

**Proposal for Fire Station #4
Renovation/Addition**

CITY OF COSTA MESA



Proposal for Fire Station #4 Renovation/Addition

CITY OF COSTA MESA



January 27, 2014

Ms. Kim Wilson
City of Costa Mesa | City Hall
77 Fair Drive
Costa Mesa, CA 92628

**SUBJECT: Proposal for Fire Station #4 Renovation/ Addition
RFP No. 1166**

Dear Ms. Wilson and Members of the Selection Committee:

IDS Group is pleased to present this proposal for the Renovation/Addition of Fire Station #4 to the City of Costa Mesa. IDS is an award-winning multi-discipline architecture and engineering consulting firm with specific skill in the retrofit and rehabilitation of existing facilities. With over 70 professionals, IDS provides industry-leading expertise in the renovation and expansion of essential facilities..

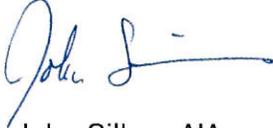
- IDS is one of the most respected architecture and engineering firms in California. Our proposed project architects and engineers have renowned reputations, with significant hands-on experience with public agency rehabilitation and development projects. Our principals and staff have been serving on many code development committees and have published over 100 technical papers and engineering articles on structural and seismic design and the retrofit of buildings.
- IDS has performed as the executive engineer on similar renovation and expansion projects for numerous clients. Our clients include: City of Huntington Beach, City of Anaheim, City of Los Angeles, City of Fullerton, City of San Bernardino, City of Riverside, City of Orange, City of La Palma, City of Newport Beach, City of Irvine, City of Santa Monica and many other counties, cities and state agencies.
- We pride ourselves in our ability to develop creative design solutions that are cost-effective and least-disruptive to the structure and its occupants. We strive to provide solutions that enhance the functionality of the existing structure by adding elements that improve usability but also serve to provide seismic strengthening. For our innovative design and upgrade projects, we have won multiple “*Excellence in Structural Engineering*” awards from the Structural Engineers Associations of California and Southern California during the last eight years.
- As a full-service Architectural/ Engineering consulting firm, IDS provides ancillary consulting support services in-house, if needed, including architectural / ADA, mechanical / electrical and civil engineering, surveying, cost estimating, and LEED sustainability services.

IDS Group hereby acknowledges receipt of Amendment Number 1. Acknowledgment of the Amendment documents is included following this cover letter. Additionally, we acknowledge that the proposal price will be valid for a period of 180 days.

We thank you for the opportunity to submit this proposal and look forward to a favorable response from you. Please do not hesitate to call me at 949.387.8500 should you have any questions.

Sincerely,

IDS Group, Inc.

A handwritten signature in blue ink, appearing to read "John Silber", with a long horizontal flourish extending to the right.

John Silber, AIA
Principal Architect



REQUEST FOR PROPOSAL

FOR

FIRE STATION #4 RENOVATION/ADDITION

RFP NO. 1166



Fire Department

CITY OF COSTA MESA

Released on January 7, 2014

The referenced document has been modified as per the attached Amendment No. 1

Please sign this Amendment where designated and return the executed copy with submission of your proposal. This amendment is hereby made part of the referenced proposal as through fully set forth therein. Any questions regarding this amendment should be addressed to Kimberly Wilson, email Kimberly.Wilson@Costamesaca.gov

- **Methodology Section**

Provide a detailed description of the approach and methodology to be used to accomplish the Scope of Work of this RFP. The Methodology Section should include:

1. An implementation plan that describes in detail (i) the methods, including controls by which your firm or entity manages projects of the type sought by this RFP; (ii) methodology for soliciting and documenting views of internal and external stakeholders; (iii) and any other project management or implementation strategies or techniques that the respondent intends to employ in carrying out the work.
2. Detailed description of efforts your firm or entity will undertake to achieve client satisfaction and to satisfy the requirements of the "Scope of Work" section.
3. Detailed project schedule, identifying all tasks and deliverables to be performed, durations for each task, and overall time of completion, including a complete transition plan. Include your plan to deal with fluctuation in service needs and any associated price adjustments.
4. Detailed description of specific tasks you will require from City staff. Explain what the respective roles of City staff and your staff would be to complete the tasks specified in the Scope of Work.
5. Proposers are encouraged to provide additional innovative and/or creative approaches for providing the service that will maximize efficient, cost-effective operations or increased performance capabilities. In addition, the City will consider proposals that offer alternative service delivery means and methods for the services desired.
- ~~6. Firms, public entities and individuals wishing to be considered shall include in their submissions the steps they will, if selected, implement and adhere to for the recruitment, hiring and retention of former employees of the City who have been or may be displaced due to layoff or outsourcing of functions and services formerly provided by the City.~~
- ~~7. Proposers are also requested to identify any City owned facilities or property which Proposer would propose to use or lease, purchase, or rent from the City in connection with the services to be performed, including information about the terms of any proposed lease, purchase or use of such equipment and facilities, and how this proposed structure affects the overall cost proposal to the City.~~

All other provisions of the invitation of this proposal shall remain in their entirety.

Vendors hereby acknowledge receipt and understanding of the above Amendment. Complete & sign below and include this with your proposal for this RFP.

 1/27/14

Signature Date

Rami Elhassan, Principal

Typed Name and Title

IDS Group, Inc.

