

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 TRB+ Associates, 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:

TRB+ Associates, Inc.
Attn: Paul Armstrong, P.E., CBO
4182 N. Viking Way, Suite 204
Long Beach, CA 90808

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”

TRB+ Associates, Inc., a California corporation

Grant Yates, City Manager

Paul Armstrong, P.E., CBO,
Director of Code Compliance

Date: _____

Date: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Attachments: Exhibit A - Scope of Services

EXHIBIT "A"

SCOPE OF SERVICES

STATEMENT OF QUALIFICATIONS

August 5, 2019

City of Lake Elsinore

PROPOSAL TO PROVIDE ON-CALL BUILDING SERVICES

CONTACT

Paul Armstrong, PE, CBO,
Director & Project Manager
562-566-4144
parmstrong@trbplus.com

OFFICE LOCATIONS

Long Beach
San Ramon
Santa Clara



TRB+ Associates

STATEMENT OF QUALIFICATIONS

On-Call Building Services

August 5, 2019



PRESENTED TO:

The City of Lake Elsinore
Community Development Department
Attn: Justin Kirk, Assistant Community Development Director
130 South Main Street
Lake Elsinore, CA 92530
On-Call Building Services

CONTACT INFORMATION:

Paul Armstrong, P.E., CBO
Director of Code Compliance
Tel: 562-566-4144
Email: parmstrong@trbplus.com

TRB+ Associates, Inc.
Southern California Office
4182 N. Viking Way, Suite 204
Long Beach, CA 90808
Tel: 562-566-4144
www.trbplus.com

Section 1 | Cover Letter

Section 2 | Relevant Experience

Section 3 | Key Team Member Summary

Section 4 | Current Clients / Projects

Section 5 | City's Consultant Contract

Section 6 | Consultant Billing Structure

Section 7 | References

Appendix | Resumes

August 5, 2019

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

SUBJECT: TRB + Associates, Inc. Statement of Qualifications to Provide On-Call Building Services

Dear Mr. Kirk:

TRB and Associates, Inc. (TRB+) is pleased to provide this Statement of Qualifications to Provide On-Call Building Services to the City of Lake Elsinore for its consideration. In the documentation provided, we have included background information on the company, our building and fire life safety service offerings, representative project experience, professional references, and a fee schedule for your review.

For this engagement, **Paul Armstrong, P.E., CBO** has been designated to serve as Project Manager responsible for ensuring timely delivery of quality building services. Paul will be managing all services provided to the City from TRB+'s Long Beach office. Paul has extensive experience providing Building and Safety support services to municipalities throughout Southern California. The balance of our proposed key staff are identified in Section 3 of our proposal.


By way of background, the TRB+ corporation is a California-based Code Compliance Services firm which provides Plan Review, Inspection, Delegate Chief Building Official, and CASp services to municipal building and public works departments. Our corporation, which comprises over 50 team members, was established in 2006 and has been a growing business since its founding. We specialize and serve exclusively in the code compliance role. We would like to highlight the following about the company:

- Our staff are active in industry organizations such as ICC, CALBO, ASCE, and SEAOC. Of note, TRB+'s roster includes three ICC Chapter Presidents and a CALBO Past President – Paul Armstrong (Orange Empire Chapter, 2019), Todd Bailey (East Bay Chapter, 2009), Lowell Brown (ICC Napa-Solano Chapter, 2017), and Bill Nagel (CALBO 2013).
- As a value-added service, Paul Armstrong will be available to provide code training to City staff and invited guests on the upcoming 2019 California Building Codes Standards if desired by the City.
- Our firm is engaged to provide as-needed Building Department, Engineering, and related services to over 75 municipalities throughout California. As a result, our team is very familiar with the many region-specific considerations in California that need to be taken into account when evaluating code compliance including flood zone, seismic design, wind exposure, soil/liquefaction, wildland urban interface, and landslide criteria.
- The staff of TRB+ includes licensed Civil, Structural, Mechanical, Fire Protection, and Electrical Engineers; Architects; and ICC, CASp, LEED®, and SAP/ATC 20 certified individuals who have an average 25 years of experience in the architecture-engineering-construction industry.
- Our firm was recently recognized as Industry Member of the Year by the County Building Officials Association of California (CBOAC) - 2019.
- Our firm has a strong track record of producing quality results and meeting its turnaround goals, a track record to which our clients will attest.

Our firm looks forward to the opportunity to assist the City of Lake Elsinore as a Building Safety Services provider, and is prepared to enter into an agreement with the City of Lake Elsinore immediately if selected. If you have questions or need further information, please do not hesitate to contact Paul Armstrong by phone at (562) 202-0918 or by email at parmstrong@trbplus.com.

Sincerely,

TRB + ASSOCIATES, INC.


Paul Armstrong, PE, CBO
Director of Code Compliance & Project Manager


Todd Bailey, P.E., LEED AP, CASp, MBA
Principal & Founder

Southern California Office
4182 N Viking Way, Suite 204
Long Beach, CA 90808
Tel: 562.566.4144

Corporate Office
3180 Crow Canyon Place, Suite 216
San Ramon, CA 94583
Tel: 925.866.2633

Silicon Valley Office
1265 El Camino Real, Suite 209
Santa Clara, CA 95050
Tel: 408.642.1068

www.TRBplus.com

Company Overview

TRB+ Associates, Inc. (TRB+) is a California based building and fire life safety services Corporation with offices in Long Beach, San Ramon, and Santa Clara. Our firm provides Plan Review, Inspection, Building Department Administration, Delegate Chief Building Official, CASP Consulting, and Electronic Plan Review Solutions services to public agencies in California.

TRB+ Associates was established in 2006 and has been a growing business since its founding. The firm is owned by its Principal-in-Charge **Todd Bailey, PE, LEED AP, CASp, MBA** who has over 20 years of experience working in the Building Safety field in California.

Our over 50 team members have an average of 25 years of experience in the Architecture-Engineering-Construction industry, encompassing building safety and related services across a full range of code disciplines. Having this level of experience and industry involvement, we can offer the right depth and breadth of expertise to meet the City of Lake Elsinore's Building Department-related needs. All work for this contract will be performed out of our Long Beach office location.

To confirm, TRB+ has no current or former bankruptcies, pending litigation, planned office closures, or impending mergers that may impede our firm's ability to complete work for this contract. Furthermore, TRB+ is in sound financial standing and has a firm footing in the municipal consulting industry.

Range of Services

TRB + Associates offer the following services to its clients:

- ✓ Building and Fire Plan Review (including Electronic Plan Review)
- ✓ Building and Fire Inspection
- ✓ Building Department Administration
- ✓ Code Enforcement Inspection
- ✓ Consulting Chief Building Official
- ✓ CASp Consulting
- ✓ Electronic Plan Review

Staff Member Qualifications

TRB+ team members possess multiple certifications and registrations to assure compliance with all requirements mandated by the State and your jurisdiction's local ordinances. Our team comprises of individuals who are either engineers or architects licensed in the State of California, or who possess ICC certifications in their respective disciplines. Of note, our team includes 9 licensed Structural Engineers. In addition, our staff includes 4 LEED® Accredited Professionals and 5 CASp certified individuals. The majority of our staff possesses a combination of these industry-recognized credentials.

Our staff members are regular instructors and attendees at construction code and standards training offered through the local ICC Chapters, CALBO, SEAOC, AISC, ASCE, NFPA and other building industry organizations. In addition, several of our staff members are current or past board members with industry organizations and as such, are well aware of many aspects of the development of relevant construction codes.

- ✓ Paul Armstrong – President, ICC Orange Empire Chapter
- ✓ Todd Bailey – Past President, ICC East Bay Chapter
- ✓ Lowell Brown – Past President, ICC Napa-Solano Chapter
- ✓ Bill Nagel – Past President, CALBO

Information on our proposed Project Team members for this assignment is included in proposal **Section 3 – Key Team Member Summary**.

Project Understanding

It is our understanding the City of Lake Elsinore is seeking qualified consultants to assist with as-needed Plan Check, Inspection, Permit Technician, and Building Official services on a range of project types. It is presumed that all such projects are to be reviewed/inspected for adherence to the City's adopted Municipal Codes and Title 24 California Building Standards Codes covering structural, fire prevention, life safety, disabled access, energy conservation, green building, plumbing, mechanical, and electrical provisions, as applicable.

To confirm, TRB + Associates is an independent firm, properly licensed to practice in California, and has no conflict of interest with regard to any other work performed by the firm for the City. Furthermore, our firm has never been removed or disqualified from proposing on a project during the life of the company.

Project Approach Overview

Our approach to this engagement is centered on fostering open communication between our firm and the City. On an ongoing basis, our Project Manager, **Paul Armstrong**, is committed to maintaining regular communication with City staff to ensure that we are kept apprised of current code interpretations and policies, and to enhance our ability to quickly respond to any issues that may arise during permit counter, document review, and/or inspection activities.

We value the importance of the City's projects and are committed to meeting all project service delivery deadlines. We will diligently document and report all plan review and inspection findings, tracking information, and other reports, as required by the City.

Throughout this engagement, our key team members will be available to meet with City staff either via phone or in person to address questions that may come up during the course of a project. We understand that being accessible to project stakeholders is essential in helping ensure that decisions are made in a timely manner; as such, our firm is committed to responding to all inquiries within 1 business day. We encourage discussions via in-person meeting, telecon, and/or WebEx formats as agreeable and necessary to achieve the most expeditious results.

Technical Standards

TRB+ provides code compliance reviews and inspections encompassing architectural, fire, electrical, mechanical, plumbing, structural, energy conservation, disabled access, and green standards in accordance with locally-adopted standards. Our reviews and inspections consider all relevant project documentation including plans, specifications, calculations, and other related correspondence to verify conformance to:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Fire Code
- 2016 Title 24 Energy Standards
- 2016 California Green Building Standards Code
- Adopted local codes, ordinances, regulations and standards (including stormwater provisions).



Our team also has extensive experience with alternative NFPA, ASCE, ASME, FEMA, NEHRP, and ANSI Standards.

Upcoming Code Cycle Change

We understand that come January 1, 2020, the next edition of the California Building Standards Codes (CBSC) will go into effect. Our team is prepared to apply the upcoming code provisions at such time they go into effect.

Alternate Material and Methods

TRB + Associates recognize that there are alternate materials and methods of construction that can be used to satisfy and comply with the provisions of the code. Our experience with the use of alternate materials, alternate design and methods of construction enhances our ability to solve specific issues that arise in design and construction.

Plan Review Scope

TRB is prepared to perform as-needed plan review services for residential, multi-family residential, commercial, and industrial projects encompassing building code, electrical, plumbing, mechanical, fire protection (if requested), Title-24 energy, disabled access, and green building standards; as well as floodplain, wildland urban interface fire severity zone, stormwater, hazardous materials, and state housing law Title-25 factory-built structure considerations, as applicable.

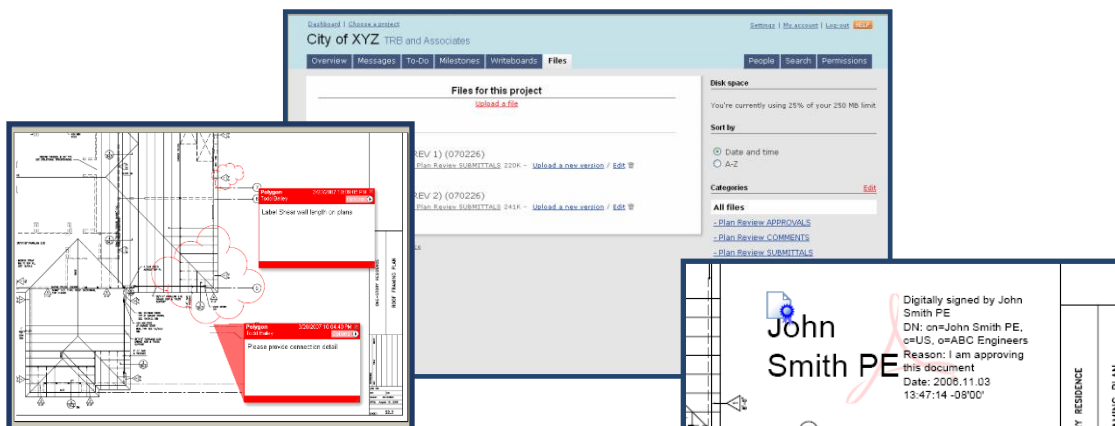
Our scope typically includes the review of building plans, design calculations, and material specifications for structures proposed for construction, as well as fire protection system plans and design calculations (if requested). Plans are reviewed for completeness and correctness based on the adopted California Building Standards Codes as well as any other applicable City ordinance provisions.

Electronic Plan Review

As an alternative to review of hardcopy media, TRB+ can review electronic media should it be the desire of the City to accept submittals electronically. The staff of TRB+ has been leaders in the field of digital plan review and workflow management; as such, we have the experience and know-how to efficiently manage the review of electronic documents.

With electronic submittal of all plan documents, we are able to track and communicate all plan review comments and approvals through a project web site. Plan submittals would be accepted and comments generated in Adobe® PDF format.

