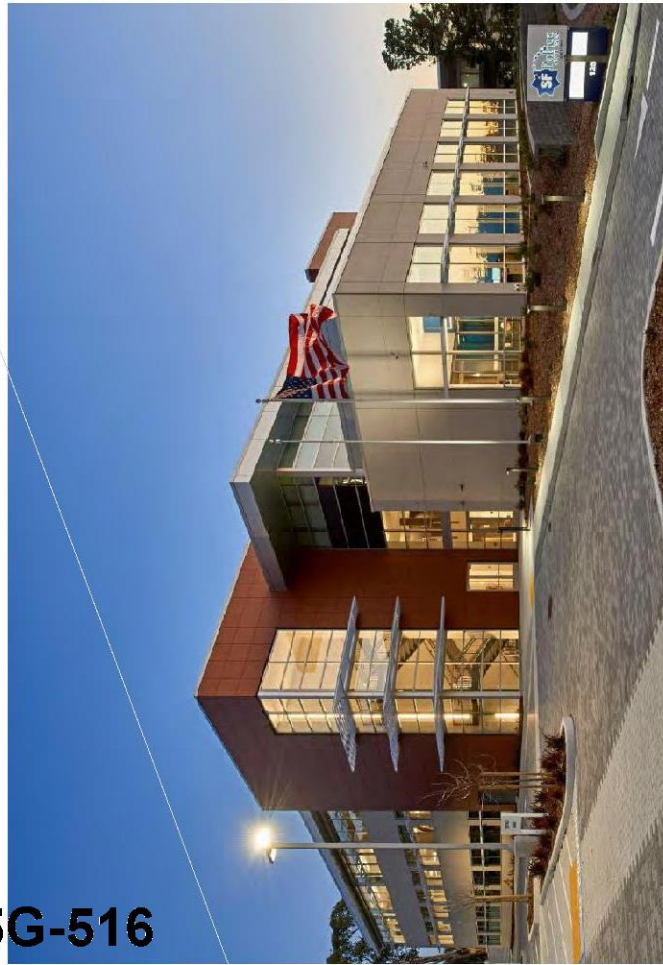
Architect

NewGround

Services Provided

Mechanical, Electrical, Plumbing, Building Management Systems, Architectural Lighting Design

25G-516



COUNTY OF SAN DIEGO, NORTH COASTAL LIVE WELL HEALTH CENTER

San Diego, California

The new Health and Human Services Agency building is a 36,000 sf facility that will house a Bio-psychosocial rehabilitation clinic, a mental health clinic, administration offices, a public health clinic, Military and Veteran services office, and Aging and Independence services offices.

With a construction budget of \$21,000,000, Syska will provide the county with a Net Zero building that promotes wellness for the myriad clinics housed within. To reduce the consumption of energy, the optimum orientation of the building was studied for daylight and wind analysis so that the design could incorporate natural ventilation and daylighting strategies. The building will also be designed with a VRF system to allow for higher controllability and

monitoring of energy usage. Additionally, the design will incorporate 300kW of alternative energy generation by solar panels and we are hopeful to target a net positive design.

Project Features

- Energy modeling
- Administration Offices
- Mental Health Clinic
- Public Health Clinic
- Laboratory

