

AGREEMENT FOR CONTRACT SERVICES

This Agreement for on call building services (the "Agreement") is made and entered into as of the 13th day of August, 2019, by and between the City of Lake Elsinore, a municipal corporation ("City") and Interwest Consulting Group, Inc., a California corporation ("Contractor").

RECITALS

A. City desires to retain Contractor to perform on-call building services in the City and Contractor desires to provide such on-call building services and related work as set forth in this Agreement.

B. Contractor possesses the skill, experience, ability, background, certification and knowledge to perform the services described in this Agreement on the terms and conditions described herein.

AGREEMENT

1. Scope of Services. Contractor shall perform the services described on Exhibit A which is attached hereto and incorporated herein by reference. Contractor shall provide said services at the time, place, and in the manner specified in Exhibit A, subject to the direction of the City through its staff that it may provide from time to time.

2. Time of Performance. The services of Contractor are to commence upon execution of this Agreement and shall continue until June 30, 2022. At the discretion of the City, the term may be extended up to two (2) one-year extensions.

3. Compensation. Compensation to be paid to Contractor shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Contractor's compensation exceed \$ 250,000, per year, without additional written authorization from the City. Expenses set forth in Exhibit A shall be reimbursed at cost without an inflator or administrative charge. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Contractor shall submit monthly billings to City describing the work performed during the preceding month. Contractor's bills shall be segregated by project task, if applicable, such that the City receives a separate accounting for work done on each individual task for which Contractor provides services. Contractor's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and weed abated location. City shall pay Contractor no later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City. Extra work will be invoiced separately for services performed in accordance with the Scope of Services.

6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon thirty (30) days' written notice of termination. Upon termination, Contractor shall be entitled to compensation for services performed up to the effective date of termination.

8. Contractor's Books and Records.

a. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor to this Agreement.

b. Contractor shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Contractor's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Contractor's business, City may, by written request by any of the above-named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Contractor, Contractor's representatives, or Contractor's successor-in-interest.

9. Independent Contractor. It is understood that Contractor, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Contractor shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Contractor hereby expressly waives any claim it may have to any such rights.

10. Interests of Contractor. Contractor (including principals, associates and employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Contractor's services hereunder. Contractor further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

11. Technical Ability of Contractor. City has relied upon the technical training and ability of Contractor to perform the services hereunder as a material inducement to enter into this Agreement. Contractor shall therefore provide properly skilled employees to perform all services under this Agreement. All work performed by Contractor under this Agreement shall be in

accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent Contractor's field of expertise.

12. Compliance with Laws. Contractor shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

13. Licenses. Contractor represents and warrants to City that it has the licenses, permits, proposal, insurance and approvals of whatsoever nature which are legally required of Contractor to practice its profession. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Contractor to practice its profession. Contractor shall maintain a City of Lake Elsinore business license.

14. Indemnity. Contractor agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs and expenses in connection therein), arising out of the performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.

15. Insurance Requirements.

a. Insurance. Contractor, at Contractor's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

i. Workers' Compensation Coverage. Contractor shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Contractor shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Contractor for City. In the event that Contractor is exempt from Worker's Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California, Contractor shall complete and submit to the City a Certificate of Exemption from Workers Compensation Insurance in the form attached hereto as Exhibit C.

ii. General Liability Coverage. Contractor shall maintain commercial general liability insurance in an amount not less than two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

iii. Automobile Liability Coverage. Contractor shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.

b. Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and shall be endorsed with the following specific language:

i. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Contractor, including materials, parts or equipment furnished in connection with such work or operations.

ii. This policy shall be considered primary insurance as respects the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

iv. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

vi. The insurance provided by this Policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Contractor shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

d. Certificates of Insurance. Contractor shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City:

City of Lake Elsinore
Attn: Bill Belvin
130 South Main Street
Lake Elsinore, CA 92530

If to Contractor:

Interwest Consulting Group, Inc.
Attn: Ron Beehler, SE, CBO
1500 S. Haven Ave., Suite 220
Ontario, California 91761

17. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Contractor. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

18. Amendments. This Agreement may be modified or amended only by a written document executed by both Contractor and City and approved as to form by the City Attorney.

19. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and technical competence of Contractor. Contractor shall be fully responsible to City for all acts or omissions. Assignments of any or all rights, duties or obligations of the Contractor under this Agreement will be permitted only with the express consent of the City.

20. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

21. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

22. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Riverside.

23. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

24. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and share the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

25. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

26. Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

27. Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

28. Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed on the date first written above.

"CITY"

CITY OF LAKE ELSINORE, a municipal corporation

"CONTRACTOR"

Interwest Consulting Group, Inc., a California corporation

Grant Yates, City Manager

Ron Beehler, SE, CBO
Director, Building Safety Services

Date: _____

Date: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

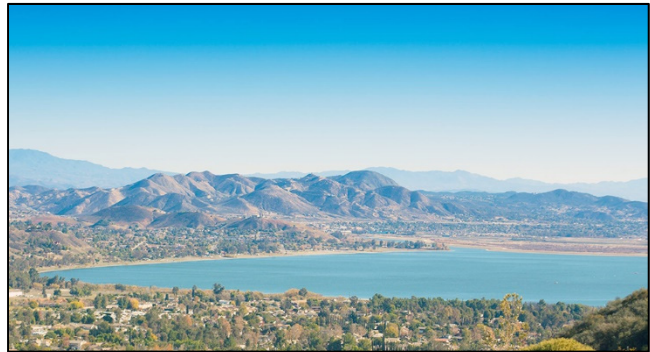
Attachments: Exhibit A - Scope of Services

EXHIBIT "A"

SCOPE OF SERVICES

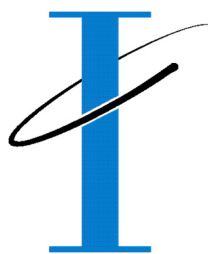
August 5, 2019

Statement of Qualifications for
On-Call Building Services



Prepared for the
City of Lake Elsinore
Community Development Department
130 South Main Street
Lake Elsinore, CA 92530

By



Interwest Consulting Group, Inc.

Ron Beehler, SE, CBO
Director, Building Safety Services
1500 S. Haven Ave., Suite 220
Ontario, California 91761
O | 909.295.3142
C | 949.613.5595

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August 5, 2019

City of Lake Elsinore
Community Development Department
Attention: Justin Kirk, Assistant Community Development Director
130 South Main Street
Lake Elsinore, CA 92530



Dear Mr. Kirk,

Interwest Consulting Group is pleased to respond to the City of Lake Elsinore's Request for Qualifications (RFQ) for On-Call Building Services. This Statement of Qualifications (SOQ) provides information on our company and the services that we can provide the Community Development Department's Building & Safety Division and the Lake Elsinore development community.

With more than 400 employees, Interwest is large enough to provide for all of the City's building & safety needs, yet still small enough to ensure that we maintain focus and are responsive to the needs of the City. We understand that the City seeks qualified firms to provide on-call services. As detailed in this SOQ, Interwest stands prepared to provide a complete and integrated team or individual staff members to support the City, as needed.

We are an excellent choice to provide building and safety services to complement the City's existing staff for the following reasons:

- *Our building inspectors have provided services to the City of Lake Elsinore since 2016.*
- *We maintain the largest team of Inland Empire based qualified Plans Examiners and Building Inspectors.*
- *We have a successful experience and track record of providing a wide range of Building Safety Services for many Southern California cities including Murrieta, Wildomar, Long Beach, Anaheim, Irvine, Pomona, Eastvale, Santa Clarita, Upland, Yorba Linda, Lake Forest, Bell and the Counties of Riverside, San Bernardino and Los Angeles.*
- *Our proposed staff provide continuity and consistency of services, and have extensive experience in similar jurisdictions and qualifications.*
- *We have a commitment to and focus on customer service.*

Interwest provides municipal engineering, transportation planning, traffic engineering, building and safety, GIS, real property, facility management and construction management services to public agencies throughout Southern California. We serve public agency clients exclusively—typically in a staff augmentation and program management role. This exclusive commitment to public agency clients is important, as it allows us to avoid any real or perceived issues regarding conflicts of interest.

Interwest is very aware of the challenges and requirements that apply to municipal governments, as many of our staff have held senior and executive management positions within numerous California cities. Our staff includes former Chief Building Officials, Public Works Directors, City Engineers, Capital Project Managers, and Construction Managers. This background and experience is important since serving in a leadership capacity in local agencies requires a high level of sensitivity towards the needs of the community. Accordingly, our professional staff truly understands and values the importance of

maintaining a focus on representing our public agency clients in a manner which reflects positively on the City of Lake Elsinore.

Our building inspectors are certified journeyman level inspectors experienced in working with contractors and designers to assure code compliance. Our plans examination staff has years of experience providing plan review services for diverse projects and have the skills needed to accurately and efficiently plan review large and complex building projects. Each of our Building Safety staff members is customer-service focused, always looking out for the best interest of the communities and clients we serve in order to furnish the following key objectives:

- Providing all services in a **cost-effective** manner
- Providing **qualified and experienced personnel** who have the ability to effectively communicate and explain relevant code requirements
- Providing a **high level of customer service** for internal and external customers
- Balancing the need to ensure conformance to standards and regulations with the need for **predictability, uniformity and efficiency.**

Ron Beehler, SE, CBO, will serve as Principal-in-Charge and as the management contact to the City. Ron is an authorized representative of Interwest Consulting Group and has the authority to sign all necessary agreements. **Gil Petris, CBO, ICC**, will serve as the Project Manager and as the City's Liaison for this contract. Their contact information follows:

Ron Beehler, SE, CBO
1500 S. Haven Ave., Suite 220
Ontario, CA 91761
909.295.3142 Office
949.613.5595 Mobile
rbeehler@interwestgrp.com

Gil Petris, CBO, ICC
1500 S. Haven Ave., Suite 220
Ontario, CA 91761
909.295.3142 Office
562.256.6621 Mobile
gpetris@interwestgrp.com

Please contact me or Gil directly if you have any questions concerning our qualifications or the services we provide. Thank you for taking the time to review our qualifications. We look forward to the opportunity to provide additional services to the City of Lake Elsinore.

Sincerely,


Ron Beehler, SE, CBO
Director, Building Safety Services

Relevant Experience

OUR PROJECT UNDERSTANDING

SCOPE ITEM 1 - BUILDING INSPECTION SERVICES

We understand that the City anticipates the need for Building Inspection Services including, but not limited to:

- *Combo residential inspection of all types*
- *Combo non-residential inspections of all types*
- *Assisting senior staff with conflict resolution*

Interwest's Work Plan to Provide Building Inspection Services

Interwest has provided Building Inspection Services to the City of Lake Elsinore since 2016.

Building inspectors qualified to perform residential and commercial inspections can be made available as-needed during normal business hours. Inspectors can also be flexible to assist during special off-hours by request with advance notice.

Assigned staff will perform inspection services, as needed, to verify that the work of construction is in conformance with the approved project plans as well as identifying issues of non-compliance with applicable building and fire codes. Our field inspection services will include site inspections and writing legible and understandable correction and violation notices and field reports. In addition, we will be available to answer in-person or telephone inquiries.



We understand that municipal codes may be frequently updated, so we will ensure that the projects we are inspecting are compliant with current code requirements. More specifically, we will ensure compliance with City adopted building codes and regulations covering structural, fire prevention, life safety, disabled access, energy conservation, green building, plumbing, mechanical and electrical installations in residential, commercial, industrial, existing and historical buildings.

Interwest's ICC/CASp certified inspectors have performed both building and fire inspection services on a wide variety of construction projects including new residential developments, large custom homes, and commercial, institutional, assembly, essential service buildings and industrial projects. When necessary for large or fast-track projects, multiple inspectors are available.

Interwest's inspectors will provide field inspections including site inspections of projects to verify conformance with approved drawings and specifications which will include review of the permit documents to verify that onsite conditions are consistent with the approved documents for square footage, setbacks, heights and any other applicable conditions. At the completion of inspections,

Interwest's inspectors will complete all necessary City forms and documents as required to provide seamless service.

We understand that personality and customer service is crucial to on-the-job success, therefore, we have selected inspectors who are well versed in customer service and skilled in dealing with people both at the public counter and in the field. All inspection personnel assigned will be ICC and/or CASp certified as required.

Inspector Qualifications & Certifications

Interwest retains inspectors who are motivated to achieve the highest level of experience and certification. We work hard to match your jurisdiction's level of safety and code compliance. All Interwest inspectors are ICC-certified.

Inspection personnel assigned will be able to read, understand and interpret construction plans, truss drawings and calculations, prepare and maintain accurate records and reports, communicate effectively orally and in writing and to work effectively with contractors, the public and general staff. Inspectors will possess knowledge of approved and modern methods, materials, tools and safety used in building inspection and the most current building standards.