We are prepared to accommodate plans electronically should the City be interested in offering this as an option for applicants.



Plan Review Process

The following process represents our typical plan review workflow. Please note that this process can be modified to meet the City's specific needs.

Step 1 - Preliminary Discussions:

Prior to beginning our initial plan review project, our Project Manager proposes to conduct a meeting or conference call with the City to discuss local code policies, documentation procedures, plan processing protocols, plan review checklist items, and scheduling.

Step 2 – Initial Review:

Once we receive a complete set of plan documents, we will perform our plan review in the agreed-upon timeframe, checking for compliance to all applicable code standards (see Turnaround Table below).

TYPE OF PROJECT	TURNAROUND TIME*		
	INITIAL CHECK (WORKDAYS)	RECHECK (WORKDAYS)	REVISION/ PLAN CHANGE
New Buildings – Commercial and Residential (Valuation < \$3 million)	Within 10	Within 7	Within 5
New Buildings – Commercial and Residential (Valuation >= \$3 million)	Within 15	Within 10	Within 5
Tenant Improvements Electrical Only Resident Improvements Code Enforcement Submittals	Within 10	Within 7	Within 5
Expedited	Within 5	Within 5	Within 5

**Unless otherwise mutually agreed upon*

***Turnaround Times valid for plans received in both Hardcopy and Electronic formats*

All corrections are identified based on compliance with specified codes and regulations and worded so the designer will know what needs attention and how to respond to the issue stated. Generally, corrections are identified in two ways:

- Notes can be made on plans as appropriate and authorized to assist in locating the issue on the plans;
- A correction sheet is generated detailing what items need to be addressed before plans can be approved.

The client will receive a copy of each correction list, as well as a cover memo containing the following:

- The date plans were reviewed by TRB+ Associates
- The date that the applicant/applicant's designee was notified that the plan review was completed
- The name and phone number of the applicant/applicant's designee that was notified that the plan review was completed

Step 3 – Transmittal of Plans and Comment Lists for Plan Review:

At the heart of our approach in delivering our services to you, is the recognition that there must be a coordinated effort to track and coordinate all submittals and requests received. To help assure that submittals are properly coordinated and tracked, TRB and Associates has established an internal plan review coordination process to ensure that each plan received for review is properly handled, processed and returned on time. Our plan tracking procedures are computerized to track each submittal through the review process and maintain accurate and comprehensive records for each submittal.

Upon completion of our review, any comments generated are consolidated into a correction letter which is forwarded to the applicant; at the same time, an electronic copy is sent to the City for its reference.

Step 4 – Rechecks:

Upon receipt of the resubmittal package from the applicant, we will notify the City (via email) that we have received the package. Once we have verified that the resubmittal package is complete, we perform a recheck in the agreed-upon timeframe. This process is repeated until the project plan documents are ready to be recommended for approval.

Step 5 – Plan Approval:

When all review comments are satisfied, we will forward two sets of all relevant correspondence bearing our company's "Reviewed for Code Compliance" stamp (including plans, calculations, and specifications), along with a transmittal letter indicating our recommendation for project approval, and the project file to the City for processing.

Shipping and Delivery of Plans

TRB+ provides pre-printed overnight shipping labels and/or pickup services to facilitate the transport of plan submittals to our office. Please note that the pickup, shipment and delivery of plan documents and other relevant correspondence to the City is provided at no additional cost to the City.

Quality Control Measures

Quality reviews are of paramount importance to us. Though we employ only experienced plan reviewers and inspectors, and expect their work to be of high standard, we have instituted a quality control policy to ensure that this standard is maintained. At the core of our quality control approach is having a "two sets of eyes" policy in place. All plan reviews performed by staff are reviewed for quality control by senior members of our team.

Online Plan Check Status and Records

To facilitate access to plan review findings and status information, TRB+ can initiate its Project Website for use on this assignment. With our project website, all correspondence issued by our team is posted and maintained for access by City and designated project stakeholder staff. Our postings can include plan review findings (i.e. approval/comment letters), plan review submittal status information, meeting notes, etc.; all of which may be updated on a daily basis. In addition, if so desired by the City, we can also accommodate incoming electronic document postings (i.e. electronic plans, calculations, RFI's, etc.) to allow a paperless review of the project. To confirm, there is no additional cost for this service.

Building Inspection Scope

TRB is prepared to perform inspection, upon 48-hour notice, of building construction sites, referring to building plans, structural plans, and material specifications for structures located within the City limits. Our inspectors are proficient at verifying project conformance to model code standards (Building, Electrical, Mechanical, Plumbing, Green Building and Title 24 Energy & Disabled Access) and locally-adopted ordinances.

TRB provides all labor and technical, administrative, professional and other personnel; supplies, materials, equipment and all other resources necessary to perform the specified work. TRB+ will use existing City forms or can develop correction sheets which meet with the approval of the City, and shall maintain written lists of corrections needed to ensure conformance to codes and regulations.

Field Inspection Process

Our experienced team includes individuals with no less than 10 years' field inspection experience on a range of project assignment types including municipality "Called Inspections," "Clerk of the Works," and "Inspector of Record" roles; our team can assist with a broad range of inspection responsibilities. Our scope of service areas includes residential, commercial, and industrial facilities, capital improvement projects, municipal agency services and infrastructure revitalization.

Our inspectors are careful to document all inspection activities, adhere to agency-adopted protocols, and follow field procedures and policies as dictated by the Building Official. TRB+ will maintain daily inspection records and all necessary documents on file for reference by the City. To confirm, TRB+ staff are available for applicant inquiries and/or conferences during normal City business hours.

Our inspections include those identified in the California Model Codes and would be amended and/or modified as directed by the City.

- Foundation Inspection
- Framing Inspection(s)
- Electrical, Mechanical and Plumbing systems inspection
- Lath and/or Gypsum Board Inspection
- Fire Code Inspection (if requested), e.g. fire suppression systems, fire alarms, etc.
- Concrete Slab or under-floor Inspection
- Insulation / T-24 inspections
- Final Inspection



Building Official, Permit Technician, Code Enforcement and Administrative Services Scope

TRB is prepared to provide support services to the City on an as-needed basis. TRB staff are prepared to work at the City's offices as an extension of City staff with the knowledge, skills and abilities to perform the following functions:

Building Official

- Administer building codes to safeguard life, health, property, and public welfare
- Oversee processing and issuance of building permits
- Oversee plan review process to ensure uniform code conformance
- Oversee day to day building inspection activities
- Coordinate permit fee estimates
- Ensure coordination between city departments and outside agencies
- Provide technical insight to homeowners and contractors to help expedite construction projects

Permit Technician / Administrative Assistant

- Enter permit and related data into the City permit tracking system.
- Research, compile and prepare various limited reports and presentation graphics.
- Assist the general public at the front counter or by phone regarding building, planning, and engineering permit requirements, application and permit fees, application filing procedures and processing, and permit status.
- Accept permit and related applications and collect fees.
- Screen plans and application materials for completeness and for conformance with City ordinances standards, policies and guidelines.
- Review application materials for compliance with conditions of project approval; route plans to other City departments for review; approve and issue minor permits; research and respond to public inquiries.
- Build and maintain positive working relationships with City staff and the public using principles of good customer service.

Code Enforcement

- Enforce compliance with agency regulations and ordinances including those pertaining to zoning, land use, nuisance housing, building codes, health and safety, blight, graffiti, water waste, and other matters.
- Respond to complaints and reports from other agencies and departments on alleged violations of agency zoning and related municipal codes and ordinances; conduct investigations and provide recommendations for resolution.
- Conduct field investigations; inspect properties for violations; issue and post warning notices, notices of violation, corrective notices, orders to comply, and related documentation for code violations; schedule and performing follow-up functions to gain compliance including letters, inspections, calls, meetings, discussions, and negotiations to ensure compliance with appropriate codes and ordinances.
- Maintain accurate documentation and case files on investigations, inspections, enforcement actions, and other job-related activities including accurate and detailed information regarding code enforcement activity to substantiate violations; drawing diagrams and illustrations and taking photographs.
- Serve as a resource to other agency departments, divisions, the general public, and outside agencies in the enforcement of zoning regulations; provide research and documentation for meetings; interpret and explain municipal codes and ordinances to members of the general public, contractors, business owners, and other interested groups in the field, over the counter, and on the telephone.
- Provide Housing Quality Standards (HQS) inspections as defined by the Department of Housing and Urban Development (HUD), which may include conducting annual, initial, re-inspection, and special HQS inspections for Section 8 dwelling units, and completing the requisite HUD 52580 forms.
- Build and maintain positive working relationships with City staff and the public using principles of good customer service.

Staff Experience - Plan Review

The following is a partial list of plan review projects worked on by our staff members. The project valuation for all below-referenced projects ranges from \$1 million to \$800 million.

Mixed Use

- Inglewood NFL Stadium, Inglewood, CA
- Anaheim Regional Transportation Center, Anaheim, CA
- New 39 Story High Rise Building, \$110 million, 916 Broadway, Oakland, CA
- Mixed-use Residential/Office, 630 I Street, Sacramento, CA
- Santa Clara Square Project, \$200 million, Santa Clara, CA
- Mixed-use Residential/Retail/Parking Garage (230,000 s.f.), Los Altos, CA
- Vallco Fashion Park (Retail & Cinema Complex), Cupertino, CA
- Sebastiani Winery, Sonoma, CA



Biotechnology / Healthcare

- Varian Inc. New Medical Research Facility (44,000 s.f.), Walnut Creek, CA
- Buck Center, 4th Floor Laboratory (5,750 s.f.), Novato, CA
- UC Davis Heath System, Midtown Clinic (100,000 s.f., I2.1 & B occupancies), Sacramento, CA
- Cancer Treatment Center (44,000 s.f.), Pleasant Hill, CA
- Marin Health Campus - Buildings A-E, County of Marin, CA



Government / Civic

- Anaheim Convention Center Expansion, Anaheim, CA
- Sacramento Convention Center Expansion, Sacramento, CA
- Veteran's Administration, Menlo Park Campus
- New 2-Story Housing Facility, Menlo Park, CA
- Arcata/Eureka Airport Expansion, 35,665 sf, Humboldt County, CA
- Fire Station Remodel & Addition (12,000 s.f.), County of Marin, CA
- Performing Arts Center, County of Marin, CA
- Sonoma Academy School (99,000 sf), Santa Rosa, CA



Commercial

- New 6 Story Tech Campus Building, San Leandro, CA
- Organic Material Composting Facility, \$120 million, San Leandro, CA
- New Neiman Marcus Building, Walnut Creek, CA
- BJ's Restaurant, Arden Fair Mall, Sacramento, CA
- Major Office Remodel (Three 40,000 s.f. buildings), Pleasant Hill, CA
- Shopping Center 16 Screen Cineplex, Cupertino, CA
- Macys Major Renovation & Addition, Walnut Creek, CA



Industrial and Power Plant Cogeneration Facilities

- Delegate CBO Services, California Energy Commission
- Lodi Energy Center Project (300 MW), Lodi, CA
- Russell City Energy Center Project (560 MW), Hayward, CA
- Almond 2 Power Plant (300 MW), Ceres, CA
- Walnut Creek Energy Park (500 MW), Industry, CA
- SPG Solar Depot Park, Photovoltaic Array (2.1 MW), Sacramento, CA
- Valero Petroleum Refinery Capital Improvements, Benicia, CA
- Shiloh Wind Farm (150 MW, 100 Turbines), Solano County



Residential / Residential Care Facilities

- The Terraces Phase II (Res. Care Facility), Los Altos, CA
- Atria Senior Living (Residential Care Facility), Walnut Creek, CA
- Valley Vista Senior Housing Complex (Res. Care Facility), San Ramon, CA
- Senior Housing Complex – 58 Units, Petaluma, CA
- Campus Crest Apartment Complex (240,000 s.f.), Sacramento, CA
- Ritz Carlton Hotel (4 stories, 11 buildings), Napa, CA



Staff Experience - Inspection, Code Enforcement, Building Department Administration

The following is a partial list of Inspection and Administrative assignments worked on by our staff members:

General

- **Building Official:** City of Signal Hill, City of Whittier, City of Palos Verdes Estates, City of Laguna Hills, City of El Monte, City of Concord, California Energy Commission
- **Combination Inspection:** City of San Ramon, City of Walnut Creek, City of El Cerrito, City of Concord
- **Code Enforcement and Multifamily Inspection:** County of Solano, City of Concord, City of Antioch, City of Benicia
- **Permit Technician:** City of Redwood City, City of Santa Clara, City of Vallejo, City of Concord
- **OSHPD-3 Inspection:** City of Walnut Creek, City of Sacramento
- **Delegate CBO Services:** California Energy Commission
 - Walnut Creek Energy Park Power Plant, City of Industry, CA
 - Russell City Energy Center Project, Hayward, CA
 - Almond 2 Power Plant, Ceres, CA

Mixed Occupancy Facilities

- Fremont Bayside Condominiums, Fremont
- Hollis Street Lofts, Live-Work Condominiums, Emeryville
- Hacienda Gardens Apartments, Dublin
- Signature Properties Condominiums, Concord

Poured-in-Place, Pre-Stressed and Post Tension Systems

- Chiron Life Science Medical Research Laboratories, Emeryville
- Lucky's Regional Distribution Center, San Leandro
- Hacienda Crossings Shopping Center and 20-plex Theatres, Dublin
- Ikea Showroom and Parking Garage, Emeryville

Pile, Micro-Pile, Auger-Cast and CIDH Foundations

- Fremont Police Administration Facility, Fremont
- Wood Fin Suites Hotel, Emeryville
- Solano Government Center, Fairfield
- River Rock Casino Parking Structure, Healdsburg

Soil-Nail / Tie-Back, Sheet Pile, and Cofferdam Systems

- Lodi Energy Center - High Pressure Steam Recovery Sump, Lodi
- Emery Station - Hollis Street Overpass and Tie-Back System, Emeryville
- Dry Creek Rancheria Casino - Access and EAVR Roads Soil-Nail Systems, Healdsburg



Team Composition & Organizational Structure

Mindful of the potential complexity of projects in the City of Lake Elsinore, TRB + Associates has assembled a team with exceptional qualifications and attentiveness to quality and schedule.