Company Name

1 Peters Canyon Rd, Suite 130

Irvine, CA 92606

Address



REQUEST FOR PROPOSAL

Fire Station #4 Renovation/Addition

VENDOR APPLICATION FORM

TYPE OF APPLICANT: NEW CURRENT VENDOR

Legal Contractual Name of Corporation: IDS Group, Inc.

Contact Person for Agreement: Rami Elhassan, PhD, SE

Corporate Mailing Address: 1 Peters Canyon Rd, Ste 130

City, State and Zip Code: Irvine, CA 92606

E-Mail Address: rami.elhassan@idsgi.com

Phone: 949.387.8500 Fax: 949.387.0800

Contact Person for Proposals: Marc Block

Title: Marketing Manager E-Mail Address: marc.block@idsgi.com

Business Telephone: 949.387.8500 Business Fax: 949.387.0800

Is your business: (check one)

NON PROFIT CORPORATION FOR PROFIT CORPORATION

Is your business: (check one)

CORPORATION LIMITED LIABILITY PARTNERSHIP

INDIVIDUAL SOLE PROPRIETORSHIP

PARTNERSHIP UNINCORPORATED ASSOCIATION

Names & Titles of Corporate Board Members

(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Said Hilmy, PhD, SE, LEED AP	President	949.387.8500
Rami Elhassan, PhD, SE	Vice President	949.387.8500

Federal Tax Identification Number: 33-0819861City of Costa Mesa Business License Number: None

(If none, you must obtain a Costa Mesa Business License upon award of contract.)

City of Costa Mesa Business License Expiration Date: N/A

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

Table of Contents

Background and Project Summary	1
Methodology	2
Implementation Plan	2
Scope of Work	3
City Collaboration	6
Creative and Innovative Approach	7
Project Schedule	7
Staffing	8
Qualifications.....	12
Licenses Registrations.....	16
Financial Capacity	17
Fee Proposal.....	18
Forms and Disclosures	19

Background and Project Summary

This scope of work for this project is consistent with previous assignments that we have performed for other clients in Southern California. IDS' primary goal for this assignment is to ensure that the City of Costa Mesa is provided with prompt, cost-effective and quality professional architectural and engineering services.

The following presents our proposed Scope of Work, including a brief description of the activities associated with each scope item.

Background

Fire Station No. 4 is a one-story, 6,000 SF type V-1hr construction, designed and built under the 1964 UBC. The occupancy class is F-2, E-4, and G. The existing apparatus room is 39'-10" X 58'-9". The dimension from the finish floor to the top roof steel beams is 16'-0". The existing apparatus bay currently housed 2 fire engines, the USAR-84, and the ME-84, and the SCBA Bottle Filing Station.

The Fire Station requires a renovation and add on to accommodate additional vehicles and relocate the SCBA Bottle Filing Station. The design will include the 2 options described below:

Option 1: Extend the existing (39'-10" W x 58'-9" L) apparatus room at the roll-up door (East) side by 20'L x 16' H, to accommodate two ME-84 fire engines and one MT-84 ladder truck.

Option 2: In addition to option 1, add a 25' W x 30'L x 12' H garage adjacent but not attached to the new addition or existing classroom structure that will accommodate one utility and one reserve fire truck.

Description of the scope includes discussion of necessary payment of fees we understand to be part of the project description but not the scope of A/E services included in the fee portion of this proposal.

Project Goals

All our services will comply with the 2013 edition of the California Building, Fire, Plumbing, Mechanical, Electrical, and Green Standards Code. Our architects and engineers are thoroughly familiar with current accessibility regulations and federal ADA requirements as they relate to fire station renovation and addition. We will be responsible for pulling all necessary permits, paying all fees, and obtaining approved plans from the City.

Site Design, building architectural and engineering design will be under a single contract for a cost of the work with a guarantee maximum price.

IDS aims to streamline the process for the City of Costa Mesa by keeping in mind simplicity, durability, long service life, lowering future maintenance and repair costs, and reasonable standardization of the fire station.

Methodology

Implementation Plan

Our implementation plan is based on an effective management of project and resources and will include developing a project schedule, implementing effective communication protocol, monitoring project cost and budget, and implementing quality control measures to ensure quality products as follows.

Our plan is based upon a hierarchical team approach and is led by the Project Manager, **Mr. John Silber, AIA**. In this plan, and as identified in the organization chart, he will assign a Project Engineer, Architect and assemble the project team, matching the special capabilities of our staff and / or consultants with the requirements of the project. The Project Manager is committed to meeting staffing and schedule requirements necessary for successful project completion.

Project communication begins with establishing project responsibilities, organizational structure and clear lines of reporting within the consulting team. Based on our experience in similar projects, we have developed a clear and efficient management procedure for our services.

In this management plan, the Project Manager will give the City a single-point of contact / responsibility for the overall contract. In addition, the Project Manager will:

- Ensure that the team is supported with the commitment of necessary resources of the firm to respond to the project needs for a successful project completion.
- Develop the project schedule and monitor the progress of the project through standing team meeting and monitor the review budget at various stages. Provide progress reports and facilitate the review of the work.
- Monitor the technical performance of the project team, ensure quality and consistency (QC), and ensure detection and resolution of project performance issues before they become problems.
- Ensure that the City is clearly informed of the progress and status of the project.
- Enhance working relationships of team members and the City.