Architect

Balfour Beatty Construction

Services Provided

Sustainable Design, Mechanical, Electrical, Plumbing, Fire Protection

Size

36,000 sf

Completion Date

2018

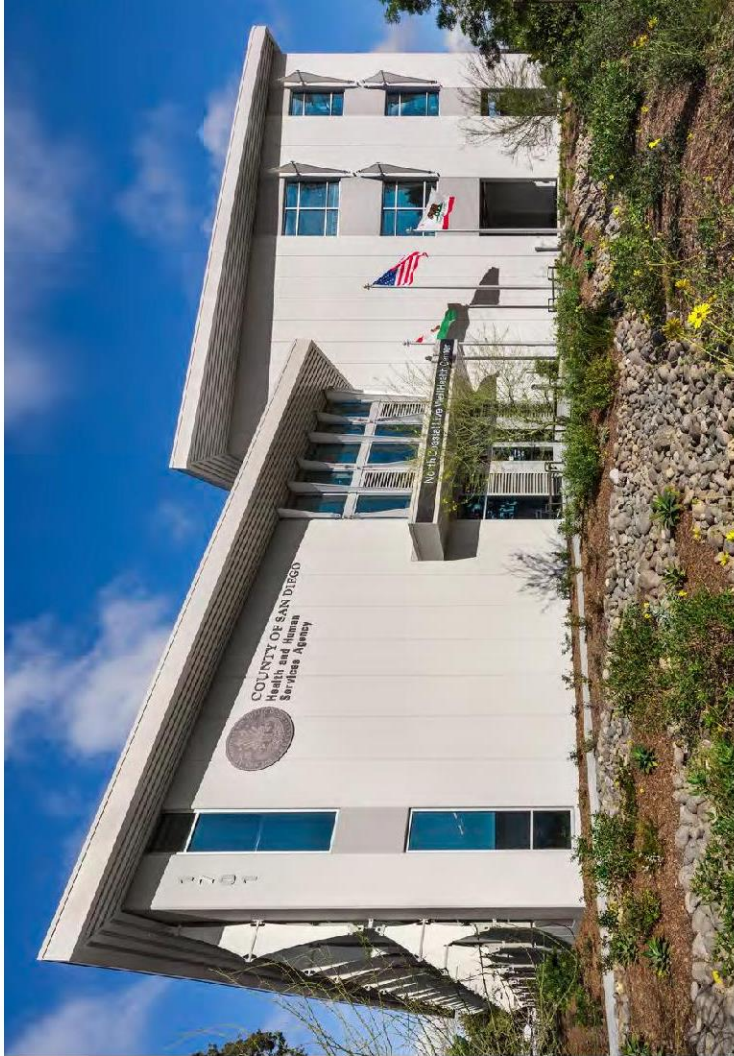
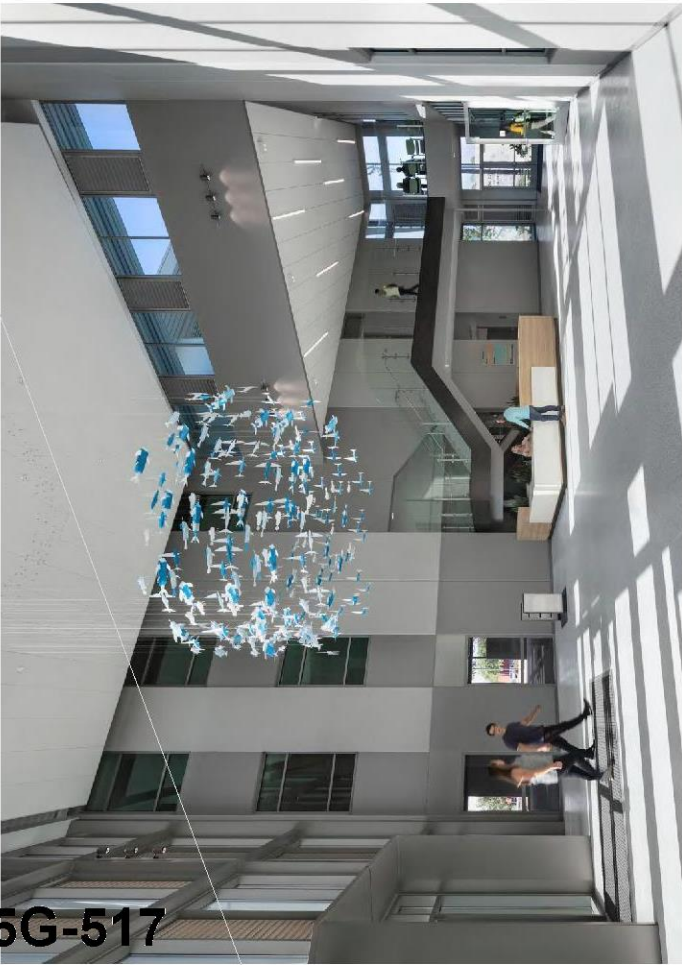
Construction Cost