PROJECT MANAGER

Paul Armstrong, PE, CBO will be serving in the role of **Project Manager** for this engagement. He will serve as the main point of contact for the project. With more than 30 years of building safety management experience, Paul teaches regularly for California Building Officials (CALBO) and has developed a number of CALBO training courses. As a Chief Building Official, he managed building plan review, counter assistance, and inspection for numerous California agencies. His previous experience at International Code Council (ICC) included leading the Architectural and Engineering Services Department, International Conference of Building Officials (ICBO) Technical Services Department.



PLAN REVIEW TEAM LEADERSHIP

Our plan review group is led by our **Plan Review Manager, Dominic Ma, SE, MPA**. Dominic possesses extensive experience in plan review, which includes working for more than 27 years as a plan review engineer for the City of San Leandro, and 6 years as a supervising civil engineer for the City of Oakland, where he led the City's plan review division.



INSPECTION AND PERMIT TECHNICIAN TEAM LEADERSHIP

Our inspection and onsite services group is led by our **Inspection and Onsite Services Manager, Lowell Brown, CBO**. Lowell has over 25 years of experience encompassing chief building official, plans examiner and combination commercial, industrial and residential inspector roles on a variety of projects; his experience includes serving as Development Organization Manager & Development Services Supervisor, and CIP Project Ombudsman with the City of Fremont.



PRINCIPAL & FOUNDER

Todd Bailey, PE, LEED AP, CASp, MBA, our company Principal and Founder, will provide as-needed support on the project. Todd has over 25 years of experience in the industry which includes serving as a Delegate Chief Building Official on many large-scale fast-track projects in California having a combined valuation of over \$6 billion. Todd will work closely with our team to ensure that project goals are met and that findings are communicated in a timely and clear manner.

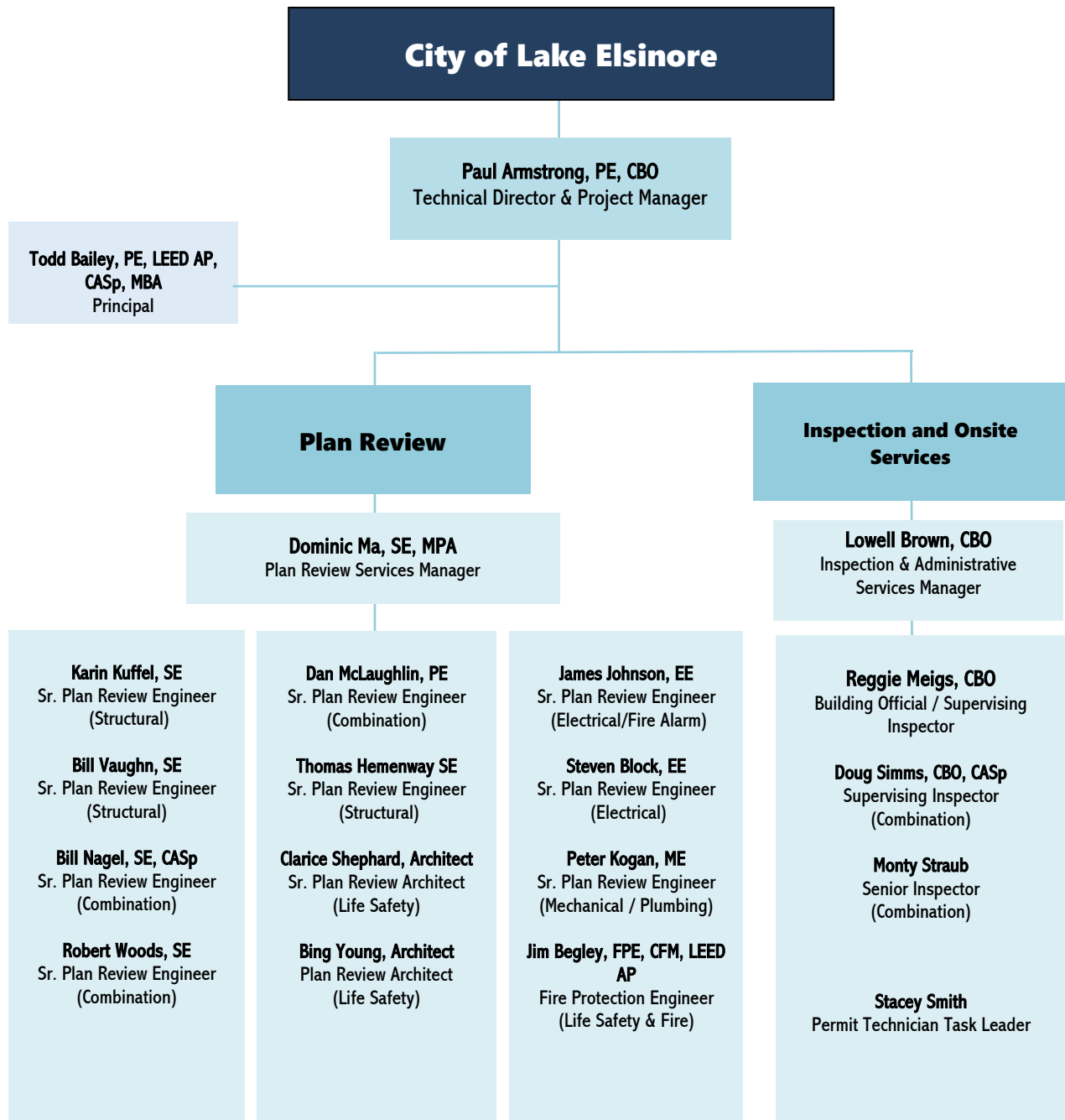


PLAN REVIEW, INSPECTION, CODE ENFORCEMENT, AND PERMIT TECHNICIAN STAFFING

Our proposed team is comprised of senior-level professionals most of whom have worked together across many large design-build projects and who possess an average of 25 years of experience in the Architecture-Engineering-Construction (AEC) industry. We are pleased to be able to present a team with this combination of interpersonal familiarity and extensive AEC experience.

The following **Organization Chart** and **Tables** identify those individuals who may be assigned to this project. Please note that full **Resumes** for each listed individual listing project experience, licenses & certifications, and work history are included in the **Appendix Section** of this Proposal.

Team Organization Chart



NOTE: In parentheses indicates scope of review capability. e.g. (Combination) indicates full scope review capability, i.e. structural, life-safety, electrical, mechanical, plumbing, energy, green, and disabled access.

Team Experience Profile

NAME	ROLE	YEARS OF RELEVANT EXPERIENCE
PROJECT MANAGEMENT		
Todd Bailey, PE, CASp, MBA	Principal-In-Charge / Founder	25
Paul Armstrong, PE, CBO	Technical Director & Project Manager	30
Dominic Ma, SE, MPA	Plan Review Manager	30
Lowell Brown, CBO	Inspection Services Manager	25
PLAN REVIEW		
Tom Hemenway, SE	Sr. Plan Review Engineer	30
Karin Kuffel, SE	Sr. Plan Review Engineer	25
Bill Vaughn, SE	Sr. Plan Review Engineer	30
Bill Nagel, SE, CASp	Sr. Plan Review Engineer	30
Robert Woods, SE	Sr. Plan Review Engineer	30
Dan McLaughlin, PE	Sr. Plan Review Engineer	10
Clarice Shephard, RA	Sr. Plan Review Architect	25
Bing Young, RA	Plan Review Architect	25
Jim Johnson, EE, QCxP	Electrical Plan Review Engineer	30
Steven Block, EE	Electrical Plan Review Engineer	25
Peter Kogan, ME	Mechanical/Plumbing Plan Review Engineer	30
Jim Begley, CFM, FPE	Fire Protection Engineer	20
INSPECTION / CODE ENFORCEMENT / ADMINISTRATION		
Reggie Meigs, CBO	Building Official / Supervising Building Inspector	42
Doug Simms, CBO, CASp	Supervising Building Inspector	30
Monty Straub	Sr. Building Inspector	25
Stacey Smith	Permit Technician Task Leader	10

Client List

TRB+ staff members have extensive experience working with numerous public agencies in California. The following is a partial list of California agencies currently or previously served by our staff members.

Public Agency	Plan Review	Building Inspection	Building Department Administration	Delegate CBO Services	CASp Consulting
LOCAL AGENCIES – SOUTHERN CALIFORNIA					
City of Anaheim	X		X		
City of Corona	X	X	X		
City of Signal Hill	X		X		
City of Whittier	X		X		
City of Downey	X				
City of Glendale	X				
City of Pasadena	X				
City of Irvine	X				
City of Jurupa Valley	X				
City of Laguna Woods	X		X		
County of San Bernardino	X				
City of San Bernardino	X				
City of Fullerton	X				
City of Brea	X				
City of Orange	X				
City of Yorba Linda	X				
City of Costa Mesa	X				
County of Ventura	X				
City of El Monte	X		X		
City of Laguna Hills	X		X		
City of Palos Verdes Estates	X	X	X		
City of Redlands	X	X	X	X	

Public Agency	Plan Review	Building Inspection	Building Department Administration	Delegate CBO Services	CASp Consulting
LOCAL AGENCIES – NORTHERN CALIFORNIA					
City of Benicia	X	X		X	
City of Concord	X	X	X	X	X
City of Daly City	X				
City of Dublin	X				
City of Fremont					
City of Los Altos	X	X			
City of Monterey	X				
City of Oakley	X	X	X	X	
City of Pleasant Hill	X	X			X
City of Redwood City	X		X		
City of Sacramento	X	X	X		
City of San Jose	X				
City of San Leandro	X		X		
City of San Mateo	X				
City of San Ramon	X	X	X		X
City of Santa Clara	X	X	X		
City of Vallejo	X	X	X		
City of Walnut Creek	X	X	X		
County of Butte	X	X			
County of Honolulu	X				
County of Marin	X				
County of Merced	X				
County of Sonoma	X				
STATE AND FEDERAL AGENCIES					
Division of the State Architect	X				
Veterans Administration	X	X	X	X	
NASA	X				
California Energy Commission	X	X	X	X	

No RFQ, Insurance, Agreement Exceptions

TRB+ Associates, Inc. (TRB+) has reviewed the City's RFQ conditions, insurance requirements and sample Agreement and has no exceptions or requested changes.

Fee Schedule

TRB+ Associates offers the following fixed-fee and hourly rate schedules for services provided. Please note that Building Plan Review services may be rendered on either a fixed fee or hourly rate basis, as noted below. If additional services are requested such as Fire Plan Review, Building Inspection, Staff Augmentation and Other services (e.g. CASp consulting), those services can be provided on an hourly basis at rates shown in the provided Schedule of Hourly Rates and Reimbursables.

Plan Review Services

Our plan review fees may be calculated as a percentage of the Building Plan Review Fee collected by the City. The fee compensation shown covers three total plan review cycles – the initial plan review and up to two rechecks. Any further review cycles which become necessary and reviews of revisions to approved plans would be billed based upon a negotiated hourly rate. Please note that the turnaround timeframe for providing expedited and express plan reviews would be negotiated/mutually agreed upon prior to commencement of the review.

Turnaround Timeframe (in business days)	Structural Only Review	M/E/P Only Review	Complete Review (Structural, Life Safety/Disabled Access, M/E/P, Green, Title 24 Energy)
Standard* - 10 days first check - 5 days rechecks	40%	40%	75%
Expedited** - 5 to 7 days first check - 5 days rechecks	Standard fee plus an additional 50 percent	Standard fee plus an additional 50 percent	Standard fee plus an additional 50 percent

Note: Minimum \$250 plan check fee

* For exceptionally large/complex projects, 15-day first check and 10 day rechecks may apply, as mutually agreed upon prior to commencement of review.

**Turnaround timeframe would be mutually agreed upon prior to commencement of work.

Please note that the pickup, shipment, and delivery of hardcopy and/or electronic plan documents and other relevant correspondence to the City is included in the above-noted cost.