Each **Project Engineer | Architect** assigned for each needed discipline (mechanical, electrical, architectural, etc.) project assignment will:

- Have full responsibility for the discipline from start to finish, immersing himself/herself in the project and reporting progress to the Project Manager through standing meetings scheduled at the start of the project.
- Assume full responsibility and liability for the work performed by assigned staff and bear full responsibilities for the work.
- Attend necessary meetings, perform required site visits to project site(s) and perform project design / design review.

Quality Assurance: Quality Assurance has been always our company's strong commitment. We emphasize establishing and maintaining technical and professional expertise among our staff and in their work product. We are staffed with licensed professionals, as are our sub-

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

consultants. All our professionals are encouraged to maintain membership in professional organizations, to attend professional development conferences and to sustain proficiency within the field of engineering.

We implement a written and detailed program for quality assurance / quality control. It requires the review of all engineering work by a QA|QC manager who is qualified in this type of review. The main objective of this program is to satisfy the client's need for quality work expected from our design team and also to limit the exposure of the county from problems that may arise during construction.

Our practice stresses response to project requirements, adherence to applicable codes and regulations, developing work products consistent with standards prevailing in the profession and producing documents conforming to our in-house standards established. Throughout the course of the project our Project Manager will be in continuous contact with our team members to ensure efficient use of the capabilities of the entire team. He will ensure that our team understand the County's requirements and preferences as well as to assure adherence to the project schedules and deliverables in a timely manner. The City will be provided with a minimum of a biweekly update of the progress of the work.

Staffing and Resources Management Plan: Our team members are guaranteed to be available on request to serve the **City of Costa Mesa**. IDS has a total staff of over 70 professionals and our team members all have the depth and adequacy of resources to successfully complete assigned projects within the County-specified time frame.

Our experience with our clients has been to furnish the most expeditious and efficient response time available. Our current and projected backlog of projects will enable us to provide a quick turnaround for this project. We are sufficiently staffed with licensed engineers and designer and our team has the required specialized and in depth resources necessary to ensure that project assignments will be performed according to schedule.

Scope of Work

The project consists of two phases. Phase I will complete the process of establishing which of the two options will be fully developed. Phase II will see the full development of construction documents, permitting, and construction. Both phases will be completed at a fast paced and focused development in order to meet the City's project schedule.

Facility Performance

Based on the building's designation as an essential services facility, the performance of its structural systems as well as its non-structural systems and equipment is of great importance. In this project, IDS will work closely with the City to identify the impact to systems critical to the facility's continued operation arising from the addition.

Phase I Scope of Work

Phase I will consist of development of the two options from concept to Schematic Design alternatives with their associated probable costs and recommendations. The evaluation will include a thorough and detailed review of the structure and systems that would affect the performance of this Essential Facility. Statements of probable costs associated with the each alternative will also be developed in this phase in order to allow the City to make informed decisions regarding the project. We anticipate approximately 3 to 4 meetings with

the City to discuss the project during this phase. Phase I will conclude with the City's selection of a Preferred Option Schematic Design.

1. **Kickoff | Project Mobilization:** Review the project goals and anticipated results along with our understanding of the project and our plan of project delivery with the City. Establish standing / periodic meetings and communication protocol. Establish desired structural performance levels and acceptance criteria and identify permit requirements for the project, including disabled access compliance, and fire-life safety improvement requirements. Schedule field reviews and testing.
2. **Document Review and Field Reviews:** Review the available documents and identify areas where additional information is required. Visit the facility to investigate and verify the existing configurations and condition of the structure. If required, the capacity of the existing foundations as well as any proposed new foundations will be established in consultation with our geotechnical engineer. Soil boring and sample testing may be necessary.
3. **Preliminary Architectural/ Engineering Systems Analysis:** Assess the capacities of the structural components. Perform preliminary structural | seismic analysis and develop retrofit schemes with a focus on minimizing facility disruption while balancing cost and feasibility. Evaluate the proposed Scheme 1 and Scheme 2 in terms of potential impacts to the facility operations, as well as impacts to architectural features and MEP components.
4. **Develop one Schematic Design each for Option 1 and Option 2:** Development of these preliminary concepts and review of their impact on the Facility as well as their constructability are important at this stage of the project. IDS will ensure that its work is focused on the identifying the most probable design solution for each option and identifying significant roadblocks to their ultimate implementation early in the design.
5. **Statement of Probable Cost:** Prepare a preliminary Statement of Probable Cost for each alternative, and present / discuss all options with the City along with their advantages and disadvantages.
6. **Report | Presentation:** Submit one Schematic Design each for Option 1 and Option 2 and budget for same, and solicit City feedback. This work includes preliminary work limits and staging plans for discussion purposes. Update concepts, work plans and costs as appropriate based on meeting results.

Phase II Scope of Work

Phase II consists of the preparation of construction documents and implementation of the Preferred Option Design and the construction of that Preferred Option. The project design will include consideration of the facility's location, neighborhood vicinity, and use and maintenance as a public structure. Sustainable building practices as well as the City's Green Building design and construction guidelines will provide a basis for the design. This design will also comply with the current Building Code and standards. Finally, our work will be closely coordinated with the City in order to meet the project timeline while providing clear and comprehensive Construction Documents for bid and construction. We anticipate attendance at regularly scheduled meetings with the City to discuss the project.