Inspection Schedule

Interwest will work with your organization to provide inspection staff in a timely manner. Our inspectors are familiar with a multitude of jurisdictional scheduling and tracking systems and can quickly adapt to jurisdiction requirements. Emergency inspections (usually requests that pertain to a serious or urgent life/safety issue) can be provided as they are needed; nights, weekends and holidays.

SCOPE ITEM 2 – PLAN CHECK SERVICES

We understand that the City anticipates the need for Plan Check Services including, but not limited to:

- *Complete residential plan review including: Life Safety, Structural, Green code, Energy, and Mechanical, Electrical and Plumbing*
- *Complete commercial plan review including: Life Safety, Accessibility, Structural, Green Code, Energy code, and typical Mechanical, Electrical and Plumbing*
- *Plan review for Tenant Improvements including: Life Safety, Accessibility, typical light structural (non-load bearing elements), Green code, Energy code, and typical Mechanical, Electrical and Plumbing*
- *Performing simple same-day and over-the-counter reviews, as needed*



Interwest's Work Plan to Provide Plan Check Services

Plan review services will be coordinated out of our local Ontario office, 35 miles from the City's offices. All plans examination services will be performed either by a licensed Civil or Structural Engineer, or an ICC Certified Plans Examiner under the direction of a licensed Civil or Structural Engineer and/or

licensed Architect. For more complex projects and when needed to meet peak workload demands, additional support will be provided from our regional offices for, on-site or off-site, structural plan review services and non-structural plan review services. Our plans examiners understand and are intimately familiar with applicable building codes and plan review procedures and policies and will readily assist with solutions to complicated plan review issues.

Our staff will work with project applicants in a collaborative and professional manner to quickly identify and resolve violations of codes, standards or local ordinances. They will provide thorough plan reviews in an effort to provide complete and accurate construction documents to minimize questions and problems during the construction phase of projects.

Technical Capabilities in Plan Check Areas

Interwest staff possesses significant technical capabilities in all areas of plans examination competence. All plans examiners are ICC Certified Plans Examiners with extensive experience providing plan review services. All plans examination activities will be performed under the direction of a California licensed professional engineer and/or licensed architect. Our staff will conduct accelerated plan review on as as-needed basis as requested by the Building Official.

Architectural

Interwest's non-structural plans examiners furnish plan review services for a vast array of projects including large residential, commercial, institutional, industrial, retail, and OSHPD 3 medical office buildings. Many of our plans examiners are CASp certified. Completed plan review projects range from single-story residential projects to complex high rise buildings and numerous building additions and remodels. We are experienced and familiar with the use and application of the most current editions of the following model codes:

- California Building Standards Code
- International Building Code (IBC)
- Americans with Disabilities Act Standards for Accessible Design
- ANSI Standards
- NFPA Codes & Standards
- CA Code of Regulations (CCR) Titles 19 and 25
- Jurisdiction-adopted amendments or ordinances

Structural

Our California-licensed Structural Engineers have experience designing and reviewing projects utilizing virtually all building materials:

- Wood
- Masonry
- Heavy Timber / Timber Frame
- Concrete
- Structural Steel
- Cold-Formed Steel Framing
- Straw Bale
- Rammed Earth
- Aluminum

Our engineers have designed or reviewed a wide array of lateral force resisting systems including:

- Steel Moment Frames
- Buckling Restrained Braced Frames
- Eccentric Braced Frames
- Concentric Braced Frames
- Concrete Moment Frames
- Wood Shearwall Systems
- Masonry Shearwall Systems
- Concrete Shearwall Systems
- Cantilevered Column Systems
- Various Proprietary Lateral Force Resisting Systems

Our structural engineers are experienced with the provisions of most model codes including, but not limited to, current versions of:

- CCR Title 24, Part 2, Volume 2
- International Building Code (IBC)
- AISC 341, 358 and 360
- ASCE 7
- ASCE 41
- AISI Standards for Cold Formed Steel
- ANSI / AF&PA NDS for wood framing
- ACI 318
- ACI 530 / TMS 402/602
- CA Historic Building Codes
- CA Existing Building Codes

Mechanical, Plumbing & Electrical

Interwest's California-licensed Mechanical and Electrical Engineers are well-versed in the application California Mechanical, Plumbing, Electrical, Energy and Green Building Standards Codes:

- California Building Code
- California Residential Code
- California Plumbing Code
- California Mechanical Code
- California Electrical Code
- Jurisdiction-adopted amendments or ordinances

Other review services are provided based on current editions of local or national standards such as:

- International Building Code
- International Residential Code
- International Mechanical Code
- International Plumbing Code
- NFPA Standards 13 (automatic fire sprinkler systems)
- NFPA Standards 14 (standpipes)
- NFPA Standards 20 (fire pumps)
- NFPA Standards 72 (fire alarms)
- NFPA Standards 99 (medical gases)
- NFPA 101 Life Safety Code
- NEHRP Requirements for Existing Building

Energy Compliance

Our engineers and plan reviewers are up-to-date on all California Energy requirements as they relate to both new and remodel construction on large residential and commercial projects. The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Green Building Standards

Our staff is familiar with the incorporation of CALGreen building criteria into project designs and the resulting potential impact as related to the building codes. In addition, staff members have participated in the development of various “green” standards for super adobe, rammed earth, and straw bale construction, to name a few.

LEED

Developed by the US Green Building Council (USGBC), LEED provides building owners and operators a framework for identifying and implementing measurable green building design, construction, operations and maintenance solutions. LEED certification consists of a number of different rating systems that apply to many building types—commercial as well as residential and measures how well a building performs across many sustainability metrics including: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.



Access Compliance – CASp Review and ADA Evaluation

All of Interwest’s CASp-Certified professionals are knowledgeable of state and federal accessibility laws and regulations and possess the expertise necessary to promote access to facilities for persons with disabilities. Our goal is to provide experts in the industry who can perform services for building departments in a seamless manner by customizing our services to correspond with our client’s expectations and needs. We work collaboratively with our clients to resolve plan review and inspection related issues as efficiently as possible, ultimately resulting in an expedited process and successful project.

Our architects and plans examiners are fully trained and familiar with CA Building Code Accessibility requirements and ADA compliance regulations, and are available for plan review and/or evaluations and consultation. We offer support to municipalities for compliance enforcement and/or developing a transition plan, and successfully partner with the disabled community to address the needs and requirements for both entities. We can assist our clients in interpreting various issues relating to access compliance, such as access compliance obligations, transition planning, construction costs, construction phasing, code/law ‘interpretation,’ hardship and code/law changes.

Flood Zones

Interwest’s staff of engineers and plans examiners have experience in providing plan reviews for projects located in flood zones, as several of our clients have developments that occur in areas prone to flooding. Interwest’s staff has provided numerous plan reviews for projects located in flood zones using FEMA’s Technical Bulletins as well as the local jurisdictions ordinances. In addition, members of Interwest’s staff have participated in state-sponsored committees to establish guideline and regulations for construction in areas designated as flood zones.

OSHPD 3

Our staff of plans examiners has extensive experience in providing plan reviews for OSHPD 3 projects. Our staff is well versed with the OSHPD 3 requirements contained in the California Building Code. We also employ an OSHPD certified inspector who has recently provided inspection services on behalf of our clients for hemodialysis, outpatient surgery, hyperbolic chamber and general medical clinics.

Fire Code Plan Review

We have a complete staff of experienced and licensed professional fire protection plans examiners and inspectors for your fire life safety needs. Our staff can check plans for compliance with all applicable fire code and standard requirements, including but not limited to the following: ICC Fire Code, Uniform Fire Code, California Fire Code, Life Safety Code, NFPA standards and your local/regional amendments.

Our Fire Plans Examiners and Inspectors are well versed in the use and application of the following model codes, standards and regulations:

- California Fire Code (CFC)
- California Building Code (CBC)
- Local amendments and policies related to the CFC and CBC
- Adopted National Fire Protection Standards
- California Health and Safety Code
- Appropriate listings (CSFM, U.L., etc.) for common systems and materials
- Fire Department Standards
- National Fire Protection Referenced Standards pursuant to the above Codes
- Municipal, State or Federal regulations enforced by Fire Departments and Fire Districts.

Interwest staff are active with California Fire Prevention Officer's Association, as well as local chapters of Building Officials Organizations throughout the State of California and Nevada. Interwest staff have also authored a comparison of the Uniform Fire Code (UFC) to the International Fire Code (IFC) for the California Fire Prevention Officer's Association.

Code Interpretations

Code interpretations are subject to final review and approval by the Chief Building Official, City Fire Marshal and or City designated staff. Interwest's engineers and plans examiners will provide unbiased recommendations and background information to help the Building Official or Fire Marshal make an informed decision. All plan review comments are subject to review and approval by the City Building Department.

Transporting Plans

Interwest will arrange for all pick-up and delivery of plan review documents from the City at **no cost.** Interwest uses varied methods of pick-up and delivery with the goal of providing same-day service.

Maximum Proposed Turnaround Times for Building Plan Check

We consistently complete 99% of our customers' plan review times on schedule Statewide for both commercial and residential projects as our standard business practice. We work hard to accommodate any turnaround schedule desired by the City. Multi-disciplinary reviews are typically performed in our offices, but we are available for onsite work when required, upon the City's request.

Type of Job	Maximum Turn Around Time	
	First Check	Re-Check
Residential		
New Construction	10 Business Days	5 Business Days
Addition	8 Business Days	5 Business Days
Remodel	8 Business Days	5 Business Days
Non-Residential		
New Construction	10 Business Days	5 Business Days
Addition	8 Business Days	5 Business Days
Remodel (T.I.)	8 Business Days	5 Business Days
Large Complex Commercial Projects	<i>Turnaround Time Negotiated on a Project-by-Project Basis</i>	

Interwest is also able to accommodate special project plan review needs, such as fast-track or expedited reviews. We establish specific turnaround goals and procedures with jurisdiction staff for these types of projects.

Special Projects

Interwest is able to accommodate special project plan review needs such as fast-track, multi-phased, or accelerated plan reviews. We establish project specific turn-around goals and procedures with jurisdiction staff for these types of projects based on the complexity of the projects as well as the construction schedule.

Our staff of engineers and plans examiners will work with the City as well as with applicants and designers to resolve all plan review issues. Our staff will deal directly with applicants and their designers during the plan review process to resolve all issues. Interwest will furnish assigned personnel with all materials, resources and training necessary to conduct plan reviews, including a current copy of the applicable City amendments, policies, procedures and forms.

Communicating Plan Review Results

Plan reviews, when not immediately approved, will result in lists of comments referring to specific details and drawings, and referencing applicable code sections. Interwest will provide the City a clear, concise and thorough document from which clients, designers, contractors and owners can work. At the completion of each plan review cycle, Interwest will return an electronic and hard copy of the plan review comment list to the designated applicant and City representative. Upon completion of the plan review, after all plan review issues have been resolved, Interwest will provide two complete sets of all final documents annotated as “reviewed” to the City for final approval.

On-Site Consultant Services & Meeting Attendance

Our staff is available for pre-construction or pre-design meetings, field visits, contacts with the design team, and support for field inspection personnel as needed. With some reasonable limitations, pre-construction and pre-design meetings associated with projects that we plan review are considered part of the plan review service.

Interwest's engineers and plans examiners will be available to meet with City staff, the design team, applicants, and/or contractors, at the City's request, to discuss and resolve plan review and code related issues. We will be available within one (1) business day to respond to questions from the City that may be generated during field inspections for each authorized plan check that is subsequently issued a permit for construction. Voice mails, e-mails and faxes will be responded to as quickly as possible, always within 24 hours.



Electronic Plan Check Services

Interwest currently provides electronic plan review services for multiple jurisdictions throughout California and we are prepared to provide electronic plan check for the City of Lake Elsinore.

More and more jurisdictions are seeing the benefits of electronic permit and plan check, especially for large, complex projects. Electronic plan check services deliver many benefits to cities, including substantially improved turnaround times; instantaneous comments to the developer, applicant or architect; secured accessibility to documents; and reduced paper storage. Our staff is experienced providing electronic plan review and can work closely with the City on any electronic plan check software program that is utilized. Our goal is always to collaborate with and support the building department by providing thorough, accurate and timely plan reviews.

We have found the jurisdictions with whom we work, including their respective customers, have a wide range of needs and goals regarding electronic plan review and permitting services. We have worked with some clients to develop electronic plan review systems utilizing several open market software applications and hosting sites available. Recently, Interwest's IT staff established a comprehensive electronic permitting and plan review system for one of our client cities utilizing commercially available software that is not proprietary to Interwest or any other service provider. For cities that do not utilize electronic plan check or perhaps have primarily light commercial and residential development, we have a simple-to-use and secure FTP site that allows the Applicant to upload digital content directly to our staff.