Schedule of Hourly Rates and Reimbursables

The following billing rates apply for services rendered on an hourly basis:

<u>Position</u>	<u>Hourly Rate</u>
Principal / Director	\$175.00
Project Manager	\$150.00
Building Official	\$140.00
Assistant Project Manager	\$135.00
Analyst	\$ 95.00
Plan Review Task Leader	\$145.00
Senior Plan Review Engineer / Architect	\$130.00
Senior Plans Examiner (Building & Fire)	\$120.00
Plan Review Engineer/Architect	\$110.00
Plans Examiner (Building & Fire)	\$ 95.00
Intern Plans Examiner	\$ 65.00
Permit Technician Task Leader	\$ 85.00
Senior Permit Technician	\$ 75.00
Permit Technician	\$ 65.00
Clerical/Admin	\$ 58.00
Fire Protection Engineer	\$185.00
CASp Certified Inspector/Examiner	\$135.00
Grading/Storm Water Plan Review Engineer	\$185.00
QSP Storm Water Inspector	\$185.00
Inspection Task Leader	\$130.00
Supervising Inspector	\$115.00
Senior Inspector III	\$110.00
Senior Inspector II	\$105.00
Senior Inspector I	\$ 95.00
Inspector II	\$ 85.00
Inspector I	\$ 80.00
Intern Inspector	\$ 65.00

- Overtime is billed at the rates shown above plus an additional 50 percent (Note that no overtime will be charged without client authorization)
- Reimbursement for direct expenses, incurred in connection with the work, will be at cost plus fifteen (15) percent.
- Reimbursement for employee-owned vehicles used in connection with the work will be at the current IRS rate plus 20%.
- All requested inspection services are subject to a minimum 4-hour fee.
- Other in-house charges for prints, reproductions and equipment use, etc. will be at standard company rates.
- On each anniversary of the contract start date, TRB will increase hourly rates 5% for conformance with changes in CPI.

The above Schedule is valid through December 31, 2019 and may be adjusted thereafter.

Client and Project References

TRB + Associates, Inc. (TRB+) staff members have extensive experience providing Building Department Services to municipal agencies. To help demonstrate our experience in providing this support service, please find the following References and Project Experience information for your reference. Please note that additional references and project information may be provided upon request.

References

City of Anaheim

Contact:

Terry Alford | Building Official
 Email: talford@anaheim.net
 Phone: (714) 765-5153
 Dates of service: 2012 – 2017



Services Provided: Plan Review and Delegate Building Official services

Paul Armstrong has provided plan review and delegate Building Official services to the City of Anaheim for 5 years. He reviewed projects for the City ranging from custom single-family dwellings to large mixed-use projects, including the Disneyland Star Wars Land expansion, Anaheim Convention Center expansion and the Anaheim Regional Transportation Intermodal Center. He also helped with interpretations of the Building Code.

City of Palos Verdes Estates

Contact:

Ken Rukavina | Director of Development & Public Works/City Engineer
 Email: kravina@pvestates.org
 Phone: (310) 378-0383
 Dates of service: 2017 – 2019



Services Provided: Plan Review and Building Official services

Paul Armstrong has provided plan review and Building Official services to the City for over 2 years. The City regularly met its Plan Review objectives, including staffing requirements and turnaround goals.

City of Laguna Hills

Contact:

David Chantarangsu | Director of Community Development
 Email: dchantarangsu@lagunahills.gov
 Phone: (949) 707-2670
 Dates of service: 2017 – 2019



Services Provided: Plan Review and Building Official services

Paul Armstrong provided plan review and Building Official services to the City of Laguna Hills for over 2 years. The firm regularly met its Plan Review objectives, including staffing requirements and turnaround goals.

City of Sacramento

Contact:

Winfred DeLeon, P.E. | Chief Building Official
 Email: WDeleon@cityofsacramento.org
 Phone: (916) 808-5475
 Dates of service: 2007 – present



Services Provided: Plan Review, Inspection, and Offsite Permit Technician Support

TRB has held a contract with the City of Sacramento to provide Building Department Support services since 2007. Along with offsite plan review and permit technician support, we have provided staff to assist the City with onsite inspection and plan review. TRB has staffed a part-time Plans Examiner, Electrical Plans Examiner and Structural Plan Review Engineer onsite over the course of our contract to help fulfill peak “as-needed” demand periods. In addition, we are also currently providing remote permit technician assistance, updating the City’s online Accela permit tracking system with plan review assignment information (virtual onsite presence).

Project Profile **Plan Review - Sacramento Convention Center Expansion & Renovation, Sacramento, CA**

Client: City of Sacramento
Owner: City of Sacramento
Construction Cost: \$ 240 million

Overview:

TRB was selected to provide combination Plan Review for the large-scale and high profile expansion (245,000 s.f.) and renovation (200,000 s.f.) of the City’s convention center facility.

TRB reviewed the project for adherence to adopted building standards codes in Life Safety, Structural, MEP, Accessibility disciplines. TRB’s scope of work included regularly scheduled telecommunication meetings to ensure schedule alignment. In addition, our firm was engaged in the evaluation of Alternate Materials and Methods requests to address several performance-based design elements on the project. Our review included assessment of a fire modeling study presented as part of the performance-based design consideration.



City of Concord

Contact:

Ryan Pursley | Chief Building Official
 Email: ryan.pursley@ci.concord.ca.us
 Phone: (925) 671-3119
 Dates of service: 2008 – present



Services Provided: Onsite Building Official, Plan Review, Permit Technician, and Building & Multifamily Inspections

TRB has provided Building Department support services to the City of Concord for over 10 years. In addition to providing offsite plan review support, our firm has provided onsite plan review and inspection staff, and a full-time building official to help support the activities of the building department; at peak staffing load, TRB had 4 staff members on site. For the role, we have been able to assign seasoned staff familiar with the local area and the department’s policies and requirements. In doing so, the amount of staff training necessary to ensure a smooth transition has been kept to a minimum. TRB has been able to contribute toward maintaining the department’s service delivery goals and the implementation of cost-savings measures. TRB has received excellent marks from the City for its service.

Todd Bailey, PE, LEED AP, CASp, MBA | Principal / Project Manager**Education**

Master of Business
Administration
*Walter Haas School of
Business*
University of California
Berkeley

Bachelor of Science
Civil Engineering
Cum laude
University of California Davis

Registration

Registered Civil Engineer
California (#C-56425)
Hawaii (#11647)

ICC Certified Building Plans
Examiner

ICC Certified Commercial
Building Inspector

ICC Certified Commercial
Electrical Inspector

ICC Certified Commercial
Plumbing Inspector

ICC Certified Commercial
Mechanical Inspector

LEED Accredited
Professional

Certified Accessibility
Specialist (CASp-229)

SAP / ATC 20 Certified

DSA-Approved Fire Life
Safety Plan Reviewer

Professional Affiliations

ICC East Bay Chapter
Past President (2009)

International Code Council

Other

Delegate Chief Building
Official for the California
Energy Commission –
Power Plant Facilities



Todd Bailey is a registered professional engineer with over twenty-five years of experience in the Architecture / Engineering / Construction industry encompassing project management, plan review, engineering design, structural and architectural building code interpretation, permit center administration, and litigation support. He has extensive experience working with architects, engineers, contractors, building departments and other regulatory authorities to ensure compliance to adopted Building Code Standards and local ordinances.

Todd has provided plan review services to over thirty jurisdictions as a consultant and spent three years with the City of Concord performing architectural, structural, energy conservation and disabled access reviews for both residential and commercial structures. Todd is also approved as a Delegate Chief Building Official for the California Energy Commission responsible for verifying new power project conformance to engineering construction codes on behalf of the Commission.

Select Project Experience**Building Safety Plan Review**

- Sacramento Convention Center Project, Sacramento, CA
- Santa Clara Square Apartments and Parking Structures, Santa Clara, CA
- NASA Moffett Federal Airfield, Historic Building Project, Mountain View, CA
- War Memorial Community Center, Daly City, CA
- Concrete Tilt-Up Shell Building (60,000 sf), Concord, CA
- Marin Health Campus - Buildings A-E, County of Marin, CA
- New Medical Research Facility (44,000 sf.), Walnut Creek, CA
- Major Office Remodel (Three 40,000 s.f. buildings), Pleasant Hill, CA
- Rivertown Apartments, Petaluma, CA
- Palolo Chinese Home, Senior Housing Complex, Honolulu, HI
- Spanos Park West Apartment Complex, Stockton, CA

Project Management / Administration

Have served as Delegate Chief Building Official / Engineering Manager for the California Energy Commission on thirteen natural-gas fired power projects and one wind power generation facility in California having a combined valuation of over \$3 billion. Responsible for oversight of plan review tasks and coordination of submittals numbering up into the thousands on these design-build projects.

- Mountain View Power Project (1,056 MW), Redlands, CA
- Palomar Energy Center Project (546 MW), Escondido, CA
- Valero Petroleum Refinery Capital Improvements, Benicia, CA

Work Experience

TRB + Associates Inc., Principal, 2006 – Present
Bureau Veritas, Building & Facilities Code Compliance Services, 2001 - 2006
Deloitte & Touche LLP, Construction Consulting Services, 1999 - 2001
City of Concord, California – Permit Center, 1996 - 1999
Luhdorff & Scalmanini Consulting Engineers, 1993 - 1996
Tosco Refining Company, 1991 & 1992

Paul Armstrong, PE, CBO | Technical Director & Project Manager



Education

B.S. Civil Engineering
California State University,
Long Beach

Advanced Study, Fire
Protection Engineering,
Cal-Poly San Luis Obispo

Registration | Certification

Registered Professional
Engineer, CA (#5348)

ICC Certified Building
Official

Awards

CALBO Instructor of the
Year, 2010

CALBO Course Developer
Merit Award, 2014

Committees

International Association of
Building Officials Board,
2018

ICC Code Correlation
Committee, 2018

Orange Empire Chapter of
ICC, Vice President

ICC Residential Energy
Code Development
Committee, Chair 2013

ICC Building Official
Membership Council,
Governing Committee, 2011

CALBO State Code
Committee, 2011,
2012(Chair), and 2013

CALBO Building/Fire
Advisory Committee, 2011

LA Basin Chapter and
Orange Empire Chapter
Code Committee, Chair
2011, 2012 (Chair) and 2013
(Chair)

Secretariat to the
International Residential
Code for One- and Two-
Family Dwellings (1997-
2000)

(Ctd. on next page)

Paul Armstrong is a Registered Professional Engineer with over 30 years of engineering experience. His vast experience in all manner of construction, be it industrial, commercial and residential project types, provides our clients with a strong skill set and wealth of industry knowledge. In addition to Paul's engineering experience, he is also a Certified Building Official, serving in this capacity at the City of El Monte, as well as Laguna Hills, Signal Hill, and Palos Verdes. A noted author and lecturer in the building life safety industry, Mr. Armstrong has earned many awards, including CALBO Instructor of the Year.

Select Project Experience

- **Apple Campus Theater, Cupertino, CA** – The plan review of the Apple Campus' Theater where new products would be announced and corporate meetings held. Mostly subterranean structure that has a glass entry lobby supporting a carbon fiber roof (disk).
- **ARTIC (Anaheim Regional Transportation Intermodal Center), Anaheim, CA** – Plan review of the fire and life safety regulations for this new transportation center. The building is a steel tube framework with a 2-story administration area with a mezzanine inside. This review included a pedestrian bridge leading to the train platforms.
- **Anaheim Convention Center Expansion, Anaheim, CA** – A very large expansion of the convention center meeting space with an associated parking garage addition.
- **Disneyland Star Wars Expansion, Anaheim, CA** – A very visible area of the Disney resort that is about to open this year.
- **Rams/Chargers NFL Stadium, Inglewood, CA** – The plan review of the newest NFL Stadium project in So CA. The stadium itself is covered by a large steel tube framed roof structure that is not connected to the stadium.
- **Rio Tinto Soccer Stadium, Sandy City, Utah** – The plan review of the Salt Lake area's professional soccer stadium. It included a roof canopy structure with a wave feature in the leading edge.
- **Building Official Roles:**
 - Palos Verdes Estates
 - Laguna Hills
 - Whittier (interim position)
 - Signal Hill
 - El Monte

Regional Director, Building & Safety Services, TRB + Associates **2019 – Present**
Responsible for new business development for building life safety services for various jurisdictions throughout California. Provide client relations and code assistance. Perform training lectures on building and residential codes. Participate on various local, state-wide and national committees. Building Official of the City of Signal Hill.

Group Leader, Building and Safety Services, Industry Consultant **2017 – 2019**
Responsible for the development of new business for inspection services and plan review services for various jurisdictions across the United States. Provide client care and assistance on code related issues. Give training lectures on the building and residential codes. Participate on various local, state-wide and national committees. Building Official of the City of Palos Verdes Estates and Laguna Hills.

Committees (Ctd.)