1. **Complete Design and Specifications:** Prepare analyses, design calculations and construction drawings and specifications to meet the project goals, building codes and City standards. This design will provide innovative solutions to minimize disruption of Facility operations and activities as well as consideration of construction costs. This will include all necessary architectural, structural, mechanical, electrical, plumbing, fire protection, and civil design services required for obtaining necessary permits.
2. **Field Constructability Review:** Take the Preferred Option Schematic Design to the field to visually confirm constructability, and make adjustments as necessary. A key aspect of this constructability review is determining potential impacts on building operations and non-structural systems, and integrating this information into the most cost-effective / least-disruptive design solution. IDS' in-house experts in architectural, mechanical, plumbing and electrical systems and engineering will play a key role in helping to minimize adverse impacts to non-structural systems.
3. **Preliminary Statement of Probable Cost:** Update the preliminary Statement of Probable Cost at the Design Development stage to ensure that the project design is on-track and consistent with the City's plans and budget for project implementation.
4. **City Review:** Although collaboration with the City will be made throughout the process, a formal submittal of project documentation at the Design Development stage will be provided for City review. This submittal will include the probable cost indicated above.
5. **Finalize Construction Document Package:** Finalization of the Construction Document package will continue through the City review period, however, this finalization will also incorporate any comments or concerns identified by the City during their review.
6. **Final Field Constructability Review:** As the Construction Documents are nearing completion, IDS will visit the site once more to verify the documents and make adjustments as necessary based on construction issues or other design items identified.
7. **Final Statement of Probable Cost:** Prepare a final Statement of Probable Cost based on the completed Construction Documents. This Statement of Probable Cost will be provided in sufficient detail to ensure the successful completion of the project within the approved budget.
8. **Project Submittal:** Submit the Construction Document package for Plan Check and provide support through the plan check approval process to obtain the necessary permits. Any comments received through this process will be incorporated into the Construction Documents. As the documents are finalized for approval, IDS will perform final checks to ensure that bid documents comply with all owner and regulatory agency general conditions, general requirements and construction regulations.
9. **Bid Support:** Support and assist the City in bidding the project and performing bid evaluation as requested. Attend a job walk and answer questions from interested bidders.

10. Construction Administration: Provide project management services throughout the course of the project, including discipline coordination / document checking, coordination with owner's representatives, data coordination, value engineering analysis, site analysis, off-site utility studies, materials research / specifications, constructability reviews and sustainability.

- Attend regularly scheduled meetings to discuss the project.
- Respond to contractor's requests for information and review submittals during construction.
- Provide appropriate on-site observations / job walks during construction to maintain awareness of the project development and to assure conformance with the contract documents; prepare deficiency reports if required; provide review and approval of all items required by the construction contract; evaluate Change Order Requests; provide supplemental documents for clarification for resolution of conflicts encountered during construction.
- Develop punch lists and recommendations to the City for substantial completion date and acceptance of all corrective and completion work by the contractor; ensure that all specified submittal / close-out documents are received prior to payment to the contractor and are responsive to the intent.

Standards of Work – Deliverables

As a leader in the field of architecture and engineering for building additions and modifications, IDS is accustomed to providing high quality documents that provide clear and concise descriptions of the project results. The design furnished under the scope of this proposal will be of a quality acceptable to the City.

Deliverables will be neat in appearance, organized, and technically and grammatically correct, and all provided dimensions will be in English units. IDS will at no additional cost to the City, correct errors, omissions, and any incorrect or improper analysis and / or drafting in the report that are discovered subsequent to completing the report review process.

City Collaboration

City assistance/support with regards to the following is essential to the timely and cost-effective completion of this 90 day project. Therefore our proposal assumes:

1. The City provides as-built drawings of the facility
2. That City selection of the preferred option at schematic design is made within one week
3. Building permit approval can be made without discretionary public hearings concerning Planning/Zoning (i.e. CUP/Variance/Zone Change or Design Review Board)
4. Building Permit review and approval completed on an expedited basis
5. Any SWPPP/NPDES processing will be done by the city or by IDS as additional services.

Additional Assumptions and Exclusions:

City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

- Any landscape architecture by others than IDS or as additional services by IDS
- Additional electrical load assumed to not require service upgrade
- Engineering for installation or modification of existing essential facility emergency electrical power system excluded or provided as additional services by IDS

Creative and Innovative Approach

IDS Group integrates the A/E team into an all-under-one-roof/all-at-the-same-time process. The architects and engineers of IDS will make the first site visit/investigation together so as to brainstorm on the spot. This allows for a rapid determination and the most engineering-friendly schematic design. What IDS proposes at schematic design will be buildable and cost-effective. This speeds development of the construction documents and the approval of plans at permit.

Project Schedule

IDS Group is prepared and equipped to provide architectural and engineering services to the City of Costa Mesa in a timely manner and on relatively short notice so as to enable the Client to meet critical, and at times unpredictable, deadlines and schedules.