Plan Review Tracking Methods & Billing Process

Our staff has experience working with most project tracking databases utilized by building departments. Our staff will update electronic records and make project related database entries as directed by the City.

We will create and maintain a Jurisdiction File containing our research on any unique amendments or specifications required by your jurisdiction, billing arrangements, contact information and any special requests you would like us to keep in mind.

Interwest uses a custom-designed database to maintain and track all plans throughout the review process from the moment you request a pick-up and/or shipment to delivery of the final, approved documents. Information such as project name, City's project number, assigned plan reviewer(s), date documents were received, plan review cycle and completion date for current review can be provided. In addition to standard phone communication, custom reports can be emailed.

In addition, we can provide online tracking for the City with a custom-designed web template geared to provide any reporting and information needs required.

Our staff is available during normal business hours to answer questions via phone or email regarding the actual plan review in progress. We maintain active email accounts and our staff will be responsive to any City or applicant needs. If we cannot speak directly to a caller, we will return calls no later than 24 hours.

SCOPE ITEM 3 – PERMIT TECHNICIAN SERVICES

We understand that the City anticipates the need for Permit Technician Services including, but not limited to:

- *Assisting with reception and records retention, scanning and processing of construction documents*
- *Receiving applications, processing plans and permits, coordinating and issuing permits*
- *Assisting other staff in permit routing and coordination of permits and plans*
- *Calculating permit fees and working closely with the Building Official*
- *Performing same-day and over-the-counter reviews, as needed*

Interwest's Work Plan to Provide Permit Technician Services

Permit/counter technician services are crucial to the success of the entire building safety process and is the first impression the public gets of your building department. Contact with the public at this initial point sets the tone for any additional interaction through the life of a project, whether engaging the homeowner, architect, developer or contractor or other community member. Delivery of excellent customer service, maintaining a smooth flow of documents and plans throughout departments, and tracking and reporting, are all key elements to furnishing first-rate, efficient and a memorable experience to your clients.



Our Permit Technicians will welcome and work closely with the customers at the public counter answering all questions. Our Technicians will provide information about permit applications, plan review and inspection requirements, will be excellent at organizing and maintaining the filing systems necessary for tracking in-progress applications, permits issued, plan check in progress, approved plans and any other information required by your jurisdiction. Resumes for proposed Permit Technicians will be presented to the Building Official for approval and acceptance prior to providing services.

SCOPE ITEM 4 – BUILDING OFFICIAL SERVICES

We understand that the City anticipates the need for comprehensive Building Official Services on a temporary staffing basis to cover vacation and other planned or unplanned City staff absences.

Interwest's Work Plan to Provide Building Official Services

With reasonable notice from the City, Interwest will provide a qualified Building Official to provide needed services. Our certified Building Officials are intimately familiar with the procedures and processes that need to be maintained to ensure a building department runs smoothly. They have the demonstrated ability to work effectively with all staff and departments. Interwest can provide Building Official Services on a part-time or full-time basis.



Common Building Official areas of responsibility include:

- Building Department Administration
- Quality control review of plan checks and inspections
- Building Code updates for City Code adoption
- Resident inquiries and complaints
- Configuration, implementation, and on-going support of an automated permitting system
- Review discretionary applications for preliminary compliance with construction codes
- Coordination of a proactive abatement program if requested
- Building & Safety Procedures Manual
- Monthly/Annual Reporting of Building Safety Activities
- Attend meetings (as needed)

BUILDING DEPARTMENT SERVICES

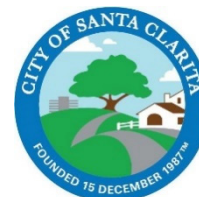
With many Interwest staff having worked directly for public agencies, we understand the importance and challenges of municipal government. Below are profiles for selected clients for which we provide an extensive range of building safety services.

CITY OF SANTA CLARITA

2014-Present

Interwest was selected by the City of Santa Clarita (population 180,000) in 2014 to provide on-call Building and Safety services at the direction of the Building Official. The third-largest city in Los Angeles County, Santa Clarita has a rich history. We have been pleased to develop a relationship with the City, providing consistent customer services in support of City staff and counter plan review operations, thereby reducing the average plan review turnaround times previously maintained by the City. We currently provide the following services:

- Building and Safety Plan Review
- Building and Safety Inspection Services
- Permit Technician Services



CITY OF CORONA

2016-Present

Interwest has been providing staff augmentation to the City of Corona since 2016. We have provided a full-time Plan Review Manager, two Building Inspectors, two Permit Technicians and one on-site, part-time Plan Review Engineer. We provide a high level of service to meet the City's goals and have worked seamlessly with city staff. Our field inspectors use hand held devices to track all inspections and inspection results allowing up to date information as to project progress.



CITY OF POMONA

2009-Present

Interwest began serving the City of Pomona [population 152,500] in September 2009. Traditionally a full-service city, Pomona examined a number of cost-saving strategies, including contracting for services that had historically been provided by in-house staff. Interwest successfully transitioned all building and safety services from the City's in-house staff and implemented new, streamlined processes and procedures. The change resulted in a higher level of service for the City's customers at a significant cost savings to the city. We currently provide the following on-site services:

- | | |
|-----------------------------------|---------------------------------|
| • Building Official | • Housing Abatement Enforcement |
| • Building Plan Review | • Front Counter Support |
| • Building and Safety Inspections | • Administrative Services |
| • Permit Technician | • Construction Management |



CITY OF LAKE FOREST

2009-Present

In April 2009, Interwest began providing turn-key building safety services to the City of Lake Forest [population 83,000]. Recognizing the value and cost benefits attributable to employing a contract services model, the City has contracted for building safety services since its incorporation in 1991. Interwest provides a team of onsite professionals that provide all building safety services—blending seamlessly with existing city staff. We provide a full-time building official, building plan reviewers, building inspectors and a building permit counter technician.



During our tenure, Interwest staff has developed the City's first single, combination building permit which allowed for the same permit number to address all of a structure's elements (electrical, mechanical, plumbing and structural) requiring approval, greatly reducing hours and paperwork. We also introduced several key documents that have allowed staff to efficiently communicate, including a work flow tracking sheet to document approvals, a standardized monthly report using the City's EnerGov software, and several of the City's Building Safety handouts, reflecting current codes and standards.

Staffing levels are adjusted based on changes in construction activity to ensure that (1) revenue plus expenditures are monitored to ensure that building safety activities are general fund neutral and (2) a high level of customer service is maintained. Interwest successfully transitioned services from the previous service provider and continues to provide the following services:

- Building Official
- Building Plan Review
- Building Inspection
- Permit Technician
- Front Counter Support

CITY OF EASTVALE

2010-Present

Upon the incorporation of the City of Eastvale [population 57,000] in 2010, Interwest performed a variety of services which resulted in the delivery of efficient and cost-effective City services, including (1) the gathering of essential information and key data which served as the basis for confirming service area responsibilities for the City of Eastvale, (2) preparation of fiscally prudent and conservative operating budgets and (3) identification of cost-effective, efficient and innovative methods of providing Public Works, Planning and Building Safety activities and services transitioned from the County of Riverside.



Since the City's incorporation, Interwest has created and implemented necessary systems and processes to provide the following services:

- Plan Review and Inspections
- Building and Safety Code Compliance
- Building Department Administration
- City Engineering
- Development Engineering and Entitlements
- Transportation Planning
- Traffic Engineering
- Drainage Engineering
- Geographic Information System (GIS)
- Real Estate Acquisition

CITY OF CHINO HILLS

2015-Present

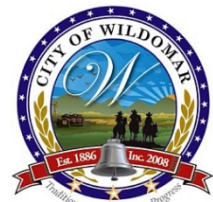
Interwest has augmented the city since 2015 with inspection staff. Beginning with one full-time inspector, this service has grown into an additional full-time combination inspector in 2017. Our staff has been seamlessly working as an extension of city staff, collaborating with all departments to help meet city goals.



CITY OF WILDOMAR

2008-Present

Prior to incorporation on July 1, 2008, Interwest worked on initiatives to gather essential information and data which served as the basis for confirming service area responsibilities for the City of Wildomar [population 35,400]. We prepared fiscally prudent and conservative operating budgets and identified cost-effective and innovative processes for providing public works, planning and building safety activities and services transitioned from the County of Riverside.



Since incorporation of the City of Wildomar on July 1, 2008, Interwest has provided the following services:

- Building Department Administration
- Building and Safety Code Compliance
- Building Plan Review and Inspections
- City Engineering
- Development Engineering and Entitlements
- Transportation Planning
- Public Works Inspection
- Traffic Engineering
- Code Enforcement
- Drainage Engineering
- Geographic Information System (GIS)
- Information Technology (IT)
- Real Estate Acquisition
- Grant Writing

CITY OF GARDEN GROVE

2016-Present

Interwest has provided two full-time building inspectors to serve the needs of the City of Garden Grove over the last three years. Interwest has been highly adaptive to all processes and procedures. The inspectors are cross-trained in municipal operations to successfully bridge across departments and are accustomed to partnering, assisting, and coordinating with Planning, Public Works, Code Enforcement and other vital City staff and departments.



RECENT PROJECT DESCRIPTIONS

The following project descriptions are a small sample of the types of recent projects for which we have provided building services. Our staff have extensive experience providing services for numerous new and remodeled commercial, OSHPD 3 medical facility, industrial, retail, tenant improvement, multi-family residential and custom residential projects. We have also provided services for multiple master plan development projects and publicly owned building projects.

VISTA MONTEREY APARTMENTS

CORONA, CA

Starting in April 2017, Interwest provided complete building department plan review services on behalf of the City of Corona for the new Vista Monterey Apartments project including plan review of the non-structural, structural, mechanical, electrical, plumbing, green and energy efficiency improvements associated with the project. Accessibility features were also reviewed to insure compliance with applicable accessibility provisions of the 2016 California Building Code.



The Vista Monterey Apartments project located in the City of Corona consists of multiple residential buildings and associated structures. Four hundred forty-two (442) dwelling units are proposed within twenty (20) buildings at Promenade Avenue, with nine building variations. The building variations range in square footage from 5,571 SF to 57,170 SF. The apartment buildings also vary in height, ranging from 2 to 4 stories. All residential building types, with the exception of Type V and V-Alt, are constructed to be fire resistance rated in compliance with construction type V-A requirements. The project also proposes associated detached garages, carports, mail kiosks, pool and spa, clubhouse and playground areas.

FIVE KNOLLS COMMUNITY

SANTA CLARITA, CA

Interwest provided complete architectural, structural, mechanical, electrical and plumbing plan review for this 247-acre, master-planned community with homes ranging from 2,000-3,400 square feet. These are wood framed homes with the construction type of VB and occupancy type R3. Thoughtful planning and natural elements join six new residential neighborhoods to be surrounded by natural trails, open space and an abundance of recreation and five distinctive knolls. Plan review consisted of all single family models, recreation centers and park buildings.



GOODMAN COMMERCE CENTER & AMAZON WAREHOUSE

EASTVALE, CA

Adjacent to I-15 between Cantu-Galleano Ranch Road and Bellegrave Avenue, the Goodman Commerce Center in Eastvale is one of the largest, mixed-use developments in Southern California. This 200-acre development will include a business park, retail, and two (2) one-million square foot Amazon warehouses, expected to employ 4,000+ people. The actual square footage under the roof of Building #1 is 3 million, as it contains multiple levels of platforms inside. It also contains 12 miles of conveyor system and 120,000 cubic yards of concrete.



Interwest performed rough and precise grading plan review for the project site, including drainage and erosion reports and hydrology and hydraulics calculations. Our team also provided building and MEP plan check for all project components, structural review of the warehouse foundation, as well as structural and electrical review of the warehouse's roof-mounted Solar PV System. This impactful project was a complex undertaking that required considerable resources from the City, as well as the Interwest team.

UC MERCED 2020 PROJECT

MERCED, CA

Interwest is providing complete plan review and inspection services to UC Merced for the ambitious UC Merced 2020 Project. This project is expanding the existing campus with the addition of academic, administrative, research, recreational, student residence, and student services buildings. The project includes infrastructure, outdoor recreation facilities, open space, landscaping, roadways, and parking.



Upon completion in 2020, UC Merced will have added 1.2 million gross square feet of new space for teaching, research, housing, dining, student life and athletics, all to accommodate 10,000 additional students. The sustainability goals for this project include “Triple Net Zero” status (zero net energy, zero landfill waste, and zero net greenhouse gas emissions). The project is intended to achieve LEED Gold status.

The plan review for the UC Merced 2020 project has been conducted using Bluebeam Revu, our standard electronic plan review software. A Bluebeam Studio session allows our staff to efficiently share commentary, information and workload with the University and the design/build teams.