Author, 2013 and 2016
Significant Changes to the
CBC and CRC

UL Fuel Gas Products
Council (2002)

BCMC (BDMC) staff liaison
(1993-2002)

Co-secretariat to the ICC
Performance Based Building
Code

Secretariat to the
International Zoning Code
(1996-2000)

Secretariat to the General
Design, Administrative,
Lateral Design, Fire and Life
Safety and Fire Risk Code
Committees of ICBO (1992-
1996)

Staff secretariat responsible
for the rewrite of the Means
of Egress Chapter in the
1994 UBC

NIBS HHS Code
Comparison Committee
(1994)

FEMA Building Performance
Review Team member
(1993)

NIBS Flood Standards
Comparison Committee
(1992)

Coordinator, Pacific Rim
Conference on Performance
Based Codes

Various ASCE standards
committees

SEAOC Code Committee
liaison

ASME A17.1 Code
Coordinating Committee

ANSI Construction
Standards Board

Vice President, Various Industry Consultant Firms

2005 – 2017

Responsible for the development of new business for inspection services and plan review services for various jurisdictions across the United States. Provide client care and assistance on code related issues. Give training lectures on the building and residential codes. Participate on various local, state-wide and national committees. Participate on various local, state-wide and national committees. Promotion and sales of the Firms' in-house electronic plan review system. Building Official of the City of Signal Hill. Contract Plan Review Engineer for the City of Anaheim

Chief Building Official, City of El Monte, Industry Consultant

2011 – 2012

Responsible for the City of El Monte Building Division. Review plans for the City and issues permits. Conduct investigations of non-complying facilities frequently in conjunction with the Planning Division, Code Enforcement Division and LA County Fire Department. Develop presentations for City Council on adoption of new codes, etc.

Vice President, ICC

1991 – 2005

Led the ICC Architectural and Engineering Services Department, responsible for technical opinions, plan review and the administration of technical contracts during the consolidation into the International Code Council. Managed ICBO Technical Services Department which was responsible for the maintenance of the code development process, plan review service and code opinion service for both external and internal customers. Represented the Council to many national, state and local organizations. Responsible for the technical image of the conference. Provided technical assistance on code related issues to both jurisdictional and professional members and non-members. Provided research on many code-related issues. Secretariat to most ICBO code development committees and the initial drafting secretariat to the ICC International Residential Code.

**City of Los Angeles, Dept. of Building and Safety
Structural Engineering Associate**

1988 – 1991

Responsible for the structural, architectural and zoning review of proposed projects in the city. Chief of Coordinating Division and Preservation Coordinator. Evaluation of building products for LA code compliance.

Teaching Experience

International Code Council (ICC)

Lecturer – Non-structural Fundamentals of the 2009 IBC (domestically and internationally)

Lecturer – Non-structural Fundamentals of the 2012 IBC

Lecturer – ICC Code Development Process

California Building Officials

Lecturer- Significant Changes to the 2013 CBC and CRC for CALBO, and ICC

Lecturer – 2016 Introduction to the CBC Means of Egress

Lecturer - Updates to the 2010, 2013 and 2016 California Residential Code

Lecturer – Updates to the 2010, 2013, and 2016 California Building Code

Advanced Building Code Enterprises - Developed and presented coursework

Lecturer – Accessibility topics

Lecturer – Updates to the 2006 International Residential Code and 2007 California Building Code

Publications and Papers

ICC Significant Changes to the 2019 CBC/Significant Changes to the 2019 CRC

ICC Significant Changes to the 2016 CBC/Significant Changes to the 2016 CRC

ICC Significant Changes to the 2013 CBC/Significant Changes to the 2013 CRC

ICC Dwelling Construction under the 2007 CBC - Technical Editor

1997 Uniform Codes and UBC Handbook - Staff Technical Editor

Dominic Ma, SE, PE, MPA | Plan Review Services Manager

Education

Master of Science
Structural Engineering
UCLA, Los Angeles, CA

Master of Public
Administration, California
State University, East Bay
Hayward, CA

B.S. Civil Engineering
University of California,
Berkeley, CA

Registration

Registered Structural
Engineer
California (#1920)

Registered Civil Engineer
California (#20018)

ICC Certified Plans
Examiner

Certified Energy Plans
Examiner Residential (#R05-
94-5121) - Inactive

Certified Energy Plans
Examiner Non-Residential
(#NR05-94-5576) - Inactive

Dominic has more than 30 years of experience in reviewing building plans and specifications submitted for building permit applications to assure compliance with adopted building codes and reference standards. Dominic's experience includes working for more than 27 years as a plan check engineer for the City of San Leandro and 6 years as a supervising civil engineer for the City of Oakland, where he led the City's plan review division.



Dominic has considerable knowledge of civil engineering and structural engineering principles and practices, California Building Code and Title 24 provisions. His strengths include having the ability to review, analyze and evaluate plans, specifications, engineering reports and calculations; possessing knowledge to identify code deficiencies; and evaluating alternate methods and materials of construction. Dominic is adept at reviewing plans for adherence to the California Building Code, ASCE 7-05/10, and when applicable FEMA, ASCE 41, NEHRP provisions.

Select Project Experience

Building Safety Plan Review

Plan Review projects supervised in the City of Oakland

- 2121 Harrison Street. The Cathedral of Christ the Light (also called the Oakland Cathedral). A new modern Roman Catholic Cathedral with glass walls 120 ft. high. The \$190 million, 224,000 square feet structure sits on 36 innovative "friction pendulum double-concave bearing isolators," consisting of two facing concave surfaces.
- 2100 Franklin Street. The \$45 million, 245,000 s.f. project is 9 stories high and built with steel frames. To compensate for its slightly smaller than code required width, the interior atrium is equipped with smoke control system to provide fire protection for its occupants. Evaluated the alternate materials methods request associated with this design element.
- 100 Grand Avenue. 22 Story Condominium Building, budgeted at \$150 million.
- Oakland Airport (Expansion and interior remodeling). A \$350 million Terminal Improvement Program.

Plan Review projects performed

- Bayfair Mall (Tenant improvements), San Leandro
- Century 21 Theatre, San Leandro
- San Leandro Dialysis Clinic
- San Leandro Honda
- San Leandro Hospital (New doctors' office building)
- Carlton Plaza of San Leandro (Assisted living facility)
- Costco Building Addition, City of Concord
- New Gas Compressor Building, Butte County
- AT&T Rooftop solar Panel Installation, City of San Ramon
- Tilt-up Warehouse Buildings (2), City of Sacramento
- Historic Building Seismic Retrofit, City of Benicia
- Cancer Treatment Facility, City of Pleasant Hill

Work Experience

TRB + Associates, Inc., Senior Plan Review Engineer, 2007 to present
City of Oakland, Supervising Civil Engineer (Building Division), 2000 – 2006
City of San Leandro, Plan Check Engineer, 1973 – 2000

Lowell Brown | Inspection and Onsite Services Manager

Education

AS, Building Inspection
Technology
Chemeketa College

Registration

ICBO/ICC Certified Building
Inspector: Commercial /
Residential

DSA / OES Certified
Emergency Response
Assessment Inspector

OSBOA Certified Building
Official, Mechanical,
Manufactured Home

Lowell Brown has over 25 years of experience encompassing inspection management, chief building official, plans examiner and combination commercial, industrial and residential inspector roles on a variety of projects in Northern California. His experience includes serving as Development Organization Manager & Development Services Supervisor, and CIP Project Ombudsman with the City of Fremont.



Lowell provides project management and supervisorial services to clients on an as-needed basis. Lowell's inspection experience includes complex structural systems, including base-isolation systems and laboratory mechanical and plumbing systems..

Select Field Inspection Experience

Government / Civic

- Solano County Government Center Project, Solano County, CA

Commercial

- Chiron Medical, Emeryville, CA
- Pixar Animation Studios, Emeryville, CA
- Ikea, Emeryville, CA
- Marriott Hotel, Emeryville, CA
- Genentech CCP2 Expansion Project, Vacaville, CA
- OSHPD-3 Kidney Dialysis Centers, Walnut Creek, CA
- Dry Creek Rancheria Casino, Healdsburg, CA

Industrial and Power Plant Cogeneration Facilities

- Represented the California Energy Commission on Power Plant Projects in Northern California, include the following projects:
 - Los Medanos Energy Center Project
 - Delta Energy Center
 - Lodi Energy Center
 - Russell City Energy Center
 - Almond 2 Power Plant
 - Walnut Creek Energy Park Project

Select Office Plan Review and Administration Experience

- Development Organization Manager and Development Service Supervisor for six years.
- Worked as City of Fremont Ombudsman with large developers to during review and permit processes.
- Performed plan check and site assessment for preliminary design of major projects for the City of Fremont.

Work History

TRB + Associates, Inc., 2010 - Present, Inspection Services Manager
Private Consultants, Senior and Supervising Inspector Roles
City of Fremont CA, Development Services Department Roles

Thomas Hemenway, SE, PE | Senior Plan Review Engineer

Education

B.S. Civil Engineering
Technology, Structural
Emphasis
Metropolitan State College,
Denver

Registration

Registered Structural
Engineer
California (#5348)

Registered Civil Engineer
California (#52357)

Professional Affiliations

SEAONC Member

Tom Hemenway is a Registered Structural Engineer with over 30 years of engineering experience. Tom's experience includes providing structural, civil, and architectural design and quality control on a variety of industrial, commercial and residential project types including multifamily podium projects, utility-scale power plant facilities, and retail buildings. He has served in design and analysis capacities for a number of seismic strengthening projects involving timber, steel, concrete, and masonry buildings in the greater San Francisco bay area. His technical skills include 3D modeling and dynamic analysis for large foundations and structures.



Select Project Experience

- Lead Civil/Structural Engineer on multiple projects including the following:
 - NUMMI, Stamping Plant and Plastics Plant Expansion, Fremont
 - Vandenberg AFB housing development phases III and IV
 - 140 Geary Street seismic retrofit, San Francisco, CA
 - Amgen, Process Lab Building 99, Thousand Oaks, CA.
 - Huntington Hotel, San Francisco, CA
 - Wells Fargo Bank, Fremont Data Center, Fremont, CA.
- Responsible for Civil, Structural, and Architectural designs for industrial projects domestic and international.
- Responsible for structural analysis and design of seismic strengthening to existing timber, steel, concrete, and masonry buildings in the greater San Francisco bay area.
- Responsible for 3D model constructability review for a new GE 7FA natural gas-fired and GE A10 steam turbine, 1x1 combined cycle electric power generating facility.
- Responsible for ensuring quality of Civil, Structural, and Architectural construction activities for 600 megawatt natural gas-fired, combined cycle electric power generating facility.
- Performed dynamic structural analysis and concrete design for new steam turbine foundation.
- Designed concrete and steel structures for Kennecott Copper Smelter Modernization Project, Salt Lake City, UT using STAAD III and Microstation for PC computer.
- Designed steel pile and conventional concrete pad foundations for overland conveyor at Falkirk Mine in Underwood, North Dakota.

Work Experience

TRB + Associates, Inc., Senior Plan Review Engineer, 2016 - Present
 Owner, TjHemenway Design Consultant, 2014 to 2016
 Construction and Engineering Interface Manager, Kvaerner North American Construction Inc. and Parson Brinkerhoff JV, 2013
 Owners Representative, Calpine, Russell City Energy Center, 2011 – 2012
 Lead Structural Engineer, Aker Kvaerner, 2002 – 2003
 Resident Engineer, Kvaerner, 2000 – 2002
 Civil/Structural Discipline Manager, Kvaerner Metals, 1998 – 2000
 Senior Structural Engineer, Kvaerner Metals, 1997
 Civil/Structural Lead Engineer, The Bentley Company, 1995 – 1996
 Others, 1981 - 1994

Karin Kuffel, SE, PE | Senior Plan Review Engineer



Education

Bachelor of Science
Civil Engineering
Purdue University; West
Lafayette, Indiana

Masters of Business
Administration
Saint Mary's College of
California; Moraga,
California

Registration

Registered Structural
Engineer California

Karin has over 30 years of structural engineering experience. Ms. Kuffel has vast structural design experience in both complex commercial and residential projects. She has managed many large-scale projects; including: hospitals, OSHPD and the Chabot Space and Science Center. Her experience includes staff training, building design, and design review, as well as construction supervision and development of design and construction guidelines for new single-family residences.

Work Experience

Plan Review Engineer, TRB + Associates, San Ramon, CA

2016 - Present

Provide structural plan check reviews of large commercial and institutional structures for multiple Bay Area building departments.

Build Change; Philippines

2014 - 2016

Lead Engineer - Philippines. Responsible for all technical work and staff of Denver-based engineering non-profit's programs and operations throughout the Philippines, including management of Filipino engineering/technical staff comprised of engineers and builder trainers. Supervised training of local staff, building design, design review, construction supervision, and development of design and construction guidelines and recommendations for single-family homes and schools based on the National Structural Code of the Philippines.

Crosby Group; San Mateo, California

2011 - 2014

Senior Structural Engineer/Project Manager. Project management on multiple design-build projects, working with design team and contractor on fast-track work both in- and out-of-state. Responsible for managing project team from design through construction, developing and tracking fees, deadlines, and deliverables.