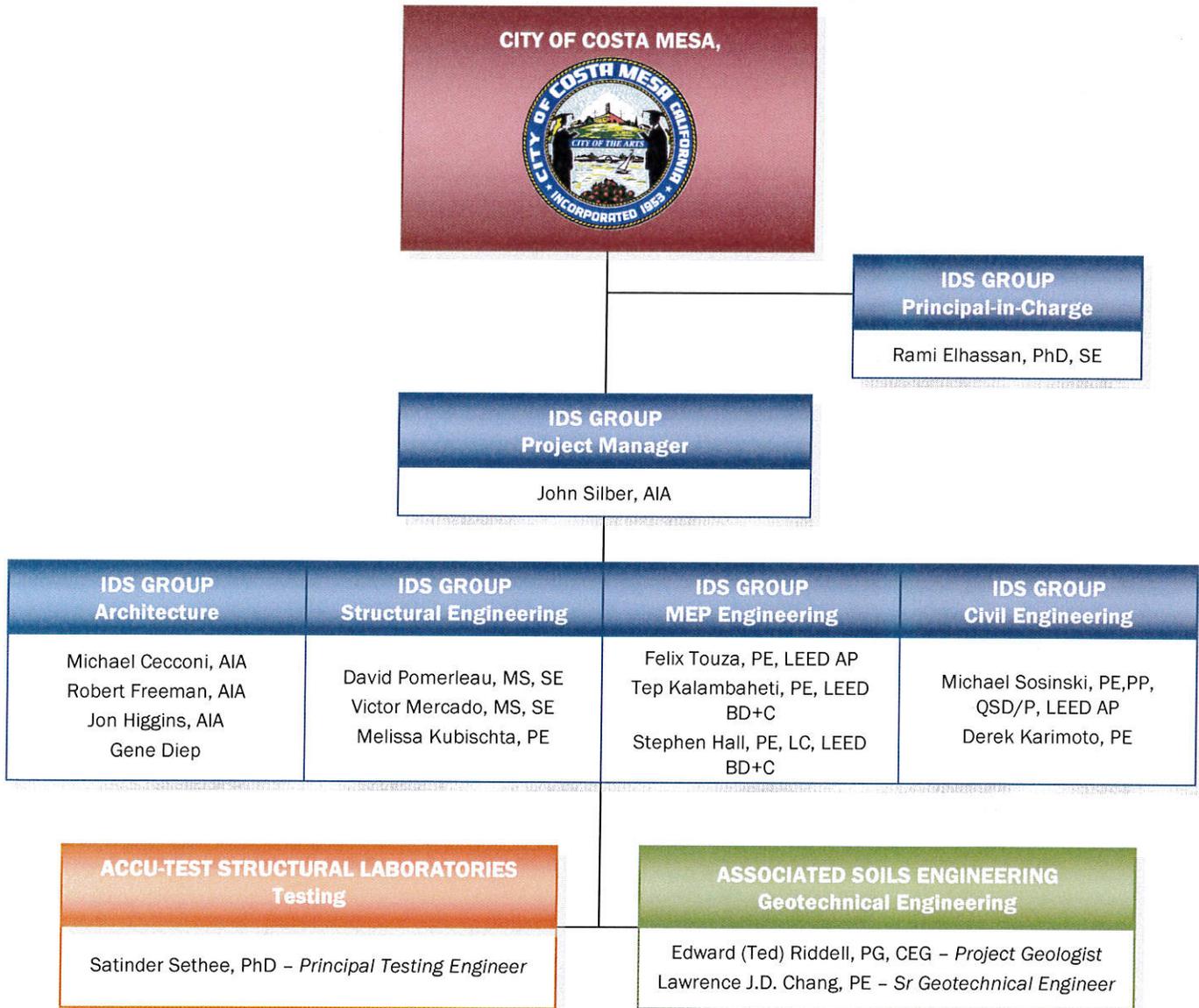
The anticipated | proposed project schedules for this project is outlined below.

Task	Week #
As-Built Documentation	0-1
Schematic Design for Two Options: Analysis and Design	2-3
Presentation of Schematic Design: Meet with City (Include Cost Estimate)	3
Receive City Preferred Option Directive	3
Design Development – Preferred Option	4-5
Present Preliminary Design (30% CD) to City and Secure Directives (include updated cost estimate)	4-5
Construction Documents - Complete to 90%	6-10
Submit 90% Construction Documents to City and to Building Department	10
Plan Check to Permit Ready - Incorporate City ‘Redlines’	10-13
Permit Ready to Issue – Project Ready for Bid Phase	13

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

Staffing

This seasoned group of professionals has worked independently or teamed on projects with similar scopes of work. Our expertise and project team is well suited for this project and has proven success providing A/E services to many Cities in Southern California.



Additional Team Resumes available upon request.

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166



John Silber, AIA
Project Manager

48 Anticipated Hours of Service

Mr. Silber has been an active member of the architecture and urban design of Southern California for 40 years. His work has covered a broad range of urban projects, including a number in areas of special interest, such as the link public education creates between culture and economic vitality. He has mastered the interface between older buildings and modern code standards for fire/life safety, energy, and accessibility. Mr. Silber is the former Architectural Director of the Los Angeles Community Design Center. He has also served as a Project Architect with Rob Wellington Quigley, FAIA, in San Diego and with Solberg and Lowe, AIA, of Santa Monica.