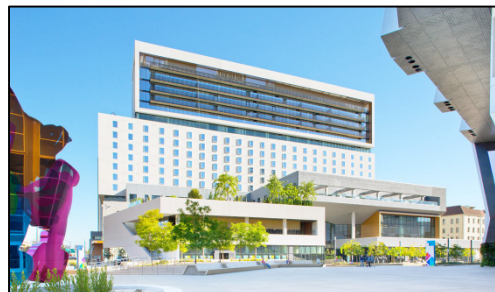
Additionally, our staff created and implemented an electronic permit tracking database to manage permitting, plan review and inspections.

Our staff is working closely with UC Merced, the development team and the design/build teams to deliver code-compliant construction in a timely and efficient manner.

DOWNTOWN COMMONS SACRAMENTO TOWER

SACRAMENTO, CA

Interwest provided complete plan review services for the Downtown Commons Sacramento Tower, a 16-story mixed-use tower located adjacent to the new Sacramento arena, and a significant component of the new Downtown Commons. At 634,357 gross sq. ft., the Tower includes a public lobby, 45,000 sq. ft. of retail, 35,000 sq. ft. of office space for the team and arena management, a 250-room Kimpton hotel, and 44 residential units, all above two levels of below-grade parking.



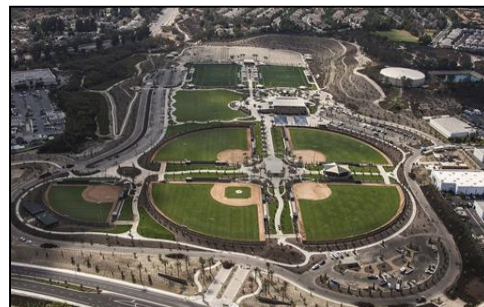
Occupancy classifications include A-2, A-3, B, M R-1, R-2, S and S-2, with Type IA fully sprinkled construction. The first three levels include retail space, restaurant space, hotel lobbies, conference

rooms, ballrooms, a pool deck and back-of-house spaces. Level 4 is office space, Levels 5 through 10 are hotel space, and Level 11 through 16 are residential (R2) space. This project was completed in 2017, at a total construction cost of approximately \$87 million.

SPORTS PARK & RECREATIONAL CENTER

LAKE FOREST, CA

Interwest was pleased to provide services on one of the largest (86 acres) sport parks in Orange County and a premier project for the City of Lake Forest. Interwest employees were responsible for the structural, electrical, mechanical, and plumbing plan review and inspection for the main Recreational Center and Gymnasium and two outer buildings.



Made possible in 2013 by a \$35.9 million contract, the park has 57 acres devoted to sports fields and a multi-functional center. Amenities include 5 Baseball/Softball Diamonds, 3 Natural Turf Soccer Fields and 2 Synthetic Turf Soccer Fields, a 27,000 Square Foot Recreation Center/Gymnasium, 2 Restroom and Concession Buildings, 38 Sports Field Lights, 2 Outdoor Basketball Courts, 8 Gazebo Picnic Structures, 2 Playgrounds/Tot Lot, over 500 Parking Spaces, and a Hiking Trail. The park has been open to the public since November 2014.

FRESNO COMMUNITY REGIONAL MEDICAL CENTER

FRESNO, CA

Interwest provided plan review services for the Fresno Community Regional Medical Center (CRMC) expansion – a 58-acre, \$350 million project comprised of a 5-story, 180,000 SF Medical Office Building (MOB) and a 5 story Parking Structure with approximately 427,900 SF of parking. We also provided tenant improvement plan review for the five OSHPD 3 licensed medical clinics within the building.



The CRMC MOB is constructed of structural steel framing supporting composite concrete over steel decking at the floor and roof levels. The foundation consists of conventional spread footings. The lateral force resisting system consists of moment resisting steel frames. The exterior cladding for the project consists of light gauge steel framing supporting anodized aluminum panels and glazing. The MOB has occupancy classifications of B, S, and I-2.1, and Type IA fully sprinkled construction. The CRMC Parking Structure consists of concrete decks supported by concrete beams and columns, with post-tensioned, cast-in-place concrete construction supported by post-tensioned cast-in-place concrete beams, which in turn are supported by conventionally reinforced cast-in-place concrete columns. The lateral force resisting system consists of either concrete shear walls or concrete moment frames. The exterior cladding consists of concrete panels or walls.

Interwest staff provided complete building department plan review services on behalf of the City of Fresno for the CRMC MOB and Parking Structure. Submitted documents were reviewed for compliance with all applicable provisions of the California codes and associated referenced standards, with City of Fresno Amendments.

OUR UNIQUE ABILITY TO PERFORM THE PROPOSED SERVICES

What separates Interwest from other consulting firms isn't **what we do**, but **how we do it**. Since many of our staff have worked directly for public agencies as senior level plans examiners, inspectors, engineers and executive management staff, we clearly understand the importance, challenges and sometimes sensitive nature of municipal government work.



Having served in the capacity of the “owner,” Interwest staff values the importance of listening and understanding the issues and concerns of community and special interest stakeholders. We value and appreciate the importance of developing and adhering to fair policies and processes to provide the consistency necessary to facilitate the development and implementation of high-quality public works projects.

Interwest understands and values the importance of maintaining a focus on representing the interests of our public agency clients in a manner which reflects positively on the agencies we serve. We believe our mission is to be stewards for achieving your desired outcomes and to learn and understand the values and direction of City staff and City Council.

We believe our ability to recognize and focus on **what's important** is a crucial factor in the selection of Interwest Consulting Group.

- Through our recent and on-going experience successfully performing similar services in other cities, we understand the work required by the City and are ready to meet any specific requirements
- The large team of professional staff proposed to provide building safety services to the City of Lake Elsinore have the experience, competence and professional qualifications necessary to successfully perform the work required by the City.
- We have a deep bench of more than 200 qualified staff in our Building Safety Services group, ready to provide supplemental services as needed to ensure that the City receives timely, professional service throughout the contract term.

Key Team Member Summary

The proposed staff shown below have significant direct experience working as city employees and as contract staff members in similar jurisdictions throughout California providing the services the City requires. Individually, the professionals below excel in each of their backgrounds. As a team, they possess the professional capability to innovatively create and implement effective solutions.

Key team members are indicated **in blue** below. We have provided brief biographies for key team members following this page, with detailed resumes in **Section 8, Appendix**. At the City's request, we are prepared to provide detailed resumes for any or all of our proposed project staff.

Ron Beehler, SE, CBO	PRINCIPAL-IN-CHARGE
Gil Petris, CBO, ICC	PROJECT MANAGER
Shady Badie, ICC	INSPECTION PLAN REVIEW
Gerald Vredenburg, ICC	INSPECTION
Eddie Muir, ICC	INSPECTION
Dave Roberts, ICC	INSPECTION
Ken McElroy, ICC	INSPECTION
Robert Elefante, ICC	INSPECTION
Mark Berg, CBO, ICC	PLAN REVIEW
Sandra Schmitz, PE	PLAN REVIEW
Roger Peterson, SE	PLAN REVIEW
Sal Kaddorah, PE, ICC	PLAN REVIEW
Chandra Desai, PE, ICC	PLAN REVIEW
Bill Rodgers, SE	PLAN REVIEW
John Weninger, SE	PLAN REVIEW
Hossein Afrouzeh, ME, EE	M/P/E PLAN REVIEW
Randy Brumley, ME, ICC	M/P PLAN REVIEW
Dave Marcum, CASp, ICC	CASP PLAN REVIEW
Bill Tewfik, PE, CASp, CBO, ICC	CASP PLAN REVIEW

Ron Beehler, SE, CBO, will serve as Principal-in-Charge and **Gil Petris, CBO, ICC**, will serve as Project Manager and the City's Liaison. All contractual matters and documents requiring a signature authorized to bind the company should be addressed to Mr. Beehler. For day-to-day questions and concerns, the City's primary contact will be Mr. Petris. Either of these individuals may be contacted for any questions or concerns regarding plan review and inspection services.

Resumes for proposed Permit Technicians will be presented to the Building Official for approval and acceptance prior to providing services.

BRIEF BIOGRAPHIES OF KEY TEAM MEMBERS

Below, we included brief introductions to our proposed key team members. Detailed resumes for each are included in **Section 8, Appendix**.

Ron Beehler, SE, CBO

Principal-in-Charge

Ron has extensive experience within the building industry; he is a licensed Structural Engineer in the States of California and Nevada and has provided oversight of both the plan review and inspection programs for numerous complicated and high-profile projects. Additionally, as Director for Interwest's Building Safety Group, Ron has coordinated plan review, inspections and counter services for many cities, counties, and state agencies throughout California providing him with insight on best practices for delivery of building department services. Ron recently provided building official services for the City of Costa Mesa, which included supervision of all public counter and customer service staff, all plan review and building inspection services and all code enforcement staff and code enforcement activities for the City. Ron has presented full day and half day classes on a variety of plan review and building code related topics for professional organizations including CALBO, Sacramento Valley Association of Building Officials, San Joaquin Chapter of the ICC, Southern Nevada ICC's EduCode and the Yosemite ICC Chapter.

Gil Petris, CBO, ICC

Project Manager

Gil brings more than 35 years of building official, plan reviewer and building inspection experience. His progressive and extensive knowledge of the building industry and municipal organizations translates to efficient and effective services to our clients. He served 23 years as the Building Official at the City of Signal Hill, managing all administration and day-to-day operations of the building department. He gave special attention to developing and implementing several new procedures and processes that resulted in a more streamlined and organized approach to plan review, inspections, budget and inter-department functions. His role also required close collaboration with City Council, public works, planning and community development staff. Gil is an excellent supervisor and communicates effectively with co-workers, architects, engineers, property owners, and the general public, both verbally and in writing. He is known for his patience and intelligence, and ability to advise and interpret building codes and standards from small to complex projects.

Shady Badie, ICC

Building Inspector | Plans Examiner

Shady is an ICC-certified Building Inspector and Plans Examiner with experience providing services to municipalities throughout California. He has extensive code knowledge and excellent attention to detail. As a Senior Combination Building Inspector for the City of Monrovia, Shady performed residential, commercial and industrial inspections, and ensured all work met City regulation requirements. He effectively supervised and trained building inspectors and maintained effective working relationships with staff, department representatives, contractors and the general public. With Interwest, Shady has provided building inspection services and plans examination services to multiple cities including Lake Elsinore, Pomona, Wildomar, Compton and Bell. He specializes in residential, commercial and industrial inspections and plan reviews for commercial tenant improvements, residential additions and mobile home renovations.

Mark is an ICC Certified Building Official, Plans Examiner and Building Inspector with experience performing life-safety, architectural, mechanical, plumbing, electrical, and structural reviews in residential, multi-family and commercial projects. Mark has successfully guided department staff with inspection and plan review of all phases of complex construction projects. He is experienced utilizing building department permit tracking software and managing all common building department responsibilities, including plan review, multi-discipline inspections, plan review and inspection scheduling, field supervision, regulatory compliance, code interpretation, and project acceptance.

Sandra is a registered Civil Engineer with nearly 10 years of experience. During her tenure with Interwest, she has provided plan review services for numerous clients, including the Cities of Pomona, Upland, and Lake Forest. Sandra utilizes her code knowledge and engineering skills to facilitate efficient plan review services on behalf of the clients she serves, from performing complex structural analysis and calculations, to internally managing the plan check approval process.

Hossein is a licensed electrical and mechanical engineer with a rich background in the industry, including over 10 years of construction experience and more than 35 years of design, construction management support experience, and plan review engineering. As the Senior Mechanical, Electrical & Plumbing Plan Review Engineer for Interwest Consulting Group, Hossein reviews plans for Mechanical, Electrical, Plumbing, and Energy Engineering for numerous California clients including the Cities of Long Beach, Pomona, Tustin, Corona, Roseville, Lake Forest, Monterey Park, Irvine and Fresno. His project experience has included midrise Residential and Hotels with subterranean parking garages, manufacturing facilities, wineries, industrial facilities including hazardous areas, shopping centers, private medical facilities, private schools, Port of Long Beach Pier and Terminal facilities including medium voltage distribution system, pump station projects and administration buildings, midrise office buildings, oil and gas facilities, regular shell and TI for various facilities, restaurant and fast food entities, retailers and grocery stores.

Dave has served as a Building Inspector and Certified Access Specialist for Interwest Consulting Group since 2015. In this role, he has provided complex commercial building inspection services for clients including the City of Compton's Brickyard Project, various commercial projects for the City of Costa Mesa, multi-story office buildings in the City of Tustin, and accessibility evaluations for the City of Buena Park. Dave served the City of Garden Grove for more than 26 years – from 2008 to 2015, as the Supervising Building Inspector, and from 1989 through 2008, as a Senior Building Inspector. From 1986 to 1989, Dave was a Building Inspector for the City of Tustin, where he performed residential and commercial combination building inspection and gained varied experience including restaurants, "clean-rooms," auto dealers, R/D facilities, light industrial, multi and single-family dwellings.