\$ 21,000,000

Sustainability

Net Zero

25G-517



SANTA MONICA CITY SERVICES BUILDING

Santa Monica, CA

This new 50,000-square foot office building serves as an extension to the existing 1939 Santa Monica City Hall structure - a registered historical landmark. This new state-of-the-art "beyond sustainable" building will house the City's permit center, staff, and ancillary spaces that are currently scattered throughout Santa Monica in leased offices. Consolidating these functions into one unified location will increase staff synergy and enhance both the productivity and functionality of the entire surrounding civic campus. The project includes innovative energy and water systems to completely offset its impact on the environment. All bathrooms (staff and public) will be managed with composting toilets and waterless urinals for the men's rooms. The basement floor will have showers and a locker room for bike commuters. PV panels will be integrated on the roof as well as on the facade. The building has been designed to meet the requirements of the Living Building Challenge (LBC), surpassing the highest LEED certification standards. The LBC requirements include net-positive energy, net-positive water,

and red-list-free materials specification, among other social equity and education components. As such, commissioning and ongoing performance monitoring and verification play a critical role in meeting the stringent operational goals of the project.

Architect

Frederick Fisher and Partners

Services Provided

Commissioning, Energy Services, Sustainable Design

Project Features

- Script, Specification Development, Enhanced and Fundamental Commissioning
- LEED Measurement + Verification Process
- Design Peer Review
- Operations & Maintenance Manuals
- High Efficiency Heating & Cooling
- Natural Ventilation
- Photovoltaics
- Radiant Cooling & Heating
- Recycled Water System
- Equipment Controls

Size

50,000 sf

Completion Date

Ongoing

Construction Cost

\$75,000,000

Sustainability

Seeking Living Building Challenge Certificate
Net Zero

2501518



JUDICIAL COUNCIL OF CALIFORNIA, MODESTO COURT- HOUSE, SUPERIOR COURT OF STANISLAUS COUNTY

Modesto, California

The Superior Court of Stanislaus County provides services to county residents at the Modesto Courthouse and Hall of Records and from several leased facilities in downtown Modesto, as well as two single-courtroom facilities in outlying towns—Ceres and Turlock. All of these facilities have numerous deficiencies. They are overcrowded, lack security features to current standards, provide substandard and inefficient HVAC and lighting to courts staff and visitors, and hinder the court's efficiency by dispersing services over many locations.

This project will create a full-service courthouse in Modesto to replace seven court facilities: five in Modesto and the two outlying courthouses. Consolidating these facilities will enable the county to increase efficiency by retiring leases and ceiling operations. The project will improve security by providing enhanced entrance screening, separate hallways for the public, staff, and in-custody defendants, and properly sized hallways for in-custody defendants.

Syska Hennessy Group is providing energy modeling, sustainability consulting and MEP engineering design services in collaboration with Skidmore Owings and Merrill (SOM). This new 310,000 sf county courthouse includes 27 courtrooms, judge's chambers, jury services, clerk's areas, sheriff offices and holding areas with an on-grade sally port. The project will be LEED Silver certified, and be at least 15% more energy efficient than ASHRAE Standard 90.1. The team is seeking to balance a very high performing building on a very tight budget, with numerous high performance building and system strategies evaluated on a life cycle basis before they are incorporated.

Project Features

- 27 Courtrooms
- Displacement Ventilation
- High Efficiency Heating and Cooling
- Daylight Responsive Lighting Controls

Architect

SOM Architects

Services Provided

Mechanical, Electrical, Plumbing, Fire Protection, Energy Services, Commissioning

Size

310,000 sf

Completion Date

2021 Estimated

Construction Cost

\$278,200,000

Sustainability

LEED Silver

25C-519



COUNTY OF LOS ANGELES, HALL OF JUSTICE BUILDING

Los Angeles, California

Retrofitting a Historic Building and Attaining LEED Gold Certification

The Los Angeles Hall of Justice was the centerpiece of the County's justice system until it was damaged and red-tagged after the 1994 Northridge earthquake. Featured on multiple television shows, the historic building was the home of LA county courts, county coroner, sheriff's office, county DA, and was for many years the primary county jail.

As part of its restoration plans, the County wanted to seismically upgrade the vacant building. Once funding was available, the county issued a design competition for which ten teams proposed their design ideas. Syska's team was selected after careful consideration of skills and capabilities that each can bring to the table.

Syska's team showed a deep understanding of the unique project needs by embracing the client's vision for a facility that functions like a modern office building while preserving its invaluable historical appearance.

Project goals included the adaptive reuse of the courthouse areas as administrative office space, while demolishing one level of the existing three-level jail and adaptively reuse the two remaining levels as office space as well.