Independent Consultant

2009 - 2011

Structural engineering consultant in San Francisco Bay Area. Consultant for small commercial and residential work. Extended contract work for Rutherford & Chekene included multiple hospital projects covering new hospital facility design, OSPHD plan-check work, and construction administration assistance.

Biggs Cardosa Associates, Inc.; SF, CA

2006 - 2009

Senior Engineer. Project management with responsibility for developing work, managing project production work, and overseeing construction administration. Representative projects include oversight for design of 8-story residential and parking structure for Santana Row Parcel 8b (San Jose, California) and the Lowe's parking structure in San Francisco.

KPFF Consulting Engineers; SF, CA

2004 - 2006

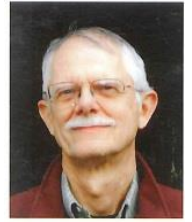
Project Manager. Responsible for developing work and fee proposals, managing project engineering and drafting work, and overseeing construction administration. Project management included design of 5-story addition to Kaiser Santa Rosa Hospital, construction administration for 7-story addition to Modesto Memorial Hospital, and design and construction of low-income housing for South County Housing.

Independent Consultant

2001 - 2004

Structural engineering consultant in San Francisco Bay Area. Consulting clients included Chabot Space and Science Center, SOHA Engineers, and Gerson/Overstreet Architects.

William Vaughn, SE, PE | Senior Plan Review Engineer



Education

Bachelor of Science,
Structural Engineering,
Masters-level Course Work
in Structural Engineering,
Portland State University,
Portland, Oregon

Bachelor of Arts,
Economics, Course Work in
Business Administration and
Industrial Engineering, State
University of New York,
Buffalo, New York

Registration

Registered Structural
Engineer, California

Registered Civil Engineer
California

Professional Affiliations

Structural Engineers
Association of Northern
California (SEAONC)

Structural Engineers
Association of California
(SEAOC)

International Code Council
(ICC)

East Bay Chapter of ICC

William Vaughn is a Registered Structural and Civil Engineer with over 35 years of experience in construction, structural engineering design, seismic investigation and structural peer and plan review. Bill has extensive knowledge in commercial and residential buildings as well as industrial facilities using steel, concrete, masonry and timber design. He also has a wide range of construction field experience including supervision, construction methods, product development and structural inspection. Of particular note, Bill's steel design portfolio includes 2 Moment Frame patents with HSS Steel Columns and Wide Flange Beams.

Select Project Experience

- Provided structural design and peer review services for clients with residential, multi-family, and commercial buildings using timber, steel, concrete, and masonry design.
- Produced structural designs for new buildings and provided structural designs and evaluations for alterations to existing buildings.
- Designed seismic strengthening of un-reinforced masonry buildings, wood buildings, and concrete tilt-up buildings.
- Produced repair designs for earthquake damaged facilities and for other structurally damaged buildings.
- Conducted analyses of existing buildings to assess compliance with codes and drawings.
- Performed investigations of earthquake, fire, and flood distress. Prepared reports, engineering analyses, and repair recommendations.
- Provided expert witness, structural peer review and plan review services.
- Investigated structural damage and distress for litigation preparation purposes. Prepared reports, engineering analysis, and recommendations to client. Provided design preparation and construction observations for repair designs.

Structural Peer Review

- Haas School of Business, University of California, Berkeley, CA

Structural Plan Review

- Russell City Energy Center, New \$800 million Power Plan Project (for California Energy Commission), Hayward, CA
- Newell Village Mixed Use Project, Walnut Creek CA
- Terraces at Los Altos Mixed Use Project (Phase 3), Los Altos, CA
- New Family Dollar Store, Sacramento, CA

Structural Design

- Chevron Willbridge Terminal Upgrade, Portland, OR
- Chevron Eureka Terminal Upgrade, Eureka, CA
- Kaiser - Lennon Lane Mechanical & Seismic Upgrade, Walnut Creek, CA

Work Experience

TRB + Associates Inc., Senior Plan Review Engineer, 2011 – Present
Vaughn Engineering, Principal Structural Engineer, 1994 - 2011
David L. Messinger & Associates, Civil & Structural Engineer, 1990 -1994
Alan R. Horeis Structural Engineers, Civil Engineer, 1987 -1990
Others, 1971 – 1987

Deborah Sandercock, SE, PE | Senior Plan Review Engineer

Education

MS in Civil Engineering,
University of California,
Irvine

BS in Architectural
Engineering, California
Polytechnic University, San
Luis Obispo

Licenses and Certifications

Structural Engineer,
California (4511)

Professional Engineer, CA
(56904)

Certified Access Specialist,
California (288)



Deborah has nearly 25 year' building life safety experience, serving as a Building Official, Supervising Structural Engineer and Deputy Director of Planning and Building for multiple jurisdictions. From her private sector work, to serving as a Supervising Structural Engineer for Contra Costa County, and later a Deputy Director for the City Oakland, she has been involved in the building industry since 1993. Ms. Sandercock has vast experience in complex industrial, commercial and residential projects. She has also managed multi-division staff in the areas of building, housing, zoning, code enforcement and inspection.

Work Experience

Building Official/Deputy Director Planning & Building, City of Oakland 2013 – 2016

- Plan, direct and coordinate through subordinate supervisors a variety of building services including building, housing and zoning code compliance and enforcement, inspection services, engineering and plan review services, permit processing and seismic safety programs; develop and implement the new Accela permitting system; develop and present legislation for new programs and adoption of local codes to County, Administrator and Mayor; perform analysis for fee study and develop new fee schedules; resolve complex building service issues; provide code interpretations to staff, city officials and constituents; handle disciplinary issues and performance appraisals; direct the process for hiring staff; oversee department budget and finances, develop and implement department policies and procedures; work closely with Council, public and private groups to explain or coordinate programs and proposed projects.

Supervising Structural Engineer, Contra Costa County, Martinez CA 1999 – 2013

- Supervisor of plan check and engineering staff as well as the Application and Permit Center; develop department policies and County ordinances, make policy recommendations on code interpretations, provide technical training/support for plan check and inspection staff, review plans for compliance with structural, fire and life safety, disabled access requirements.
- Perform and manage plan review for oil refineries and power generating plants, review and update permit fees, assist in the development and maintenance of the Accela permitting system, handle disciplinary issues and perform annual appraisals, Certified Access Specialist for the department.
- Powerplant Experience – Marsh Landing Generating Station, Antioch – 2010-2013

Project Engineer, DASSA Design, San Francisco, CA 1998 – 1999

- Structural analysis and inspection of public-school buildings for the development of seismic strengthening plans. Structural analysis and inspections of hospital buildings for the development of Senate Bill 1953 reports.

Project Engineer, Deems Lewis McKinley Architecture 1997 – 1998

- Structural design of new public-school buildings and seismic strengthening plans for existing public-school buildings.

Design Engineer, Ficcadebti & Waggoner, Inc. 1993 – 1997

- Structural design of commercial buildings. Inspection and design of repair plans for earthquake damaged buildings. Forensic inspection and analysis of existing residential buildings to determine structural deficiencies and develop repair plans. Design of curtain wall systems in light gauge and structural steel.

Bill Nagel, SE, PE, CASp | Senior Plan Review Engineer



Education

Bachelor of Science
Civil Engineering
California State University,
Sacramento

Master of Science,
Structural Engineering
California State University
Sacramento

Registration/Certification

Registered Structural
Engineer California (#3962)

Registered Civil Engineer
California (#43698)

ICC Certified Building
Official & Plans Examiner

DSA Certified Access
Specialist (CASp) (#118)

Certified SWPP
Developer/Practitioner
(QSD/QSP)

Bill Nagel has over 30 years of structural/civil engineering experience on commercial, residential, and industrial project types. Bill's wide range of experience includes both private and public sector experience. In addition to plan review, Bill provides CASp inspections, and Development Services Director duties.

Project Experience

Plan Review Engineer - TRB + Associates, San Ramon, CA

2016 - present

Provides life-safety and structural plan review support for residential, commercial, and industrial project types.

Principal – Nagel Engineering (Consultant)

2011 - 2015

Prepared plans, calculations, and specifications for architectural, structural and civil design projects as well as project management services. Performed Certified Access Specialist (CASp) inspections and prepared reports for compliance with State T-24 and federal ADA accessibility requirements. Served as an expert witness on inspections and written reports.

Development Services Direction – City of Redding

1996 - 2015

Coordinated and managed the land development process within the City. Developed and implemented City Council objectives as well as the department vision, mission and goals. Managed current and advanced planning, building inspections, code enforcement, land development, fire department plan review and inspections and a consolidated permit center. Provided expert witness in court. Prepared, managed and implemented an integrated land development management software system. Provided training, reviewed plans, developed policies and provided consulting services for the development community. Acted as SB 1608 required Certified Access Specialist (CASp) for the City of Redding.

Senior/Associate/Assistant, Junior Engineer – City of Sacramento

1985 - 1996

Supervised commercial and residential plan review, permit clearing house and permit center. Performed commercial plan review for compliance with accessibility, life-safety and structural requirements from minor structures up to an including malls and high-rise office buildings.

Robert Woods, SE, PE | Senior Plan Review Engineer



Education

MS in Civil Engineering,
University of California,
Berkeley

MS in Civil Engineering,
University of California,
Berkeley

Licenses and Certifications

Structural Engineer,
California
Professional Engineer, CA

Licensed General Building
Contractor

Licensed General
Engineering Contractor

Robert has over 30 years of experience encompassing building life safety code compliance and structure design roles. His experience includes serving as a Building Official and Plan Review Engineer at two San Francisco Bay Area jurisdictions. Robert possesses extensive managerial and technical experience working on commercial projects having complex code compliance considerations. His experience includes reviewing complex Alternate Materials and Methods of Construction requests.

Work Experience

Building Official, City of Concord

2012 – 2016

- Developed policies and procedures for Building Division
- Created Division Budget. Monitored Fiscal Expenditures and Revenues
- Developed Information Bulletins for public and internal-only use
- Managed development review projects collaboratively with other departments
- Reviewed numerous Alternate Materials and Methods of Construction
- Served on the City's development review Customer Service Team Committee to streamline review processes and eliminate obstacles to achieving city goals
- Served on City's Technology Advisory Committee
- Performed field investigations of the more complicated code enforcement cases.
- Issued Notice and Orders related to code enforcement cases
- Prepared council agenda reports for code adoption and amendments and waste management ordinance updates
- Created a permit technician series that provides world class permitting services
- Served as technical administrator for Accela Permits Plus systems; performed programming of user interfaces and all business processing scripts; trained other key staff in other departments and divisions to serve as administrators for their business functions.

Building Official, City of Walnut Creek

2005 – 2012

- Managed and oversaw the continual operations of the Building Inspection and Code Enforcement Divisions. Developed and maintained annual building division budget to include monthly activity and reconciliation. Developed training programs to assist inspectors in obtaining required certifications. Provided training programs for staff on complex residential, commercial, high-rise and industrial projects.
- Performed inspections on complex residential, commercial, high-rise and industrial projects.

Plan Check Engineer, City of Walnut Creek

1988 – 2004

- Managed development review projects collaboratively with other divisions and departments
- Performed professional engineering work in analyzing, checking and approving plans and specifications, from single family residences to large and complex buildings and structures, such as the Kaiser Medical Office Building, Bank of America's Broadway Pointe Building.
- Reviewed permit applications, plans, calculations, and specifications of buildings and structures for compliance with the model building codes, state handicap access and energy regulations, safety standards, and applicable city ordinances; issued permits
- Created policy manual to provide uniform enforcement and understanding of code interpretations, building department policies, and office procedures

Project Engineer, EQE Engineering, Inc., San Francisco, CA

1982 – 1988

Daniel McLaughlin, PE | Senior Plan Review Engineer



Education

Masters in Structural Engineering
Lehigh University
Bethlehem, PA

B.S Civil Engineering
Lehigh University
Bethlehem, PA

Registration

Registered Civil Engineer,
California

ICC Certified Plans
Examiner

Professional Affiliations

American Institute of Steel
Construction

Dan McLaughlin is a registered Civil Engineer and ICC Certified Plans Examiner with plan review experience on numerous residential and commercial projects. He has provided structural, life safety, and mechanical/electrical/plumbing, and energy reviews on a variety of residential and commercial project types. Project types include complex single-family homes, small to mid-sized retail shell buildings, office and mercantile tenant improvements, and mixed-use projects. Dan possesses strong structural analysis skills and has an excellent working knowledge of ADAPT, RAM, SAP2000, AutoCAD, Revit, and MathCAD structural engineering software packages.