Education

- Masters of Architecture, Southern California Institute of Architecture (SCI-ARC)
- Bachelors of Arts, English Literature, University of San Diego

Professional Credentials

- Licensed Architect: California (#C-15573)
- American Institute of Architects (AIA)



Rami Elhassan, Ph.D., SE
Principal-in-Charge

24 Anticipated Hours of Service

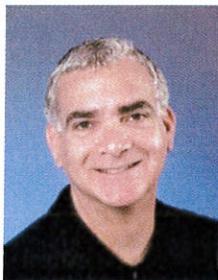
Mr. Rami Elhassan, PhD, SE, has over 23 years of experience in the design and analysis of buildings. He has managed and performed structural design and evaluation services of buildings and structures for many clients from the private and public sectors.

Education

- Doctorate, Earthquake and Structural Engineering, University of California, Los Angeles
- Master of Science, Structural Engineering, University of California, Los Angeles
- Bachelor of Science, Civil Engineering, Aleppo University

Professional Registration

- Professional Structural Engineer: California (#S-3930)
- Professional Civil Engineer: California (#C-46592)



Michael Cecconi, AIA, LEED BD+C
Architect

72 Anticipated Hours of Service

Michael has over 22 years of experience in architecture. His ability to transfer design intent into instructions for building is exemplary. His work has covered a broad range of civic and institutional projects and he brings extensive publicly funded project experience. His overall knowledge of all the many layers of building systems and ability to coordinate, denote, and

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

manage creates a strong and complete project foundation. Michael will work closely with client representatives, professional consultants, approval agencies and construction team.

Education

- Master of Architecture, Syracuse University
- Bachelor of Architecture, California State Polytechnic University, Pomona
CSU International Programs – one year study abroad in Florence, Italy

Professional Credentials

- Licensed Architect: California (#C-30141)
- American Institute of Architects (AIA)
- LEED Accredited Professional, Building Design and Construction (BD+C)

Relevant Project Experience

- Ventura County Fire Department – Piru Station #28



David Pomerleau, MS, SE
Senior Structural Engineer

52 Anticipated Hours of Service

Mr. Pomerleau is a licensed California Structural Engineer with over 22 years of structural engineering experience in building analysis and design, including industrial buildings, government buildings, hospitals, office buildings, parking garages, schools and theme parks. For his entire career, David has provided structural engineering consulting services to public agencies including the federal government, the State of California, local municipalities including counties and cities, as well as universities and educational institutions. David has led the IDS design team for many public works projects.

Education

- Master of Science, Engineering, University of California, Irvine
- Bachelor of Science, Civil Engineering, University of California, Irvine

Professional Credentials

- Professional Structural Engineer: California (#S-4537)
- Professional Civil Engineer: California (#C-55244)

Relevant Project Experience

- Los Angeles Klinger Center Fire Department buildings.



Felix Touza, PE, CxA, LEED AP
Senior Mechanical Engineer

8 Anticipated Hours of Service

Mr. Touza is experienced in all aspects of mechanical design and construction supervision, working with both consulting firms and contractors. With over 30 years of experience in HVAC and plumbing design, he has consulted for numerous facilities, ranging from industrial and institutional, to schools, hospitals, and food service. Mr. Touza has also served as an HVAC Project Manager for the design of the Los Angeles County+USC Hospital; a Senior Engineer in charge of QA/QC; and a Design Project Manager/Department Head.

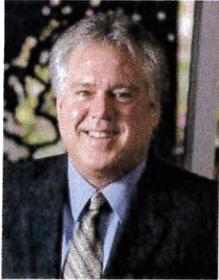
City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

Education

- Bachelor of Science, Electrical Engineering, University of Havana

Professional Credentials

- Professional Mechanical Engineer: California (#M-26942)
- LEED Accredited Professional



Stephen Hall, PE, LC, LEED BD+C
Senior Electrical Engineer

12 Anticipated Hours of Service

Mr. Hall has over 33 years of experience in the electrical industry, including experience as an inside journeyman wireman in electrical construction, field engineering including design, construction and start-up, and consulting engineering of all types of electrical installations, including medium voltage electrical design. Stephen has the ability to direct multidiscipline engineering projects from concept to fully operational status through sound knowledge of engineering principles, practices and techniques as well as industry standards and all applicable codes.

Education

- Bachelor of Science, Electrical Engineering, University of Nevada, Reno

Professional Credentials

- Professional Electrical Engineer: California (#E-16317)
- LEED Accredited Professional, with specialty building design and construction
- Lighting Certified, National Council for the Lighting Professions

Relevant Project Experience

- Design for Prototype Fire Stations City of Las Vegas
- Fire Station #51, City of North Las Vegas – Emergency System Upgrade



Michael Sosinski, PE, PP, QSD/P, LEED AP
Senior Civil Engineer

8 Anticipated Hours of Service

Mr. Sosinski has over 30 years of nationwide experience in public works engineering and real estate development. A LEED Accredited Professional with direct LEED project experience, his areas of expertise in design include complex hydrologic and floodplain studies, community water systems, and traffic and transportation improvements. He has led complex projects through multi-level agency review processes at the local, state, and federal levels.

Education

- Bachelor of Science, Civil and Environmental Engineering, Rutgers University

Professional Credentials

- Professional Civil Engineer: California (#C-77582), and New Jersey (#29929)
- Professional Planner: New Jersey (#3084)
- CASQA Certified QSD and QSP (#22786)
- LEED Accredited Professional

City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

Qualifications

The following project profiles demonstrate our extensive experience in approaching and delivering public agency construction documents, similar to the Renovation/Addition for Fire Station No. 4 (RFP No. 1166) project.