Architect
AC Martin

Services Provided
Mechanical, Electrical, Plumbing

Size
325,000 sf

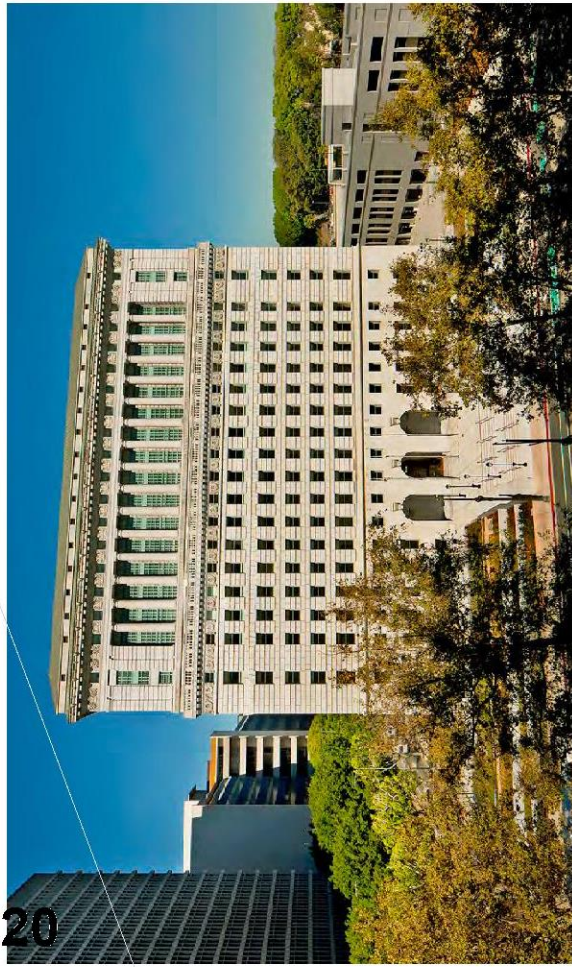
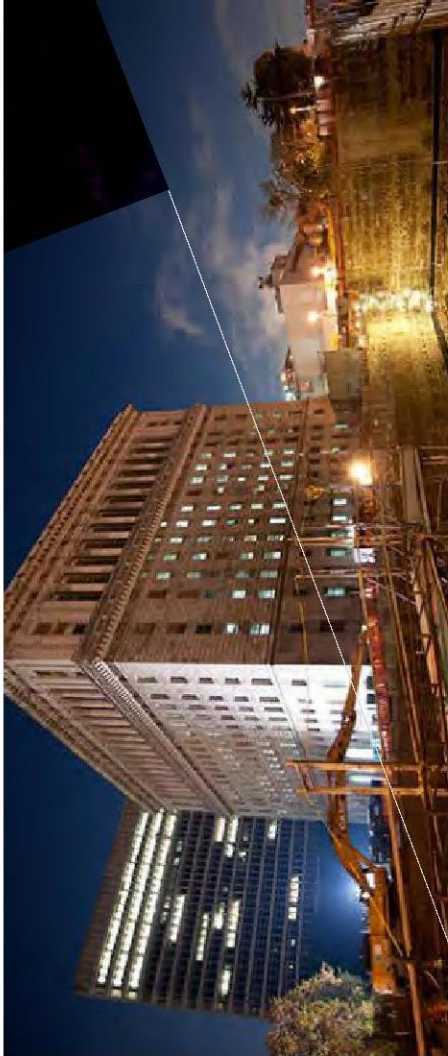
Completion Date
2014

Construction Cost
\$180,000,000

Sustainability
LEED Gold

Project Features

- Office Building
- Historical Status
- New 8-story Parking Structure
- Energy Conservation



250.1520



GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE

Long Beach, California

Winning Multiple Awards for a 3P Project

Syska's work on the Long Beach Courthouse, a public-private partnership, included designing, constructing, financing, operating, commissioning, and maintaining the building, as well as renovating the existing parking structure. The new courthouse, which provides space and services for judicial proceedings in Los Angeles County's Superior Court, replaces a 50-year-old existing structure.

The design includes 31 courtrooms with accompanying holding cells, administrative office space, and secure parking. It also includes office space used by the County of Los Angeles for administrative purposes and additional office space for commercial and retail tenants.