LICENSES AND QUALIFICATIONS OF PROPOSED STAFF

<i>Name</i>	<i>Current Licenses & Certifications</i>	<i>License & Certification Number</i>
Ron Beehler, SE, CBO, ICC <i>Principal-in-Charge</i>	CA Registered Professional Civil Engineer CA Registered Professional Structural Engineer NV Registered Professional Civil Engineer NV Registered Professional Structural Engineer CABO Certified Building Official ICC Certified Building Official ICC Building Code Specialist ICC Building Plans Examiner ICC Building Inspector	C39404 S3632 CE019992 SE019992 1492 801789 801789 801789 801789
Gil Petris, CBO, ICC <i>Project Manager</i> <i>Building Official</i> <i>Plan Review</i> <i>Inspection</i>	ICC Certified Building Official ICC Plumbing Inspector UPC ICC Combination Inspector ICC Mechanical Inspector ICC Electrical Inspector ICC Plumbing Inspector ICC Building Inspector ICC Residential Plans Examiner ICC Combination Dwelling Inspector – Uniform Codes ICC Combination Inspector – Legacy ICC Mechanical Inspector UMC California OES Certified SAP Evaluator	0822420 0822420 0822420 0822420 0822420 0822420 0822420 0822420 0822420 0822420 0822420 0822420
Shady Badie, ICC <i>Inspection</i>	ICC Commercial Energy Plans Examiner ICC California Commercial Building Inspector ICC Commercial Electrical Inspector ICC Residential Electrical Inspector ICC Building Plans Examiner ICC California Residential Building Inspector ICC Residential Energy Inspector/Plans Examiner ICC Residential Plans Examiner ICC Electrical Inspector ICC Electrical Plans Examiner ICC Building Inspector ICC Accessibility Inspector/Plans Examiner	8293747 8293747 8293747 8293747 8293747 8293747 8293747 8293747 8293747 8293747 8293747 8293747
Gerald Vredenburg, ICC <i>Inspection</i>	ICC Combination Dwelling Inspector – Uniform Codes ICC Building Inspector	5250154 5250154

<i>Name</i>	<i>Current Licenses & Certifications</i>	<i>License & Certification Number</i>
Eddie Muir, ICC <i>Inspection</i>	ICC Commercial Combination Inspector	5292628
	ICC Commercial Building Inspector	5292628
	ICC CA Combination Inspector	5292628
	ICC Building Inspector	5292628
	ICC CA Residential Electrical Inspector	5292628
	ICC Accessibility Inspector/Plans Examiner	5292628
	ICC CA Residential Mechanical Inspector	5292628
	ICC Commercial Mechanical Inspector	5292628
	ICC Combination Inspector	5292628
	ICC Residential Electrical Inspector	5292628
	ICC Commercial Electrical Inspector	5292628
	ICC CA Commercial Electrical Inspector	5292628
	ICC CA Commercial Plumbing Inspector	5292628
	ICC CA Commercial Building Inspector	5292628
	ICC Residential Mechanical Inspector	5292628
	ICC CA Commercial Mechanical Inspector	5292628
	ICC Commercial Plumbing Inspector	5292628
	ICC Residential Building Inspector	5292628
	ICC CA Residential Combination Inspector	5292628
	ICC Residential Combination Inspector	5292628
	ICC CA Commercial Combination Inspector	5292628
	ICC CA Residential Building Inspector	5292628
	ICC Residential Plumbing Inspector	5292628
	ICC CA Residential Plumbing Inspector	5292628
	ICC Mechanical Inspector	5292628
	ICC Electrical Inspector	5292628
	ICC Plumbing Inspector	5292628
Dave Roberts, ICC <i>Inspection</i>	ICC CA Residential Building Inspector	8272786
	ICC Residential Mechanical Inspector	8272786
Ken McElroy, ICC <i>Inspection</i>	Residential Building Inspector	8294623
Robert Elefante, ICC <i>Inspection</i>	ICC Residential Building Inspector	8927867
	ICC Residential Plumbing Inspector	8927867
	ICC Residential Mechanical Inspector	8927867
	ICC Fuel Gas Inspector	8927867

<i>Name</i>	<i>Current Licenses & Certifications</i>	<i>License & Certification Number</i>
Mark Berg, CBO, ICC <i>Plan Review Building Official Inspection</i>	ICC Certified Building Official ICC Certified Building Code Official ICC Certified Fire Code Official ICC Electrical Inspector ICC Plumbing Inspector UPC ICC Mechanical Inspector UMC ICC Fire Plans Examiner ICC Combination Inspector – legacy ICC Fire Inspector I ICC Fire Inspector II ICC Building Inspector ICC Residential Combination Inspector ICC Building Plans Examiner ICC Combination Dwelling Inspector – Uniform Codes ICC Building Code Specialist ICC Fire Code Specialist	0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362 0859362
Sandra Schmitz, PE, ICC <i>Professional Engineer Plan Review</i>	CA Registered Professional Civil Engineer ICC Building Plans Examiner	C83448 8035780
Roger Peterson, SE <i>Plan Review Lead Sr. Structural Engineer Plan Review</i>	CA Registered Professional Civil Engineer CA Registered Professional Structural Engineer ID Registered Professional Civil Engineer ID Registered Professional Structural Engineer	C46096 S3846 C8225 S8225
Sal Kaddorah, PE, ICC <i>Professional Engineer Plan Review</i>	CA Registered Professional Civil Engineer NV Registered Professional Civil Engineer ICC Building Plans Examiner	C43757 20795 861125
Chandra Desai, PE, ICC <i>Professional Engineer Plan Review</i>	CA Registered Professional Civil Engineer ICC Building Plans Examiner	C47213 5123683
Bill Rodgers, SE <i>Sr. Structural Engineer Plan Review</i>	CA Registered Professional Structural Engineer CA Registered Professional Civil Engineer NV Registered Professional Civil Engineer NV Registered Professional Structural Engineer	S4198 C50673 CE18427 SE18427
John Weninger, SE <i>Structural Engineer Plan Review</i>	CA Registered Professional Civil Engineer CA Registered Structural Engineer	C43746 S3740
Hossein Afrouzeh, ME, EE <i>Mechanical & Electrical Plan Review</i>	CA Registered Professional Mechanical Engineer CA Registered Professional Electrical Engineer	M27117 E11588
Randy Brumley, ME, ICC <i>Mechanical Engineer Plan Review</i>	CA Registered Professional Mechanical Engineer ICC Mechanical Plans Examiner	M37959 8884128

<i>Name</i>	<i>Current Licenses & Certifications</i>	<i>License & Certification Number</i>
Dave Marcum, CAsp, ICC <i>Certified Access Specialist Inspection</i>	Certified Access Specialist ICC Building Inspector ICC Mechanical Inspector (UMC) ICC Plumbing Inspector (UPC) ICC Residential Combination Inspector Licensed General Contractor	CASp-179 818128 818128 818128 818128 426240
Bill Tewfik, PE, CAsp, CBO, ICC <i>Professional Engineer Certified Access Specialist Building Official Plan Review</i>	CA Registered Professional Civil Engineer Certified Access Specialist ICC Certified Building Official ICC Building Code Specialist ICC Building Plans Examiner ICC Building Inspector	C50505 CASp-367 863979 863979 863979 863979

Current Clients/Projects

LIST OF REPRESENTATIVE CLIENTS AND PROJECTS

Below is a list of additional selected Southern California clients to which Interwest staff provides comparable services.

CLIENT	SCOPE OF WORK
City of Agoura Hills	Building Plan Review & Building Inspection
City of Anaheim	Building Plan Review, Building Inspection & Permit Technician
City of Buena Park	Building Plan Review
City of Chino Hills	Building Inspection
City of Corona	Building Plan Review and Building Inspection
City of Costa Mesa	Interim Building Official, Building Plan Review, Building Inspection, Interim Public Works Director, Engineering Plan Review, Construction Management & Inspection
City of Covina	Building Plan Review & Building Inspection
City of Eastvale	Building Official, Building Plan Review, Building Inspection & Permit Technician; Engineering Plan Review, Construction Management and Inspection
City of Hemet	Building Plan Review & Building Inspection
City of Indio	Building Inspection
City of Irvine	Building Plan Review, Building Inspection, Engineering Plan Review, Grading Inspection, Engineering Counter Services
City of Long Beach	Building Plan Review & Inspection
City of La Quinta	Building Plan Review
City of Monterey Park	Building Plan Review
City of Montclair	Fire Plan Review
City of Murrieta	Building Official, Plan Review & Inspection
City of Palm Springs	Building Inspection
City of Rancho Cucamonga	Plan Review & Inspection
City of Redlands	Plan Review & Inspection

CLIENT	SCOPE OF WORK
City of Rialto	Plan Review
City of Santa Clarita	Assistant Building Official, Plan Review, Inspection & Permit Technician Services
City of South El Monte	Building Plan Review
City of South Gate	Building Plan Review
City of Upland	Building Official, Building & Fire Plan Review, Inspection, Permit Technician
City of Vernon	Plan Review & Inspection
City of Wildomar	Building Official, Building Plan Review, Building Inspection, & Permit Technician; Engineering Plan Review, Construction Management & Inspection Services
City of Yorba Linda	Building Plan Review, Building Inspection, Construction Management & Inspection
County of Los Angeles	Building Inspection & Permit Technician
County of Mono	Building Plan Review
County of Riverside	Building Plan Review, Building Inspection, Engineering Plan Review

RECENT SERVICES PROVIDED TO THE CITY OF LAKE ELSINORE

Interwest Consulting Group has provided on-call building inspection services to the City of Lake Elsinore since December 2016. The contract was amended in April 2018 to extend the term of the contract and increase the compensation amounts for FY 2017-18 and FY 2018-19.

City's Consultant Contract

We have reviewed the City's sample Professional Services Agreement (RFQ Attachment A), included for reference in **Section 8, Appendix**, and agree with the content of the sample Professional Services Agreement. If selected to provide these services to the City of Lake Elsinore, we are prepared to sign a substantially similar Agreement.

Consultant(s) Billing Structure

Our compensation schedule is provided to accommodate the different ways the City of Lake Elsinore may collect fees for Building & Safety services. We are willing to negotiate fees for any proposed service to meet the needs of the City.

INSPECTION SERVICES

We are available to provide inspection services on an hourly basis using our Schedule of Hourly Billing Rates below.

PLAN REVIEW SERVICES

We offer multiple options for plan review services including plan review services utilizing our hourly rates or plan review services based on a percentage of the plan review fee charged by the City as follows: For complete plan review services, we propose a fee of **68% of the plan check fee charged by the City based on the City’s adopted fee schedule**. For structural-only reviews, we propose 30% of the plan check fee charged by the City based on the City’s adopted fee schedule. For partial reviews, such as foundation only, preliminary reviews, code interpretation, review of Alternate Method or Materials, or others, we propose to develop a mutually agreeable fee based on the specific project at hand, or provide services on an hourly basis using the rates listed in our Schedule of Hourly Billing Rates. *There is no additional charge for courier or shipping services.*

For expedited or fast-track projects, we propose a fee of 145% of the above noted fees.

HOURLY BILLING RATE SCHEDULE

The rates displayed in the Schedule of Hourly Billing Rates below reflect Interwest’s current hourly rates for services.

SCHEDULE OF HOURLY BILLING RATES

Building & Safety Services

Building Official	\$ 135
Plan Review Engineer.....	135
Plans Examiner.....	95
CASp Specialist.....	100
Building Inspector	70 to 90*
Permit Technician	50 to 70*
Housing Inspector/Code Enforcement Officer	80
Approved Overtime	140% of Above Listed Rates

** Based on qualifications and level of experience*

Invoices for plan review services are typically generated monthly upon the conclusion of the first review, inspection services are invoiced monthly. Interwest Consulting Group will work with the City to supply all necessary billing information.