Orange Fire Department, Fire Station #4 Orange, California



Structural Improvements and Expansion

Dates | Status:
 Completed 2011

Project Team:
 Rami Elhassan, PhD, SE- Principal
 Victor Mercado, SE-Project Engineer

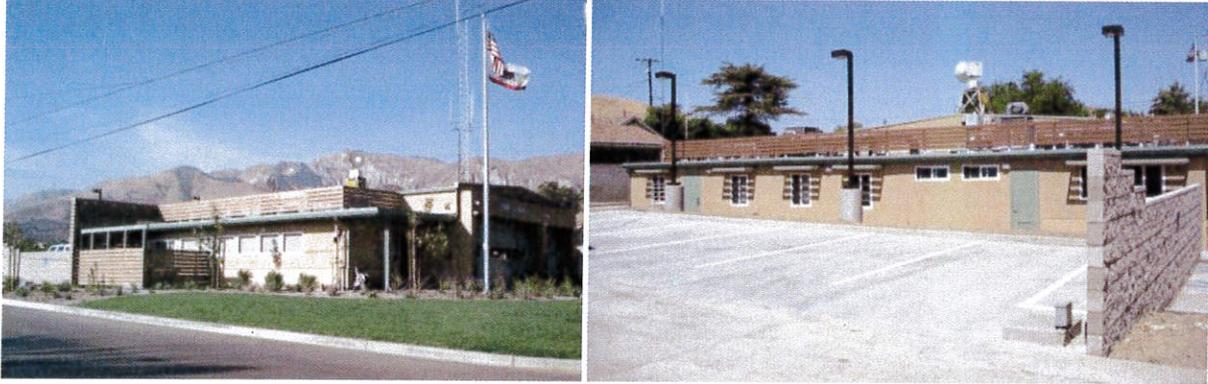
Reference:
City of Orange
 Mr. Majid A. Farhat, PE
 Director of Design and Construction
 714.744.5562
 mfarhat@cityoforange.org

Bundy-Finkel Architects
 Mr. Timothy Bundy, AIA, LEED AP,
 714.850.7575
 tbundy@bundyfinkel.com

Fire Station #4 is located in the City of Orange, California. It is a 1-story Type V building with a total floor area estimated at 4,130 SF. IDS Group conducted site investigations and reviewed the existing structure, and performed detailed structural analysis. The expansion / upgrade consisted of the demolition of the existing wood-framed apparatus bay and the construction of an expansion in order to provide space for turnout storage, an exercise room and a larger apparatus bay. The existing roof diaphragm was evaluated and retrofitted with new shear transfer and drag connections. The construction documents of the structural modifications and expansion also included improvements to the kitchen, bathrooms, sleeping quarters, and site walls and the seismic bracing of non-structural elements.

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

Ventura County Fire Protection District, Fire Station #28
Piru, California



Seismic Upgrade, Improvements, and Expansion

Dates | Status:
completed 2008

Project Team:
Rami Elhassan, Ph.D., SE –
Engineer of Record
Victor Mercado, MS, SE–Project
Engineer | Construction
Administrator
Michael Cecconi, AIA, LEED AP

Reference:
DeWees Design
Mr. Donnie DeWees, Dir. of
Design
(949) 246-2809
ddewees@socall.rr.com

Fire Station #28, located in Piru, California, is a 1-story Type V building with a total floor area estimated at 3,450 SF.

IDS Group conducted site investigations and reviewed the existing structure, and performed detailed seismic evaluation and retrofit. The seismic retrofit work included strengthening of the roof diaphragms, providing shear transfer connections and drag members, and new shear walls, and the addition of a new two-bay steel moment frame and foundation at the apparatus bay doors.

The review of the non-structural elements, including mechanical, electrical, and architectural elements of the building revealed that many of these elements are not adequately braced for seismic loads. Failure of these elements could lead to falling hazards and interruption to the operation of this essential facility.

Subsequent to our findings, structural documents for the seismic upgrade and retrofit of the structural and non-structural elements were developed into construction documents. The construction documents of these improvements also included a 900 SF expansion with improvements to the kitchen, bathrooms, and sleeping quarters.



City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

Santa Monica Fire Station No. 3
 Santa Monica, California



Structural Evaluation for Seismic Retrofit

Dates | Status:
 February 2013- near completion of
 structural evaluation phase

Project Team:
 Rami Elhassan, PhD, SE structural
 David Pomerleau, MS, SE structural
 Melissa Kubischta, PE -structural

Reference:
City of Santa Monica
 Mr. Christopher Dishlip, PE, LEED AP
 Civil Engineer
 310.458.2201 ext 5989
 Christopher.dishlip@smgov.net

Background: Fire Station No. 3 is currently active and serving the northern and central area of the City of Santa Monica. It was built in the early 1970’s, but several additions have since been made including a storage room and sleeping quarters. The City requested a seismic retrofit of the building which requires ADA/ Accessibility improvements. In conjunction with the development of the seismic retrofit plans, IDS reviewed the facility for accessibility and is developing several options for removing barriers. Due to the layout of the outdated spaces, these improvements require modification of several spaces to provide accessibility and also to better serve the Fire Station staff. IDS also provided an Opinion of Probable Cost for the implementation of the structural upgrades, the accessibility improvements as well as the retrofit of non-structural items and equipment.