We developed a cabling infrastructure system for technology distribution to support communications for staff, employees, and visitors. The technology distribution centered on passive (structured cabling) and active equipment (network equipment).

The infrastructure provided an optimal level of performance, reducing the operating costs in support of multiple integrated and converged systems for voice, data, wireless, AV, BMS, and security.

Our team used a number of innovative solutions to overcome the project's technological challenges through a versatile cabling infrastructure that can accommodate future converged networks. The project received multiple awards including Design-Build Institute of America's (DBIA) Civic Buildings, National Award of Merit, and ENR's 2014 Best Global Project.

Project Features

- Public Private Partnership
- Design-Build/Lean Process
- Parking structure renovation
- Network and cabling infrastructure
- High-volume judicial proceedings

Architect

AECOM

Services Provided

CFD modeling, Mechanical, Electrical, Plumbing, BIM/Revit, IT/Telecommunications

Size

531,000 sf
4 & 5 Stories (two buildings)

Completion Date

2013

Construction Cost

\$300,000,000

Sustainability

LEED Gold

25G-521



SYSKA HENNESSY
GROUP



CONFIDENTIAL TRANSPORTATION AGENCY - CONSOLIDATION AND EXPANSION

San Francisco, California

The confidential Transportation Agency's real-time command and control functions resided in 5 different locations dispersed around the city with undersized facilities and outdated systems. Seeking to consolidate its real-time command and control functions into a single, adequately-sized, secure facility with fully integrated and up-to-date systems, the agency leased the 7th floor of a building in the heart of the city. The design environment accommodated a raised floor design, providing heavy power and emergency power generation with a 90,000 gallon diesel fuel tank on site. Also on site were provisions for 200,000 gallons of water, high security design, and extraordinary HVAC capacity and chiller capacity for the agency's Computer Room Air Conditioning (CRAC) units.

The agency selected Syska to design the mechanical, electrical and plumbing systems for the new sustainable building. The design included a raised floor environment with Computer Room Air Handling (CRAH) units tied to chilled water, two new server and command rooms with central UPS, which tied into the buildings generators, N+1 CRAC units,

underfloor supply/overhead return, hot & cold aisle, new VAV boxes, low pressure ductwork, new lighting power distribution, fire alarm system and associated components. The new plumbing system included a break room and shower room.

Syska also provided LEED consulting and commissioning services. Syska's commissioning approach, integrating owner, operator, engineer, contractor with the commissioning authority, was key to facilitating clear and effective communication among all team players, ensuring an effective project turnover. Running on a tight project schedule, Syska's team stayed in constant communication with all other stakeholders to ensure that project goals and deadlines are met. Syska's collaborative project approach allowed the team to overcome significant challenges that come adaptively reusing a building originally designed as a single-tenant building, and repurposing it into a sustainable multi-tenant building with an active multi-floor data center and parking garage.

Architect

RMW Architecture

Services Provided

Mechanical, Electrical, Plumbing, Sustainable Design, Building Management Systems, Architectural Lighting Design, Energy Services, Commissioning, Fire Alarm / Life Safety

Size

40,000 sf

Completion Date

2013

Construction Cost

\$32,500,000

25G-522



SYSKA HENNESSY
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Existing Site



Phase I

COUNTY OF SAN DIEGO, PHASE I - URBAN CAMP AT THE JUVENILE JUSTICE CENTER

San Diego, California

The County of San Diego is in the process of renovating and rebuilding the existing site and campus at the Juvenile Justice Center. The new facility represents a shift away from the correctional model of detention and fully embraces the positive youth development model. In this model, staff will engage youth through the lens of adolescent development and future opportunities.

Phase I of the project includes replacing the girls' rehabilitation facility and urban camp units with a new 131,000 sf, 128-bed urban camp facility. This phase includes community supervision services, juvenile probation center, urban camp setting, and consolidated detention for up to 350 youth and probation administration. The design-build project will also include new parking lots, sitework, and a new central plant to serve future phases of the replacement project. Phase 2 will consist of replacing the existing juvenile hall with housing units to accommodate 112 beds.

Syska is providing electrical engineering and architectural lighting design services.