Work Experience

Plan Review Engineer, TRB + Associates, Inc. 2014 - Present

- Review drawings and calculations for code compliance on behalf of client agencies
- Projects range from small residential to large apartment and office buildings
- Recently participated in structural review of 4 story 135,000 sf wood apartment building over 2 story PT parking garage
- Participated in structural review of a 6 story 133,000 sf steel buckling restraint braced frame office building
- Have reviewed a variety of wood, concrete, and steel building types
- Communicate with project engineers and architects on a regular basis

Engineering Assistant, Contra Costa County Sanitary District 2011 - 2014

- Performed submittal check to ensure use of proper materials and equipment
- Created site maps to discover location of overflows in the event of clogs in the systems
- Performed sewer line inspections to ensure proper installation by contractor
- Supervised bore sight to allow continual work when lead engineer not on site

Engineering Internship, City of Pleasant Hill, Engineering Division 2007

- Performed quality control of storm drainage system project
- Supervised ADA sidewalk installation to ensure proper installation by contractor
- Developed PowerPoint Presentation of the City department functions for the City Engineer

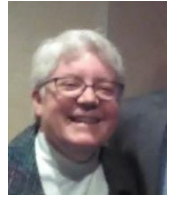
Residential Construction, McLaughlin Construction 2011, 2013

- Extensive knowledge in residential wood construction. Restored Victorian home including repair and seismic retrofit of foundation, re-leveled house and conducted full replacement of electrical, plumbing and sewer line. Completed unfinished basement including framing, insulation, electrical, sheetrock and finish work.

Collection System Operation Laborer, Contra Costa County Sanitary District 2009, 2010

Performed assigned duties on the hydro, rodding, construction and utilities location crews

Clarice Shephard, Architect | Senior Plan Review Architect



Education

Master of Architecture, *with Distinction*
University of Michigan,
Ann Arbor, MI

Bachelor of Architecture
University of Arizona,
Tucson, AZ

Licenses/Certifications

Licensed Architect,
California (# C25918)

Clarice Shephard is a licensed Architect with over 20 years of architectural experience encompassing commercial, healthcare, education, and single & multifamily housing project types. Clarice possesses non-structural code compliance review skills and has a strong working knowledge of accessibility requirements, including Americans with Disabilities Act and Title 24 California Building Code standards.

Her experience includes serving as a project architect and project manager responsible for design and construction oversight elements on multiple projects in both public and private sector settings.

Select Project Experience

Plan Review

- Winter Park Apartments Fire Repair, Sacramento, CA
- De La Salle Academy, T.I., Concord, CA
- Coffee Company T.I., Walnut Creek, CA
- Restaurant T.I., Project Pi, Walnut Creek, CA
- Schools Financial Credit Union, Concord, CA
- Single Family Projects, Multiple Jurisdictions

Project Manager / Project Architect

- Park View Apartments: 288-unit Podium project with 4 levels of residential over 2 levels of parking, San Diego, CA
- The Venue at Saint Rose: 13 Podium buildings of five different building types (4 levels of residential over 1 level of parking and some retail), Las Vegas, NV
- One Steamboat Place: 85-unit resort style, mixed use high-rise project including parking structure. \$140 million project, Steamboat Springs, CO
- Peterson Middle School: Modernizations for Fire Alarm, & Science Shops; and new Library, Santa Clara Unified School District, CA
- Kaiser Permanente Medical Office Building: Accessibility Survey and Report, Stockton, CA
- Delta College: New Data Center, Stockton, CA
- Gavilan Community College: Social Science Building Modernization, Gilroy, CA
- Myogen Lab: Addition and remodel, Denver, CO
- Construction Administration on University Hospital Anschutz Inpatient Hospital, (\$96,000,000 construction project), Denver, CO
- Catholic Diocese of Stockton: Vietnamese Center, Lodi, CA
- Remodel project for Kaiser Permanente: Administration, education, pharmacy, offices and conference space, Modesto, CA
- Skilled Nursing and Acute Care Units at St. Dominic's Hospital, Manteca, CA

Work Experience

TRB + Associates, Inc., Plan Review Architect, 2014 - 2016, 2018 – Present

Kaiser Permanente, Project Manager, 2017

BFGC / IBI Group, Architect, 2009 - 2012

RNL Design, Project Architect, 2006 - 2008

MCG Architecture, Project Manager, 2005 - 2006

H+L Architecture, Project Architect, 1999 - 2004

Derivi Castellanos Architects, Architect, 1996 – 1999

Bing Young, Architect | Plan Review Architect

Education

Bachelor in Architecture,
California Polytechnic State
University
San Luis Obispo, CA

Registration

Registered Architect,
California

Professional Affiliations

National Council of
Architectural Registration
Boards Certified

ICC Member



Bing Young is a registered Architect with plan review experience on both residential and commercial projects. He provides comprehensive life safety, accessibility, energy, and mechanical/electrical/plumbing reviews on a variety of residential and commercial project types. Bing possesses over 25 years of professional experience which includes roles in production, project management, construction management, energy, and accessibility analysis.

Work Experience

Plan Review Architect, TRB + Associates, Inc.

2018 - Present

- Review drawings and calculations for code compliance on behalf of client agencies
- Projects include residential subdivisions, custom homes, additions, remodels, new commercial buildings, and tenant improvements

Project Architect, PSM Architects, Inc.

2008 – 2018

- Prepared and managed the development of comprehensive construction documents for new commercial buildings, tenant improvements, and additions
- Oversaw and directed production staff
- Performed quality control review of building permit submittal documents
- Facilitated client and permit processing meetings
- Collaborated with engineers, ancillary designers, and vendors
- Prepared and reviewed project specifications
- Reviewed shop drawings and submittals for compliance with specifications and design intent
- Performed accessibility evaluation of existing sites and buildings
- Prepared detailed accessibility reports for building and business owners
- Facilitated pre-construction and post-construction on-site meetings with construction project managers and general contractors
- Performed construction administration and project closeout duties

Staff Architect, Hollman Bologna Architecture & Planning, Inc.

1996 - 2008

- Prepared schematic design and construction documents for single-family and multi-family residential remodels, additions, and new buildings
- Performed residential building reconnaissance for additions and remodel projects
- Prepared design review documents for planning approvals
- Facilitated building permit processing
- Prepared and reviewed Title 24 Energy Efficiency Compliance documents

Certified Energy Plans Examiner, BETA, Inc.

1993 - 1999

- Reviewed and approved Title 24 Energy Efficiency Compliance documents for residential and non-residential buildings for local jurisdictions

James Johnson, E.E., QCxP | Senior Plan Review Engineer



Registration/Certification

Registered Electrical Engineer – Hawaii

ICC Certified Electrical Plans Examiner

Qualified Commissioning Services Provider (QCxP)

Construction Quality Control Reviewer (CQCR)

Professional Affiliations

Illuminating Engineering Society (IESNA)

International Association of Electrical Inspectors

Building Commissioning Association (BCA)

International Code Council (ICC)

Volunteer Affiliations

Board Member,
Richmond High School
Engineering Academy
Advisory Board
2014 – Present

Volunteer Writer/Coach,
El Cerrito and Richmond
High Schools
2013 – Present

James Johnson is a Registered Electrical Engineer (Hawaii), ICC Certified Electrical Plans Examiner, and Qualified Commissioning Services Provider (QCxP) with over 25 years of experience encompassing electrical engineering design and plan review. Mr. Johnson has provided electrical plan review on a variety of project types including commercial building, tenant improvements, and photovoltaic systems. In addition, Mr. Johnson has performed extensive power and lighting systems design, engineering and construction document production, and project management.

Select Skills / Project Experience

- Analyze permit submittal plan documents for conformance to adopted national, state, and city/county codes including NEC, NFPA, IBC, ICC and UFC standards.
- Conduct forensic electrical systems investigations to determine origin and cause failure of equipment and associated distribution systems including power, lighting and fire alarm with analysis and resolution of legally-adopted Code compliance issues.
- Provide scheduled review as CQCR of electrical construction documentation with scheduled site inspection to assure quality construction in accordance with minimum codes and standards for U.S. government projects.
- Professionally managed a wide variety of governmental, commercial, institutional and residential projects with associated commercial and emergency, renewable and non-renewable power, lighting, and telecommunication systems.
- Provided oversight of engineering skills development and implements of Engineers-In-Training. As a lead instructor at Leeward Community College, taught Math, English and Writing from high school through college freshman levels.
- Proficient in Microsoft Word, Excel, PowerPoint, Adobe Photoshop and Acrobat Pro, Autodesk AutoCAD MEP 2013. Revit MEP 2013.

Work Experience

- Senior Plan Review Engineer, TRB + Associates, Inc., 2014 to Present
- Certified Electrical Plan Reviewer, City and County of Honolulu, 2013 to Present
- Senior Electrical Engineer/Project Manager, Moss Engineering, 2005 – 2013
- Office Manager, Senior Electrical Engineer, Tower Engineering, 2000 – 2005
- Senior Project Engineer/Manager, Applied Engineering, 1995 – 2000
- Lead Instructor, Office of Continuing Education and Training, Leeward Community College, Pearl City, HI, 1995 – 2000
- Senior Electrical Design/Project Manager, Bennett, Drane, Karamatsu Engineers, Honolulu, HI, 1985 – 1995

Steven Block, E.E. | Senior Plan Review Engineer

Education

B.S. Engineering, Physics
California State University,
Northridge, CA

Registration

Registered Electrical
Engineer
California, Nevada, Arizona,
Hawaii

Steven Block is a highly skilled electrical engineer with over 25 years' experience in the electrical engineering field. His expertise includes electrical design and plan review for compliance with the National Electrical Code, California Electrical Code, California Energy Code, local ordinances, National Electrical Safety Code, California Electrical Code, California Energy Code, local ordinances, National Electrical Safety Code, OSHA and other applicable laws, ordinances, regulations and standards (LORS).



Projects reviewed for code compliance include: commercial and industrial solar power plants, commercial natural gas power plants, wastewater treatment plants, and cement plants, industrial and commercial buildings, parking structures, hotels and municipal utilities. Designed and provided construction support for traffic signals, highway lighting, closed circuit television, traffic monitoring stations, maintenance stations, and storm water pumping stations.

Work Experience

Senior Electrical Plan Review Engineer, TRB and Associates

2016 - Present

- Plan review for residential, commercial and industrial installations – Phillips 66 Naval Weapons Station, OSPD 3 reviews for the City of Sacramento, Benicia Valero Refinery Audit, Child Daycare Center in Santa Clara, new apartments in Sacramento.

Senior Electrical Engineer, Private Consulting Firm

2004 - 2016

- Plan review for code compliance and field inspector support – Silver State North Photovoltaic Generating Station, transmission lines, and high voltage substation (Nevada), Palomar Power Project (California), Panoche Energy Center (California), Abengoa Solar Thermal Generating Station and substation (California), Genesis Solar Collector Generating Station (California), Inland Empire Energy Center (California), Distributed Energy Partners Generating Stations (Hawaii), Various Wind Power Generating Stations in Solano County, CA, and other generating stations.
- Plan review for commercial and industrial installations – FBI Honolulu, Disney Hawaii, Fort Irwin Military Housing (California), various rooftop photovoltaic installations (Hawaii), Valero Refinery Benicia (California), Transmission Line Feeder for Concrete Plant (Nevada) and Various Cellular Tower Installations (Hawaii).

Peter Kogan, M.E., LEED AP | Senior Plan Review Engineer

Education

Master of Science,
Mechanical Engineering,
Moscow Aeronautical
Institute, Russia

Registration/Certification

Registered Professional
Mechanical Engineer:
California, Hawaii, Nevada,
Texas, Colorado, Arizona

Certified Energy Manager
(CEM), State of California

LEED Accredited
Professional

Peter Kogan is a licensed mechanical engineer with over 25 years of diversified experience in the construction industry. His expertise lies in the areas of design and construction administration for Heating, Ventilation and Air Conditioning, Plumbing, Fire Protection, Energy and Building Studies, and Value Engineering. In the past ten years he was responsible for the design and renovation construction of several historical preservation projects. Peter's extensive experience and personal attention to project details has always assured professional services performed within budget and to complete client satisfaction.



Peter has published several technical articles in the national magazine "Heating, Piping, Air Conditioning" and recently had an article published in the architectural magazine "Progressive Architecture". Peter has presented a technical paper on World Energy Congress in Atlanta, Georgia in 1990.

Select Project Experience

Healthcare

- New Medical Facility, Nevada Air National Guard, Reno, NV
- Radiology/ Oncology Labs Renovation, Hospital Building, UCSF, San Francisco, CA
- Renovation of Buildings 210/212 & 301, Metropolitan State Hospital, Norwalk, CA
- Sonoma State Hospital, Central Plant HVAC Modifications, Sacramento, CA

Education, Assembly

- Wet Research Laboratories in Building 74, Lawrence Berkeley Lab, Berkeley, CA
- Medical Research Laboratories, Warren Hall, UC Berkeley, CA
- Calvary Church, Los Gatos, CA. New 80,000 sq.ft., 2-story Life Center with Classrooms, Multi-Use Room, Gymnasium, Meeting Halls, etc.

Multi-unit Residential

- New Condominium Complex, San Francisco, CA. New 7 Story Condominium Complex located at 1438 Green Street
- Military Housing and Commercial Facilities, NAS Fallon, NV. New 3 Building Housing Complex comprising 126 Bachelor Enlisted Quarter units & new base Administration, Maintenance, Shop and Storage Facilities.