References

CITY OF SANTA CLARITA

Services provided 2014-Present

Client Contact: **Frank Oviedo, Assistant City Manager**

Telephone: 661.255.4901

Email: foviedo@santa-clarita.com

CITY OF POMONA

Services provided 2009-Present

Client Contact: **Linda Lowry, City Manager**

Telephone: 909.620.2051

Email: llowry@ci.pomona.ca.us

CITY OF LAKE FOREST

Services provided 2009-Present

Client Contact: **Gayle Ackerman, Director of Development Services**

Telephone: 949.461.3460

Email: gackerman@lakeforestca.gov

COUNTY OF RIVERSIDE

Services provided 2015-Present

Client Contact: **Mike Lara, Director of Building & Safety**

Telephone: 951.955.2025

Email: mlara@rctlma.org

CITY OF WILDOMAR

Services provided 2008-Present

Client Contact: **Gary Nordquist, City Manager**

Telephone: 951.677.7751

Email: gnordquist@cityofwildomar.org

Appendix

In this section, we have provided the items listed below:

- **Resumes of Key Team Members**
- **Sample Professional Services Agreement**



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E D U C A T I O N

Graduate coursework in Structural
and Geotechnical Engineering
California State University Sacramento

BS, Civil Engineering
California State University, Chico

AA, Physical Science
Butte College, Oroville, CA

**R E G I S T R A T I O N S
C E R T I F I C A T I O N S**

Structural Engineer
State of California | SE3632

Professional Civil Engineer
State of California | CE39404

Structural Engineer
State of Nevada | SE019992

Professional Civil Engineer
State of Nevada | CE019992

International Code Council | 801789

ICC Certified Building Official
CABO Certified Building Official
ICC Building Code Specialist
ICC Building Plans Examiner
ICC Building Inspector

Lecturer on Building Code Related Topics

California Licensed General and
Electrical Contractor

National Earthquake Hazard Reduction
Program Training

California Construction Law Training

Construction Claim Mitigation Training

Leadership Training

**A F F I L I A T I O N S
A C C O M P L I S H M E N T S**

Past President of San Joaquin ICC Chapter
of Building Officials

Current President of Napa Solano ICC
Chapter

Multiple Term Board of Director Member
for the Sacramento Valley Association of
Building Officials

Appointed Member of CALBO Building and
Fire Advisory Committee

Ron Beehler, SE, CBO, ICC

Director, Building Safety Services

California Registered Structural Engineer

Ron utilizes experience gained through more than 35 years of hands on experience performing life safety, accessibility and structural plan reviews to successfully manage building departments, building department services and high-profile building projects on behalf of public agencies throughout California. Ron's experience includes establishing and coordinating on-site building department services for large multi-building projects and unique fast paced development projects. Ron has served as Chief Building Official for multiple California public agencies including interim assignments. Ron has also provided building department assessments on behalf of municipal clients to identify inefficiencies and implement best practice improvements.

Licensed as a Civil and Structural Engineer in California and Nevada, certified by the International Code Council as a Building Official, Plans Examiner and Building Inspector, Ron is uniquely qualified to evaluate and manage all building department services. His background includes the position of Chief Building Official with the City of Sacramento directing a staff of 120 engineers, plan reviewers and building inspectors, Chief of Engineering Design and Construction for the California National Guard and Senior Structural Engineer with the Office of Statewide Health Planning and Development (OSHPD).

Ron is dedicated to maintaining his knowledge of California building codes, laws and regulations related to building department operations. He frequently lectures and presents classes on technical topics on behalf of professional organizations including CALBO and multiple International Code Council Chapters throughout California and other western states. Ron attends structural and building code symposiums, lectures, and training classes on a regular basis to ensure up-to-date knowledge of building code requirements as they relate to state-of-the-art building design practices.

P R O J E C T S P E C I F I C E X P E R I E N C E

Director, Building Safety Services

2006 - Present Interwest Consulting Group | CA

Ron provides direct oversight of all Building Safety services including coordination of all plan review and building inspection services, ensuring timely and responsive services. Ron works with building officials for our full-service clients to insure timely and efficient services. Ron also manages and provides direct oversight of plan review and inspection services for large, complicated and fast paced projects on behalf our public agency clients.

Chief Building Official

2003 - 2006 City of Sacramento | CA

Ron planned, directed and managed activities for a large 120-person building department with oversight responsibilities for construction inspections and plan review of 18,000 permitted projects annually. He planned, organized, administered and evaluated staff work. Other duties included report writing and presentations to community groups, city council and professional organizations, and planning and administering a budget of \$13.6 million.



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Supervising Engineer | Building Inspection Division

2002 - 2003 City of Sacramento | CA

Ron supervised plan review, managing plan intake and public counter functions for 2 regional permit centers, trained and mentored staff, met with architects and engineers to resolve building code related issues, coordinated plan review for high profile projects, and worked with field inspection supervisors and inspectors.

Regional Compliance Officer | Senior Structural Engineer

1998 - 2002 CA State Office of Statewide Health Planning & Development

Ron supervised regional hospital inspection program coordinating field inspection staff and approval of special inspection issues. He resolved complicated code related inspection issues, and reviewed plans, specifications and structural calculations for healthcare facilities. Ron consulted with architects and engineers to resolve complex code interpretation issues. He researched and investigated structural adequacy of building materials and manufactured products, and verified proper loads, forces and materials for the design of buildings and equipment anchorage.

Chief of Facilities Engineering

1991 - 1998 California National Guard | CA

Ron supervised and planned work for engineering design and project inspection staff, developed scope and budgets for projects, directed preparation of plans from preliminary design through working drawings, coordinated and approved project specifications and cost estimates, negotiated and approved project changes, coordinated inspection activities, resolved inspection disputes, represented National Guard/Military Department at public meetings, conducted plan review for projects designed by consultants, and presented design concepts and final designs.

Associate Structural Engineer

1987 - 1991 CA State Office of Statewide Health Planning & Development

Ron reviewed construction plans and specifications for new hospitals and skilled nursing facilities for California Building Code and UBC requirements, met with architects and engineers to resolve plan review issues, reviewed field changes, investigated and resolved construction conflicts and other administrative duties.

Associate Engineer | Architect

1983 - 1987 Sacramento County Building Dept/Plan Review Division

Ron reviewed construction plans and specifications, and structural calculations for building code compliance, reviewed plans for residential, multi-residential, commercial and industrial structures, and met with designers to resolve code issues related to commercial and residential structures.



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E D U C A T I O N

Associate in Arts
Building Inspection Technology
Coastline Community College

Various courses
California State University, Los Angeles

Emergency Management
California Specialized Training Institute

**R E G I S T R A T I O N S
C E R T I F I C A T I O N S**

International Code Council | 822420

ICC Certified Building Official
ICC Residential Plans Examiner
ICC Combination Inspector
ICC Building Inspector
ICC Electrical Inspector
ICC Mechanical Inspector
ICC Plumbing Inspector
ICC Combination Dwelling Inspector
California – Safety Assessment Program

Gil Petris Jr., CBO, ICC

ICC Certified Building Official | Plans Examiner |
Building Inspector

Gil brings over 35 years of building official, plan reviewer and building inspection experience. His progressive and extensive knowledge of the building industry and municipal organizations translates to efficient and effective services to our clients.

He served 23 years at the City of Signal Hill with his most recent work as their building official managing all administration and day-to-day operations of the building department. He gave special attention to developing and implementing several new procedures and processes that resulted in a more streamlined and organized approach to plan review, inspections, budget and inter-department functions. His role also required close collaboration with City Council, public works, planning and community development staff.

Gil is an excellent supervisor and communicates effectively with co-workers, architects, engineers, property owners, and the general public, both verbally and in writing. He is known for his patience and intelligence, and ability to advise and interpret building codes and standards from small to complex projects. These qualities deliver strong results when managing a building department.

P R O J E C T S P E C I F I C E X P E R I E N C E

Building Official

2013-Present Interwest Consulting Group | CA

Serves Southern California clients in the capacity of building official managing all aspects of the building department; including timely plan reviews, thorough inspections, accurate permit issuance and other administrative duties.

Building Official

2010-2013 City of Signal Hill | CA

Managed all aspects of the building department including; budget, plan reviews, inspections, fee calculations, building processes, oil field services, staff mentoring and management. Conferred with architects, contractors, builders, oil operators and the general public in the field and office; explained and interpreted building requirements and codes to ensure compliance. Oversaw field inspections of industrial, commercial and residential buildings during all stages of construction to confirm compliance with all codes and regulations of the city, county, state and federal agencies. Collaboratively worked with City Council members and all department heads. Attended City Council and Planning Commission Meetings.

Principal Building Inspector

1990-2010 City of Signal Hill | CA

Responsible for Building Official duties including managing the budget, fee calculations, plan checks and plan check processing, oil field inspections and other various duties at the City of Signal Hill. As a principal building inspector he performed complex inspection duties in several trade specialties such as structural, electrical, mechanical, plumbing and finish trade areas; ascertained conformance to the California building, plumbing, mechanical and electrical codes, and pertinent provisions of State and County health, environmental and oil code ordinances. Conducted field review of plans and specifications; ensured proper installation of complex building systems. Assisted in zoning, general land use and code enforcement inspections.



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Participated in Housing Rehabilitation Program activities; conferred and provided technical assistance to home owners; performed inspections and identified deficiencies. Conferred with architects, contractors, builders, oil operators and the general public in the field and office; explained and interpreted requirements and restrictions; issued permits for work to be performed; provided technical assistance to other department staff.

Building Inspector/Public Works Inspector

1981-1990 City of Los Alamitos | CA

Performed skilled inspection work to building, housing, zoning, mechanical, plumbing and electrical codes and regulations governing new and existing buildings and housing construction remodeling, repair and use. Inspected the methods and practices for the installation of structural components, fire and life safety features and systems, electrical plumbing and electrical systems. Inspected excavation drainage systems.

Answered inquiries and maintained records of inspections activities. Made pre-site inspections for permit applications and coordinated inspections with other agencies and organizations. Inspected mobile homes and mobile home parks. Responsible for repair and maintenance of all City streets, buildings and parks.



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EXPERTISE

Building Inspections
Code Interpretation
Construction Concept | Scope
Client Relationship Management

EDUCATION

Associate in Science, Construction Inspection
Pasadena City College

Bachelor of Science, Civil Engineer
Alexandria University
Pending

CERTIFICATIONS

International Code Council | 8293747
ICC Commercial Energy Plans Examiner
ICC California Commercial Building Inspector
ICC Commercial Electrical Inspector
ICC Residential Electrical Inspector
ICC Building Plans Examiner
ICC California Residential Building Inspector
ICC Residential Energy Inspector/ Plans Examiner
ICC Residential Plans Examiner
ICC Electrical Inspector
ICC Electrical Plans Examiner
ICC Building Inspector
ICC Accessibility Inspector/ Plans Examiner

Shady Badie, ICC

ICC Building Inspector | Plans Examiner

Shady is an ICC-certified Building Inspector and Plans Examiner with experience providing services to municipalities throughout California. Shady has extensive code knowledge, excellent attention to detail and is dedicated to maintaining a high level of standards. Through his experience and skills, Shady is able to provide exceptional service to applicants, designers and jurisdictions.

PROJECT SPECIFIC EXPERIENCE

Building Inspector | Plans Examiner

2019 – Present **Interwest Consulting Group | CA**

Shady performs building inspection and plans examination services for various California municipalities.

Senior Combination Building Inspector

2017 – 2019 **City of Monrovia | CA**

Shady performed residential, commercial and industrial inspections and to ensure all work met City regulation requirements. He effectively supervised and trained building inspectors and maintained effective working relationships with staff, department representatives, contractors and the general public.

Building Inspector | Plans Examiner

2015 – 2017 **Interwest Consulting Group | CA**

Shady provided building inspection services and plans examination services to multiple cities including Pomona, Wildomar, Compton and Bell. He successfully performed residential, commercial and industrial inspections and plan reviews for commercial tenant improvements, residential additions and mobile home renovations. Through his experience serving a multitude of cities, he is proficient in Permits Plus, Eden and EnerGov software.

Electrical Engineering Technician

2014 – 2017 **Edison's Engineering Contractor | CA**

As an Electrical Engineering Technician, Shady was responsible for inspecting electrical utility poles and providing recommendations for necessary changes, collecting field data for Construction Improvement Projects and designing and analyzing electrical poles. He successfully coordinated with engineers, contractors and consultants to resolve problem that would potentially impact the progress of projects or planned performance.

Building Inspector

2014 **City of West Covina | CA**

Shady effectively maintained working relationships with developers, prepared and maintained records and standards reports and issued over the counter City permits utilizing Permits Plus software.

Assistant Sales Manager

2013 **X3 AST Consulting, Inc. | CA**

Shady successfully managed all communication with existing clients to maintain long term relationships, maintained a customer database by inputting customer profiles and updates and prepared and distributed monthly reports.