Project Features

- Stand-alone medical unit with general and mental health treatment
- Exceeding Title 24 by at least 20%

Design-build Entity

Contractor: Balfour Beatty

Architect: DLR Group

Services Provided

Electrical, Architectural Lighting Design

Size

131,000 sf

Completion Date

2021 Estimated

Construction Cost

\$112,000,000

Sustainability

Pursuing LEED Gold

Designed for Zero Net Energy

25G-523



SYSKA HENNESSY
GROUP



THE CITY OF SAN FRANCISCO, PUBLIC SAFETY BUILDING

San Francisco, California

Combining Power Regeneration with Vertical Design

As part of an overall plan to deconstruct its once aging Hall of Justice, the City of San Francisco built a new police headquarters in Mission Bay. The building's broader role brings a sense of civic well-being to an emerging neighborhood, where shiny offices and condo developments are islands surrounded by empty lots. The complex also includes the local police and fire station and a 230-space parking garage for fleet vehicles.

The 1930's brick firehouse, that was once the only building on the lot, was incorporated and converted into a community meeting space.

The architects' plan was to develop a seismically sound facility that "felt civic and inviting, not bunker-like and heavy," despite the various security issues. To keep the floorplate relatively thin, the building was designed as a Z-shaped tower of four floors, which houses the police headquarters, sitting atop a two-story plinth that contains the local fire and police stations. A large cross-section of the center of the "Z" which is partially transparent to both cross-streets, showcases a monumental interior staircase.

The architects also used a lot of glass on the building's most public face, on Third Street, in order to convey a sense of civic transparency.

Syska's role on the project was to design the vertical transportation system. One feature of our design included an energy-efficient elevator system that used regenerative drive and enabled power to be restored back into the building's electrical supply.

The team worked closely with the architect to preserve the historical fabric of the building.

Project Features

- Police station
- Assembly space
- Office space
- Command center
- Holding facility
- Parking structure
- Community space
- Historic fire house

Architect

Mark Cavagnero Associates Architects
HOK

Services Provided

Vertical Transportation

Size

300,000 sf

Completion Date

2015

Construction Cost

\$164,000,000

Sustainability

LEED Gold

25G-524



SYSKA HENNESSY
GROUP



CITY AND COUNTY OF SAN FRANCISCO DPW ON-CALL SERVICES

San Francisco, California

Syska Hennessy Group is currently designing various elevator and escalator equipment assessments, modernization design, construction services, for the City and County of San Francisco Department of Public Works.

Project Value

\$20,000,000

Contract Value

\$750,000

Project Dates

2015 - 2022

25G-525



SYSKA HENNESSY
GROUP



GLENDALE CENTRAL LIBRARY RENOVATION

Glendale, California

The Glendale Central Library is the hub of the Glendale Public Library system which includes six branch libraries, an art and music center, and a bookmobile. In addition to being a traditional lending library, the Central Library is a civic center providing community information and educational services such as author lectures and book signings, book discussion groups, and computer workshops. The Library features an active children's room, teen center, computer lab, large audio-visual collection, an international materials collection, conference rooms, a 200-seat auditorium and a bookstore operated by the Friends of the Glendale Public Library. The Special Collections Room houses valuable photographs and documents that chronicle the history of Glendale. Additionally, there is a "Man's Inhumanity to Man" space dedicated to the Armenian massacre.

The Central Library required comprehensive assessment and upgrades to the existing 92,600sf footprint of the Library as well as the surrounding landscaped open-air areas north and east of the Library. The primary focus of the renovation was to enhance the performance of the Library's various functional elements, increasing sustainability, and enhancing the civic presence of the Library within the greater downtown area.

Syska Hennessy Group was selected as part of the design team to provide full mechanical, electrical and plumbing engineering services.

Architect

Gruen Associates

Services Provided

Mechanical, Electrical, Plumbing, Architectural Lighting Design

Size

92,600 sf

Completion Date

2015

Construction Cost

\$5,350,000





Locations

Atlanta, GA
Boston, MA
Charlotte, NC
Chicago, IL
Dallas, TX
Hamilton, NJ
Jacksonville, FL
Los Angeles, CA
New York, NY
Orange County, CA
Raleigh, NC
Richmond, VA
San Diego, CA
San Francisco, CA
Silicon Valley, CA
Washington, DC
Dubai, UAE
Shanghai, PRC

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