Commercial

- The Disney Store, New Retail Store, Winward Mall, Kaneohe, HI
- Office Building, San Francisco, CA. New 3 Story Office Building located at 325 Pacific Avenue
- New Ruth's Chris Steak House Restaurant, The Montage, Reno, NV
- Foods Pilot Plant Expansion for Clorox Corporation, Pleasanton, CA

Government, Civic

- Renovation of 3-Building Command Headquarter Complex, Travis Air Force Base, Fairfield, CA
- New 2-story Fitness Center at Naval Postgraduate School, Monterey, CA
- New International Arrival Building, Oakland Airport, CA

Work Experience

TRB + Associates, Inc, 2008-Present

Peter Kogan Associates, Owner, 1988-Present

Jim Begley, F.P.E., CFM, LEED AP | Fire Protection Engineer (Terp Consulting)



Education

Worcester Polytechnic Institute
M.S. in Fire Protection Engineering - 2006

University of Maryland at College Park
B.S. in Fire Protection Engineering - 1996

Registration

Licensed Fire Protection Engineer:
California, Nevada, Arizona, 15 additional states

LEED Accredited Professional

ICC Certified Fire Marshal

ICC Certified Fire Plans Examiner

ICC Certified Fire Inspector

Professional Affiliations:

National Fire Protection Association (NFPA)

Society of Fire Protection Engineers (SFPE)
Member grade

SPFE
Member of International Board of Directors

Jim Begley has almost 20 years of experience and began his engineering career in 1993 at Lockheed Martin Energy Systems in Oak Ridge, TN. After relocating to Las Vegas in 2002, Jim was responsible for hospitality projects such as Caesars Palace, Hard Rock Hotel, the Palms Casino, Bally's and Paris Hotel Resort while managing the Las Vegas office of Schirmer Engineering Corporation. In May 2005 Jim joined JBA Consulting Engineers as the Director of Fire Protection Engineering and became Director of Domestic Business Development in 2008 prior to establishing his own firm in 2010.

Jim is a registered Fire Protection Engineer in 18 states. While at the University of Maryland, Jim was awarded membership to the Salamander honorary fire protection engineering fraternity. Jim is a past President of the Southern Nevada chapter of the Society of Fire Protection Engineers (SFPE) and currently sits on the SFPE Board of Directors on an international level.

Select Project Experience

SHRA 12-Story Building Remodel, Sacramento, CA
Russell City Energy Center Project, Hayward, CA
Lodi Energy Center Project, Lodi, CA
River Rock Casino, Healdsburg, CA
Aliante Station Hotel and Casino, Las Vegas, NV
Barona Resort & Casino, Lakeside, CA
Caesars Palace Hotel and Casino, Las Vegas, NV
Diamond Jo Casino, Northwood, IA
Diamond Jo Casino Dubuque, Dubuque, IA
Durango Station Hotel and Casino, Las Vegas, NV
Encore at Wynn Las Vegas, Las Vegas, NV
Golden Nugget Hotel & Casino, Las Vegas, NV
Legends Casino, Yakima, WA
Little Six Casino, Prior Lake, MN
Mystic Lake Casino, Prior Lake, MN
Palms Casino Resort Phase II, Las Vegas, NV
Palms Casino Resort Concert Venue, Las Vegas, NV
Snoqualmie Casino, Snoqualmie, WA
Tropicana Mega Resort, Las Vegas, NV
Wynn Las Vegas, Las Vegas, NV

Work Experience

TERPconsulting, 2010 to present
jba consulting engineers, 2005 to 2010
Schirmer Engineering Corporation, 2001 to 2005
Fire Protection unlimited, 1999 to 2001
Performance Design Technologies, 1997 to 1998
Nexus Technical Services Corporation, 1996 to 1997
Lockheed Martin Energy Systems, 1993 to 1996

Douglas Simms, CBO, CASp | Supervising Inspector



Education

Certificate of Completion
Building Inspection
Butte Community College
Oroville, CA

Certifications

Certified Building Official

Combination Building
Inspector

Plans Examiner

Building Inspector

Electrical Inspector

Plumbing Inspector

Mechanical Inspector

Green Point Rater

Certified Accessibility
Specialist (CASp)

Professional Affiliations

NECA East Bay Electrical
Code Committee
Past Chairman (3 years)

NECA East Bay Uniform
Code Committee
Past Member

Doug Simms has over 30 years of combination building inspection experience. He has inspected numerous commercial and residential projects including high-tech clean room and complex electrical system installations. Doug has the ability to problem solve and research processes involved in highly technical systems. During his career, he has been responsible for the oversight of field inspectors and other building department staff. Doug employs a customer service focus in carrying out his building safety inspection responsibilities.

Select Project Inspection Experience

- Onsite Interim Supervising and Senior Inspector – City of Tracy, CA (TRB and Associates). Served in Interim Supervising and Senior Inspector roles for the City. Provided inspection on several large-scale projects including distribution warehouses and multifamily projects. While serving as interim Supervising Inspector, coordinated closely with the building official and inspection team members, and mentored junior level inspectors.
- Delegate Building Official Services, Inspector of Record – California Energy Commission (TRB and Associates). Provided inspection, safety monitoring and onsite project review on four Power Plant projects having a combined power output of over 1,500 MW. Completed onsite inspections to verify project conformance to the California Building Standards codes, applicable project conditions of certification, and local ordinances, standards, and regulations. Provided oversight of all systems to verify compliance with design documents and governing codes and requirements. Role included preparation of daily and weekly project inspection reports. Doug served on the following power generation projects:
 - Russell City Energy Center (600 MW Combined-Cycle), Hayward, CA
 - Lodi Energy Center (296 MW Combined-Cycle), Lodi, CA
 - Almond 2 Power Plant (174 MW Simple-Cycle), Ceres, CA
 - Walnut Creek Energy Park Project (500 MW Simple-Cycle), Industry, CA
- PG&E Training Center, Livermore CA. This project comprised creating a leak detection training center for gas line workers. The project included an elaborate piping system used to simulate a commercial or a residential event scenario; a large rainwater containment system; and a helicopter landing pad.
- Lucky's Regional Distribution center, San Leandro, CA. Project inspector for 410,000 square foot refrigerated and frozen food warehouse. The project comprised inspection of structural, mechanical and electrical systems. This facility incorporated use of an ammonia-based refrigeration system.
- Kaiser Medical Center, Livermore CA. As project inspector for this medical clinic, inspected all phases of construction. Structure comprised a steel frame with concrete tilt-up wall construction. The building included treatment rooms, waiting areas, and clerical spaces, as well as a large generator and automatic transfer switch.
- Form Factor, Livermore CA. Inspected the construction of a series of projects which included office space, employee areas and complex clean room facilities.

Work History

TRB + Associates, Inc., 2011- Present, Supervising Building Inspector
City of Livermore, CA, 2001 - 2009, Building Inspector II
City of San Leandro, CA, 1990 - 2001, Senior Building Inspector

Monty Straub | Senior Building Inspector

Education

Certificate of Achievement,
Construction and Building
Inspection, Diablo Valley
College, CA

Certifications

ICC Certified Building
Inspector

ICC Certified
Mechanical Inspector

ICC Certified Plumbing
Inspector

ICC Certified Electrical
Inspector

ICC Certified
Combination Inspector

Monty Straub possesses over 20 years of experience in the construction and building & fire/life safety industry. For over 14 of those years, Monty served as a Building Inspector for Contra Costa County. He has extensive knowledge of the practical application and enforcement of adopted construction codes, standards, and local ordinances in construction inspection. Monty applies a customer service focus in carrying out his building safety inspection responsibilities.



Monty's professional inspection experience encompasses commercial, industrial, and residential projects. His experience includes serving as a Delegate CBO inspector on two power plant projects located in Contra Costa County. In that role, he provided daily inspections to verify compliance with all applicable laws, ordinances and regulations, as required by the California Energy Commission.

Select Project Inspection Experience

- City of Walnut Creek Staff Augmentation Assignment - Building Inspector
- Served as Delegate CBO Inspector on the following California Energy Power Plant Projects located in Contra Costa County
 - Gateway / Mirant Energy Center (530 MW, Combined-Cycle Facility)
 - Delta Energy Center (880 MW, Combined-Cycle Facility)
- Provided code compliance inspection services at the Shell and Conoco/ Phillips Oil Refineries located in Contra Costa County.
- Inspected numerous commercial buildings, e.g., AAA Building in Walnut Creek
- Avalon 5 story multifamily residential project near Pleasant Hill Bart
- Stratford Sr. Housing in Pleasant Hill, CA
- Seeno Tract Subdivisions, Pittsburg CA
- Blackhawk Plaza shopping center remodel and addition, Blackhawk CA
- Several Custom Homes, Blackhawk CA

Work Experience

TRB and Associates, Inc., Senior Building Inspector, 2012 - Present
Contra Costa County, Senior Building Inspector, 1997 - 2011
Straub Construction, Independent Contractor, 1984 - 1996

Reggie Meigs, CBO | Chief Building Official

Education

College Coursework,
Civil / Electrical Engineering

Registration

CABO Registered Building
Official, CBO #1003

ICC Certified Professional
Building Official,
#5215342

Reggie has 42 years of comprehensive building safety experience. He has overseen the provision of plan review, inspection, counter, permitting, and code compliance services to more than 35 cities and counties throughout California. He has been a CALBO instructor for courses in the computerization of Building Departments, Disabled Access and Occupancy Groups. Reggie has also been a member of various professional code committees; including the State Fire Marshall's Committee for Residential Care Facilities.



Reggie provides project management and supervisorial services to clients on an as-needed basis. He has served as a Chief Building Official for numerous jurisdictions in the public sector as well as on a consultant basis.

Select Project Experience

- A/E Planning and Engineering, County of Orange, CA. Building and Safety Task Leader overseeing building plan review and inspection efforts for planned developments in the county. Currently, focusing services on the Ranch Plan, County's largest development.
- Chief Building Official, City of Jurupa Valley, CA. Manages the City's Building and Safety Department overseeing plan review, permit counter assistance, inspection, and code enforcement. Building plan reviews are checked for compliance with building codes and access requirements, as well as any adopted codes to promote sustainability. Reviews include architectural, structural, mechanical, electrical, plumbing, green, and energy. Accessibility Code Enforcement includes managing complaints, investigating potential violations and enforcing the City's codes.
- Building Safety Services, County of Los Angeles, CA. District Engineering Associate and Senior Building Engineering Inspector/Office Manager. Trained 100+ building inspectors. Oversaw building inspection services for the Cities of Artesia, Cerritos, and Lancaster.
- Chief Building Official, City of Riverside, CA. Managed the City's Building and Safety Division, supervising 21 full-time employees. Developed programs to track permits and inspections as part of the City's program of office automation, which drastically improved efficiency. One major project under his oversight involved overseeing the Building Safety plan review and inspection for the Riverside Municipal Airport expansion (hangers, office space, other buildings).
- Chief Building Official, City of Orange, CA. Managed the Building and Safety Division. Prepared budgets totaling \$1.2 billion for several sections within the division, managed an in-house staff of 19 employees and oversaw contracts with two plan check firms. Also assisted in the development of a custom permit tracking program that saved the City \$20,000.
- Chief Building Official, City of Berkeley, CA. Responsible for the City's plan checking, inspections, housing code enforcement and counter administration and supervised a staff of 22 employees. Implemented a "One Stop Permit Center Process" which reduced plan check turnaround time from 8-12 weeks to 1-2 weeks without hiring additional staff.

Chief Building Official, City of San Ramon, CA. Helped expand services (code enforcement), added services at the front counter and incorporated local Fire District and Engineering Department representatives to create a true "One Stop Shop". Assisted the Building Division with streamlining the Building Permit computer system and helped implemented and design new software to assist the code enforcement section in maintaining their case files. Achieved 90% cost recovery on code enforcement.

Stacey Smith | Permit Technician Task Leader

Education

Bachelor of Arts, San
Francisco State University

Stacey Smith has over 12 years of professional experience in administrative support roles, including two years as a municipal permit technician. Her skills encompass the ability to read and interpret construction plans and building codes, answering customer inquiries, issuing building permits, and coordinating with internal and external stakeholders to facilitate permit processing related activities. In the role as Lead Document Control, Stacey has provided project coordination on several Power Plan Projects.



Work Experience

Lead Document Control, TRB and Associates

2013 – Present

- Preliminary review of plans, blueprints and/or permit applications for many types of permits including those for building construction, fire protection and engineering.
- Checked for plan completeness and ensures general conformity with codes, ordinances and regulations.
- Referred plan issues to appropriate technical or professional staff; facilitated plan review through distribution of plans to appropriate Staff; tracked plans during review process and coordinated with other divisions and departments to obtain approvals and/or corrections on a timely basis.
- Calculated various construction valuations, plan check fees and permit fees.

Power Project Experience

- Russell City Energy Center (600 MW Combined-Cycle), Hayward, CA
- Lodi Energy Center (296 MW Combined-Cycle), Lodi, CA
- Almond 2 Power Plant (174 MW Simple-Cycle), Ceres, CA
- Walnut Creek Energy Park Project (500 MW Simple-Cycle), Industry, CA
- Hanford Energy Peaker Project, Hanford, CA
- Henrietta Energy Peaker Project, Kings County, CA