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EXPERTISE

Building Plans Examination
Building Inspections
Codes & Regulations
Code Enforcement

EDUCATION

Bachelors, Public Administration
Minor in English
California Baptist University

Associates of Science, Construction Technology
Riverside Community College

Associates, Physical Education
Riverside City College

**REGISTRATIONS
CERTIFICATIONS**

International Code Council | 0859362

ICC Certified Building Official
ICC Certified Building Code Official
ICC Certified Fire Code Official
ICC Building Code Specialist
ICC Electrical Inspector
ICC Plumbing Inspector UPC
ICC Mechanical Inspector UMC
ICC Fire Plans Examiner
ICC Combination Inspector – Legacy
ICC Fire Inspector I
ICC Fire Inspector II
ICC Building Inspector
ICC Residential Combination Inspector
ICC Building Plans Examiner
ICC Combination Dwelling Inspector – Uniform
Codes

AFFILIATIONS

CALBO – Damage Assessment Committee
State Building Codes Committee
CACEO
CEC
ICC – Administrative Committee
NFPA – Building Systems Committee
IAPMO – Code Interpretation Committees for
UPC, UMC
IAEI
City of Riverside Parks, Recreations and
Community Services Commission

Mark Berg, CBO, ICC

ICC Certified Building Official | Plans Examiner

Mark is an ICC Certified Building Official, Plans Examiner and Building Inspector with experience performing life-safety, architectural, mechanical, plumbing, electrical, and structural reviews in residential, multi-family and commercial projects. Mark has successfully guided department staff with inspection and plan review of all phases of complex construction projects. He is experienced utilizing building department permit tracking software and managing all common building department responsibilities, including plan review, multi-discipline inspections, plan review and inspection scheduling, field supervision, regulatory compliance, code interpretation, and project acceptance. Mark also makes a difference to our clients and those he works with through his skills in complaint resolution, problem solving, damage assessment and team building.

PROJECT SPECIFIC EXPERIENCE

Building Official, Life Safety Plans Examiner & Building Inspector

2017 - Present Interwest Consulting Group | CA

Performing comprehensive plan review and inspection services for client agencies. Reviews residential and non-residential plans for compliance with California Building, Life Safety, Fire, Plumbing, Mechanical, Electrical Codes, Energy Standards, state and local building codes, policies, amendments, and ordinances.

Building Official

2015 - 2017 City of Redlands | CA

Supervised staff coordination with cities, agencies and the public on various Technical or legal aspects of programs. Performed the most complex and difficult plan checks for both building and fire life safety. Reviewed the new and existing codes and regulations and recommended revision to current ordinances, policies, and inspection methods to meet new requirements. Investigated violations of building construction codes and determined necessity for issuance of legal complaints. Prepared and responded to correspondence pertaining to code enforcement matters including Notices and Orders to Comply, Abatement Notices, and requests for information.

Building Official

2014 - 2015 City of Colton | CA

Supervised staff coordination with cities, agencies and the public on various technical or legal aspects of programs. Performed the most complex and difficult plan checks for both building and fire life safety. Reviewed the new and existing codes and regulations and recommended revision to current ordinances, policies, and inspection methods to meet new requirements. Investigated violations of building construction codes and determined necessity for issuance of legal complaints. Prepared and responded to correspondence pertaining to code enforcement matters including Notices and Orders to Comply, Abatement Notices, and requests for information.

Building Inspector Supervisor

2011 - 2015 City of Rancho Cucamonga | CA

Reviewed new and existing codes and regulations; recommended revision to ordinances, policies, and inspection methods when needed to meet new requirements or improve existing procedures. Developed, maintained, and distributed resource material, including guidelines for code interpretation to ensure uniform methods of inspection and enforcement. Oversaw the plan examination process, inspections, documentation activities and the



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development process. Provided customer service at the front counter as well as on the telephone for code interpretations, plan submittal and permit issuance. Supervised entire inspection staff and reviewing the quality and quantity of work produced. Performed the most complex and difficult plan checks for both building and fire life safety.

Building Official (JAS Pacific)

2010 - 2011 City of El Monte & Hawaiian Gardens | CA

Oversaw staff coordination with cities, agencies and the public on various technical or legal aspects of programs. Performed the most complex and difficult plan checks for both building and fire life safety. Reviewed the new and existing codes and regulations; recommended revision to current ordinances, policies, and inspection methods to meet new requirements. Investigated violations of building construction codes and determined necessity for issuance of legal complaints.

Code Enforcement Officer (JAS Pacific)

2009 - 2010 City of Desert Hot Springs | CA

Supervised the day-to-day operations of the Code Compliance Department. Monitor Code Compliance staff to make sure they have met and responded to the Department's customer service objectives, standards and goals and follows procedures and policies of the department and division. Served as the liaison between the City Departments and the City Attorney's Office regarding code compliance cases requiring legal action. Conducted field checks and monitored certain businesses and properties relative to a variety of mitigation measures imposed as part of the discretionary zoning/land use process. Prepared and responded to correspondence pertaining to code enforcement matters including Notices and Orders to Comply, Abatement Notices, and requests for information.

Building Official

2006 - 2009 City of Norco | CA

Supervised staff coordination with cities, agencies and the public on various technical or legal aspects of programs. Performed the most complex and difficult plan checks for both building and fire life safety. Reviewed the new and existing codes and regulations and recommended revision to current ordinances, policies, and inspection methods to meet new requirements. Investigated violations of building construction codes and determined necessity for issuance of legal complaints.

Building Division Manager

2004 - 2006 County of Riverside | CA

Handled difficult public relations problems, directs investigations of complaint or problems, and recommends resolutions. Assisted in arranging and conducting classroom and on-the-job training sessions for the technical personnel and counter staff. Advised the inspectors on alternate methods of construction in specific instances; provided expert advice and recommendations to both the building inspectors and public. Supervised the plan examination process, inspections, documentation activities and the development process.

Principal Building Inspector / Chief Disabled Access Compliance

2003 - 2004 County of Riverside | CA

Performed the most complex and difficult plan checks for both building and fire life safety. Developed, maintained, and distributed resource material, including guidelines for code interpretation to ensure uniform methods of inspection and enforcement. Developed and implemented classroom and on-the-job training sessions for technical personnel. Reviewed technical documents for



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completeness; reviewed commercial buildings and all related technical documents; prepared reports and conferred with other professionals in the field of work.

Building Inspector Supervisor

2001 - 2003 County of Riverside | CA

Reviewed new and existing codes and regulations; recommended revision to ordinances, policies, and inspection methods when needed to meet new requirements or improve existing procedures. Developed, maintained, and distributed resource material, including guidelines for code interpretation to ensure uniform methods of inspection and enforcement. Supervised the plan examination process, inspections, documentation activities and the development process. Provided customer service at the front counter as well as on the telephone for code interpretations, plan submittal and permit issuance. Supervised entire inspection staff and reviewed the quality and quantity of work produced. Performed the most complex and difficult plan checks for both building and fire life safety.

Building Inspector II

2000 - 2001 City of Irvine | CA

Inspected residential, commercial, and industrial projects to comply with the UBC, UMC, UPC and the NEC along with the State Energy codes and Disabled Access Regulations. Reviewed commercial construction plans and related technical documents for completeness; prepared reports and met with other staff members in the field of work. Performed the most complex and difficult plan checks for both building and fire life safety.

Plans Examiner - Sr. Building Inspector

1991 - 2000 City of Irvine | CA

Inspected residential, commercial, and industrial projects to comply with the UBC, UMC, UPC and the NEC along with the State Energy codes and Disabled Access Regulations. Reviewed commercial construction plans and related technical documents for completeness; prepared reports and met with other staff members in the field of work. Performed the most complex and difficult plan checks for both building and fire life safety.

Plans Examiner - Sr. Building Inspector

1991 - 2000 City of Temecula | CA

Oversee the plan examination process, inspections, documentation activities and the development process. Provide customer service at the front counter as well as on the telephone for code interpretations, plan submittal and permit issuance. Have the ability to review technical documents for completeness, ability to review commercial buildings and all technical documents for them as well, prepare reports and meet with other professionals in the field of work. Have the ability to supervise entire staff and review the quality and quantity of work produced. Performed the most complex and difficult plan checks for both building and fire life safety.



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E D U C A T I O N

Bachelor of Science
Architectural Engineering
California Polytechnic State University,
San Luis Obispo, CA

Master of Arts
Art History
University of California, Riverside, CA
Emphasis in 19th & 20th century
American architectural history, urbanism,
and historic preservation

**R E G I S T R A T I O N S
C E R T I F I C A T I O N S**

CA Registered Professional Civil Engineer
No. 83448

International Code Council / 8035780
ICC Building Plans Examiner

**P R O F E S S I O N A L
A F F I L I A T I O N S**

Adjunct Professor of Architecture,
California Baptist University, Riverside, CA
August 2015 – January 2017

Sandra Schmitz, PE, ICC

California Registered Civil Engineer

Sandra is a registered Civil Engineer with nearly 10 years of experience, eager to continue learning and growing in the industry. She has already gained valuable experience in both the public and private sector, from performing complex structural analysis and calculations, to internally managing the plan check approval process.

P R O J E C T S P E C I F I C E X P E R I E N C E

Plan Check Engineer

2016 - Present Interwest Consulting Group | CA

Sandra has been providing plan review services for the Cities of Pomona, Upland and Lake Forest. Sandra utilizes her code knowledge and engineering skills to facilitate efficient plan review services on behalf of the clients she serves.

Historic Preservation Intern

2015 - 2016 City of Ontario, Planning Department | CA

In this position, Sandra conducted research for the designation and removal of properties from local historic resource databases. She assisted with planning community outreach events including the creation of invitations, brochures, press releases, and a photo calendar. Sandra also updated the local California Historical Resources Inventory Database (CHRID) with Ontario landmark and historic district properties, and performed survey of current parking availability and building use in downtown Ontario.

Project Engineer & CAD Draftsman

2012 - 2014 RM Byrd & Associates Engineering | CA

Sandra performed complete structural analysis and design of new wood, steel, and masonry construction including fire stations, office buildings, and educational facilities. She designed structural renovations for existing buildings including tenant improvements and seismic rehabilitations, and participated in construction administration. During this time, she also managed the plan check approval process for projects submitted to city building departments as well as projects submitted to the Division of the State Architect. She also produced complete sets of structural AutoCAD drawings.

Project Engineer & CAD Draftsman

2011 - 2012 EW Webb Engineering | CA

As a project engineer, Sandra performed structural calculations for wood-framed residential structures as well as concrete, masonry, and steel commercial projects. She assisted in multiple phases of architectural and structural design for new construction in addition to renovations and additions to existing structures. It was her responsibility to produce complete sets of structural AutoCAD drawings.



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E D U C A T I O N

Masters of Science
Engineering Science &
Management,
California Polytechnic State
University Pomona

Bachelor of Science
Electrical Engineering
Tehran Poly Technique/
Amir Kabir University

**R E G I S T R A T I O N S
C E R T I F I C A T I O N S**

CA Registered Mechanical Engineer
No. 27117

CA Registered Electrical Engineer
No. 11588

Hossein Afrouzeh, ME, EE

California Registered Mechanical Engineer

California Registered Electrical Engineer

Hossein is a licensed electrical and mechanical engineer with a rich background in the industry, including over 10 years of construction experience and over 35 years of design, construction management support experience, and plan review engineering. He is a well-rounded project leader with strong interpersonal and communication skills with ability to lead a design team of Electrical, Mechanical, and Plumbing engineers to adhere to the client and code requirements. He is familiar with the preparation of contract documents for mid-rise multi-residential, commercial, industrial, and educational buildings, and he has been responsible for the electrical system design for many projects from inception to completion including construction administration and commissioning of medium voltage power distribution systems, substations, lighting and power, fire alarm, and security systems.

Hossein is organized and proactive, ensuring that projects are always moving forward. He is able to multitask and manage several projects at varying levels of development, and has the intuitive problem solving skills to identify project issues and bring them to resolution quickly and effectively. Hossein has the interpersonal and communication skills to keep the client and design community apprised of a project's status, and he is able to work in a complex technical environment, understanding and interpreting the impact of changes.

P R O J E C T S P E C I F I C E X P E R I E N C E

Senior Mechanical, Electrical & Plumbing Plan Review Engineer

2015 - Present Interwest Consulting Group | CA

Plan reviewing for Mechanical, Electrical, Plumbing, and Energy Engineering for some of the state of California cities such as Long Beach, Pomona, Tustin, Corona, Rossville, Lake Forest, Monterey Park, Irvine, Fresno, county of Napa, and city of Sanger. Projects include midrise Residential and Hotels with subterranean parking garages, manufacturing facilities, wineries, industrial facilities including hazardous areas, shopping centers, private medical facilities, private schools, Port of Long Beach Pier and Terminal facilities including medium voltage distribution system, pump station projects and administration buildings, midrise office buildings, oil and gas facilities, regular shell and TI for various facilities, restaurant and fast food entities, retails and grocery stores.

Lead Senior Electrical Peer Review Engineer

2013 - 2015 FTRNV. International / SBG Jeddah | CA

In this position, Hossein was in charge of reviewing and commenting on documents and specifications prepared by design consultants, as well as final construction documents and shop drawings prepared by contractors. He provided technical comments for implementation within the package before submitting them for construction. He was additionally responsible for the review and verification of electrical loads of manufacturer material submittals for HVAC and plumbing systems; review of medium and low voltage distribution systems single line diagrams for normal and emergency networks; review and verification of medium voltage switching stations, substations, and transformer rooms for physical layout and code compliance; review of project cable tray systems for low and medium voltage distributions; review of overall lighting and power distribution systems; prepared technical report for project surge protection device and lighting requirements to implement; prepared method statement for construction procedures and sequence of events for



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medium voltage switchgears and transformers for site construction crew to follow; preparation of systems voltage drop, short circuit and coordination system with Schneider Eco dial and ETAP software; review of overall system for constructability and provided with required refinements; periodic construction site visits for general; QA/QC and coordination.

Principal & Director of Operations

1987 - 2013 Procedure Engineers, Inc. | CA

He was responsible for the preparation of proposals for MEP engineering fee per architectural design development package and required scope of work; preparation of contract and negotiation with client; attending kick-off meeting with client and project team to refine scope of work and overall project time line; review required electrical system design and set up procedure and general guide line for assigned engineer to follow; review and plan check of prepared electrical drawings for code compliance, project requirements and specification; quality control and quality assurance of all MEP drawings or general conformity and coordination with all disciplines; attending progress meetings with client and other project team for coordination and scheduling; supervising of preparation of final project construction documents and bid package and helping client during bid; periodic site meeting for conformity of construction with contract documents; preparation of in-house procedure and guide lines for QC and QA; general over view of company personnel requirements including hiring and lay-offs; projects cost control and monitoring based on man-hour used on a bi-weekly basis; project scheduling, project management and day-to-day operation of team of engineers and designers; preparation computer software for basic electrical calculations.

Electrical Department Manager

1984 - 1987 Malcolm Lewis Associates | CA

In this position, he was responsible for providing man-hour estimates for electrical system design for all potential projects; attending project start-up meeting; preparation of design guide and general design development sketches for electrical designer to proceed with design; day to day supervising of electrical design team and coordinating design progress with other disciplines; attending client progress meeting and coordination with other design team; plan check electrical design package for code conformity and against other disciplines drawings for electrical requirements; prepare and update department design guide lines and procedures; review design drawings and construction documents for construction codes compliance and governmental regulations; project scheduling and project management.

Electrical Engineer & Department Deputy

1981 - 1987 Elliot Group | CA

For this architectural and engineering company, Hossein was in charge of the preparation of preliminary, conceptual, design development and working drawings for mostly commercial and industrial buildings. He also reviewed and commented on electrical designer's drawings for code conformity and scope of work. He was the electrical project manager for governmental projects and performed site investigation for existing electrical system for new renovations. He met with clients to discuss project progress in different design stages for their review comments and preparation of required answers. He also assisted the Department Manager with day to day issues and providing with required solutions, and trained electrical designers with new code requirements and electrical calculations.



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Technical Director & Construction Site Liaison

1973 - 1979

Modern Osloob |CA

While he was with this construction company, he was responsible for the review of MEP construction documents for major equipment for project construction cost estimates; the preparation of bid submittal for presenting to board of directors for approval and submit to government agencies; attending Bid opening meetings and processes; attending to contract award ceremony for getting to know all construction team players and client representative; the preparation of equipment and material submittals and submit to consultant for approval; ordering approved equipment with opening letter of credit with manufacturers which were mostly Europe and USA; the approval of requested purchase order from construction site per drawings and spec and material tracking; attending weekly construction progress meeting with all team players and client; construction site visit and verification of work in progress per design drawings and spec; preparation of monthly pay request per work done and review with client representative for approval; the preparation of required RFI's and process through proper channels and follow up for final direction; the preparation of punch list for closing of the project and check for required corrections; finalizing of the project and hand over to user groups of client.



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EDUCATION

Associates Degree
Building Inspection Technology
Coastline Community College
Fountain Valley, CA

Certificate
Construction Technology
Orange Coast College
Costa Mesa, CA

REGISTRATIONS CERTIFICATIONS

Certified Access Specialist | CASp-179

International Code Council | 818128

ICC Building Inspector
ICC Residential Combination Inspector
ICC Mechanical Inspector UMC
ICC Plumbing Inspector UPC

CA Licensed General Contractor | 426240

PROFESSIONAL AFFILIATIONS

Instructor - Building Codes
North Orange County Community College
District (Part-time) 1996-2002

David Marcum, CASp, ICC

Certified Access Specialist | ICC Certified Building Inspector

David is an inspection professional with over 30 years of relevant, municipal building inspection experience. In addition to his years of practical expertise, he also possesses several ICC certifications, confirming his ability to inspect Mechanical, Plumbing and Residential projects. Notably, David is a Certified Access Specialist (CASp), making him uniquely qualified to assist our clients with accessibility compliance.

PROJECT SPECIFIC EXPERIENCE

Building Inspector | Certified Access Specialist

2015 - Present Interwest Consulting Group

David performs complex building inspections for several of our Southern Californian clients, including most recently the City of Compton's Brickyard Project, City of Costa Mesa, and the City of Buena Park's accessibility evaluation of a City facility.

Supervising Building Inspector

2008 - 2015 City of Garden Grove | CA

Senior Building Inspector

1989 - 2008

For 26 years, David served the City of Garden Grove, first as a Senior Building Inspector and then as a Supervising Building Inspector role. During this time, he was increasingly responsible for all commercial and residential combination building inspection and performed advanced duties including residential tract inspection, multi-family high-density projects including podium style construction. David performed commercial inspection on projects including high-rise residential, theaters, restaurants, places of worship, and tenant improvements. He gained extensive experience in wood, steel, masonry, tilt-up, cast-in-place and type V/one-hour, wood-frame construction practices.

Building Inspector

1986 - 1989 City of Tustin | CA

David performed residential and commercial combination building inspection and gained varied experience including restaurants, "clean-rooms," auto dealers, R/D facilities, light industrial, multi and single-family dwellings.

Appendix A

AGREEMENT FOR PROFESSIONAL SERVICES [insert name of consultant]

[insert project/services to be provided]

This Agreement for Professional Services (the "Agreement") is made and entered into as of _____, 201_, by and between the City of Lake Elsinore, a municipal corporation ("City") and _____, a _____ ("Consultant").

RECITALS

A. The City has determined that it requires the following professional services:

_____.

B. Consultant has submitted to City a proposal, dated [insert date], attached hereto as Exhibit A ("Consultant's Proposal") and incorporated herein, to provide professional services to City pursuant to the terms of this Agreement.

C. Consultant possesses the skill, experience, ability, background, certification and knowledge to perform the services described in this Agreement on the terms and conditions described herein.

D. City desires to retain Consultant to perform the services as provided herein and Consultant desires to provide such professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. Consultant shall perform the services described in Consultant's Proposal (Exhibit A). Consultant shall provide such services at the time, place, and in the manner specified in Consultant's Proposal (Exhibit A), subject to the direction of the City through its staff that it may provide from time to time.

2. Time of Performance.

a. Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the professional services to be performed by Consultant is an essential condition of this Agreement. Consultant shall prosecute regularly and diligently the professional services contemplated pursuant to this Agreement according to the agreed upon performance schedule in Consultant's Proposal (Exhibit A).

b. Performance Schedule. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the Consultant's Proposal (Exhibit A). When requested by Consultant, extensions to the time period(s) specified may be approved in writing by the City Manager.

c. Term.

[Select appropriate provisions]

[Alternative 1 Term based on years] Unless earlier terminated as provided elsewhere in this Agreement, this Agreement shall continue in full force and effect for a period of ____ (__) years, commencing on _____, 20__ and ending on _____, 20__. The City may, at its sole discretion, extend the term of this Agreement on a 12-month basis not to exceed ____ (__) additional twelve (12) month renewal terms by giving written notice thereof to Consultant not less than thirty (30) days before the end of the contract term, such notice to be exercised by the City Manager.

[Alternative 2 Term based on Project Completion] The term of this Agreement shall commence upon execution of this Agreement and shall continue until the services and related work are completed in accordance with the Consultant's Proposal (Exhibit A).

[Additional optional paragraph for "as needed/on-request" based consultants]. Consultant hereby agrees and acknowledges that any and all work or services performed pursuant to this Agreement shall be based upon the issuance of a project task order by the City. Consultant acknowledges that it is not guaranteed any minimum or specific amount of work or services as all work or services shall be authorized through task order issued by the City.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the fees set forth in Consultants' Proposal (Exhibit A), which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed _____ dollars (\$_____) without additional written authorization from the City. Notwithstanding any provision of Consultant's Proposal to the contrary, out of pocket expenses set forth in Exhibit A shall be reimbursed at cost without an inflator or administrative charge. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Contractor shall promptly submit billings to the City describing the services and related work performed during the preceding month to the extent that such services and related work were performed. Contractor's bills shall be segregated by project task, if applicable, such that the City receives a separate accounting for work done on each individual task for which Contractor provides services. Contractor's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Contractor no later than forty-five (45) days after receipt of the monthly invoice by City staff.

5. Reserved.

6. Suspension or Termination.

a. The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of such notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends

or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

b. In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City, pursuant to Section entitled "Method of Payment" herein.

7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees and agents and subcontractors in the course of implementing this Agreement, except working notepad internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request. City acknowledges that any use of such materials in a manner beyond the intended purpose as set forth herein shall be at the sole risk of the City. City further agrees to defend, indemnify and hold harmless Consultant, its officers, officials, agents, employees and volunteers from any claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs and expenses in connection therein), arising out of the City's use of such materials in a manner beyond the intended purpose as set forth herein.

a. Licensing of Intellectual Property. This Agreement creates a nonexclusive 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 that all subcontractors agree in writing that City is granted a nonexclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data, which were prepared by design professionals other than Consultant or provided, to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

b. Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Consultant shall not, without the prior written consent of City, use such materials for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

8. Consultant's Books and Records.

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to 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 to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above-named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City.

10. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other federal, state and local laws, codes, ordinances and regulations to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

11. Interests of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered

by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

a. will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and

b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(a)(2).)

12. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

13. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

14. Licenses. Consultant represents and warrants to City that it has the licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Lake Elsinore business license.

15. Indemnity. Consultant shall indemnify, defend, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Consultant or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Consultant shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises from the sole negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Consultant or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for

damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

16. Insurance Requirements.

a. Insurance. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, unless modified by the City's Risk Manager, the following insurance policies.

i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. In the event that Consultant is exempt from Worker's Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California, Consultant shall submit to the City a Certificate of Exemption from Workers Compensation Insurance in a form approved by the City Attorney.

ii. General Liability Coverage. Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Required commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) or Insurance Services Office form number GL 0002 (ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. No endorsement may be attached limiting the coverage.

iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence. Automobile liability coverage must be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 ("any auto"). No endorsement may be attached limiting the coverage.

iv. Professional Liability Coverage. Consultant shall maintain professional errors and omissions liability insurance appropriate for Consultant's profession for protection against claims alleging negligent acts, errors or omissions, which may arise from Consultant's services under this Agreement, whether such

services are provided by the Consultant or by its employees, subcontractors, or sub consultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single limit per occurrence basis.

b. Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and shall be endorsed with the following specific language:

i. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations.

ii. This policy shall be considered primary insurance as respects the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

iv. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

vi. The insurance provided by this Policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

d. Certificates of Insurance. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

17. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: City of Lake Elsinore
Attn: City Manager
130 South Main Street
Lake Elsinore, CA 92530

With a copy to: City of Lake Elsinore
Attn: City Clerk
130 South Main Street
Lake Elsinore, CA 92530

If to Consultant: _____
Attn: _____

18. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

19. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

20. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant and the subcontractors listed in Exhibit B. Consultant shall be fully responsible to City for all acts or omissions of any subcontractors. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under this Agreement except as provided in Exhibit B without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of those subcontractors. Nothing in this Agreement shall create any contractual relationship between City and any subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

21. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

22. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

23. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Riverside.

24. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing

party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

25. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and share the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

26. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

27. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party. The City Manager is authorized to enter into an amendment or otherwise take action on behalf of the City to make the following modifications to the Agreement: (a) a name change; (b) grant extensions of time; (c) non-monetary changes in the scope of services; and/or (d) suspend or terminate the Agreement.

28. Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

30. 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. Consultant agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the parties that, in connection with the Work or Services provided pursuant to this Agreement, Consultant shall bear all risks of payment or non-payment of prevailing wages under California law, and

Consultant hereby agrees to defend, indemnify, and hold the City, and its officials, officers, employees, agents, and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.

31. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

[Signatures on next page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

"CITY"

CITY OF LAKE ELSINORE, a municipal corporation

"CONSULTANT"

[insert Consultant name], a [insert entity type]

Grant Yates, City Manager

By: _____
Its: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Attachments: Exhibit A – Consultant's Proposal
Exhibit B – List of Subcontractors

EXHIBIT A

CONSULTANT'S PROPOSAL

[ATTACHED]

EXHIBIT B

LIST OF SUBCONTRACTORS

[ATTACHED]