City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

City of La Palma Fire Station
 La Palma, California



Architectural and Engineering Services

Dates | Status:
 2014/Current Project-In Progress

Project Team:
 Rami Elhassan – Principal
 John Silber – architectural
 David Pomerleau – structural
 Melissa Kubischta – structural

Reference:
**City of La Palma,
 Public Works Dept.**
 Mr. Michael Belknap,
 Community Services Director
 7822 Walker Street
 La Palma, CA 90623
 714-690-3356
 mikeb@cityoflapalma.org
 Mr. Desi Alvarez, Project Manager
 714-690-3311
 desia@cityoflapalma.org

IDS is currently performing an architectural and structural assessment of the Civic Center complex including the Fire Station for the City of La Palma. The Civic Center is an 11,619 square foot, 1-story wood-frame construction structure. The Fire Station includes a two bay drive-through apparatus, dispatch, living quarters including kitchen and bath, office areas, and a day room, radio tower

The facility is currently designated as the City's emergency response center. The project includes review of the facilities for essential services performance in relation to the current Building Code. It also involves a structural evaluation as well as evaluation of the architectural finishes and equipment to determine the magnitude of the seismic upgrades required to meet that performance. The project also involves development of an ADA/Accessibility Improvements and Transition Plan for the facility.

IDS is providing all architecture and engineering services.

City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

Ventura County Fire Protection District, Fire Station #42
 Moorpark, California



Structural Engineering Services

Dates | Status:
 2004

Project Team:
 Rami Elhassan, PhD, SE -Principal
 Victor Mercado, MS, SE -Engineer

Reference:
DeWees Design
 Mr. Donnie DeWees, Dir. of Design
 (949) 246-2809
 ddewees@socall.rr.com

The project included the new design of a 9,500 square foot, 2-story wood construction fire station for Ventura County. IDS provided structural engineering services in support of the design team. The lateral force resisting-system consists of steel Ordinary Moment Resisting Frame (OMRF) and Plywood shear walls. Includes a two bay drive-through apparatus, a back-up dispatch building, living quarters for eight, office areas, a day room, radio tower, community room, and a work-out area. Total construction was approximately \$2,200,000.

Licenses | Registrations

All key personnel identified herein hold current licenses to perform their services. All licenses will remain valid and active during the duration of this project.

Please refer to the Staffing section immediately preceding this section for license numbers included in the team resumes.

IDS has ADA compliance expertise and is currently completing an ADA transition plan for the City of La Palma.

City of Costa Mesa
 Fire Station #4 Renovation | RFP No. 1166

Fee Proposal

PRICING PROPOSAL

FIRE STATION #4 RENOVATION/ADDITION

Provide an all inclusive price for each option in accordance with the City's current requirements, as set forth in section 3 Scope of Work. Also provide your firm's proposed Staffing Plan on a separate sheet of paper. Proposer should use a separate form to state pricing for any added value.

Option 1	\$ 47,520
Option 2	\$ 57,820

Contingent Additional Services

These services may be provided upon request.

AutoCAD Conversion of As-Built Plans	\$3,500
Geotechnical Investigation	\$5,500
Pre-Construction Destructive Testing	\$5,000

Option 1 Staffing Plan

Phase	Staffing							Total	
	Principal \$180	PM/Arch. \$160	Engineer \$135	Architect \$135	Sr. CAD \$90	CAD Designer \$75	Clerical \$55	Hours	Fee
Schematic Design									
Hours	12	12	16	16		32	0	88	
Fee	2,160	1,920	2,160	2,160	0	2,400	0		10,800
Design Development									
Hours	12	12	16	16	8	20	0	84	
Fee	2,160	1,920	2,160	2,160	720	1,500	0		10,620
Construction Documents									
Hours	22	16	40	24	20	28		150	
Fee	3,960	2,560	5,400	3,240	1,800	2,100	0		19,060
Construction Observation									
Hours	6	8	12	16		12	0	54	
Fee	1,080	1,280	1,620	2,160	0	900	0		7,040
Total								376	\$47,520

Option 2 Staffing Plan

Phase	Staffing							Total	
	Principal \$180	PM/Arch. \$160	Engineer \$135	Architect \$135	Sr. CAD \$90	CAD Designer \$75	Clerical \$55	Hours	Fee
Schematic Design									
Hours	14	14	20	20		40	0	108	
Fee	2,520	2,240	2,700	2,700	0	3,000	0		13,160
Design Development									
Hours	14	14	20	20	10	24	0	102	
Fee	2,520	2,240	2,700	2,700	900	1,800	0		12,860
Construction Documents									
Hours	26	20	50	28	24	32		180	
Fee	4,680	3,200	6,750	3,780	2,160	2,400	0		22,970
Construction Observation									
Hours	8	10	14	20		16	0	68	
Fee	1,440	1,600	1,890	2,700	0	1,200	0		8,830
Total								458	\$57,820

City of Costa Mesa
Fire Station #4 Renovation | RFP No. 1166

Forms and Disclosures

The below forms can be found following this cover page:

1. Ex Parte Communications Certificate
2. Disclosure of Government Positions
3. Disqualifications Questionnaire

EX PARTE COMMUNICATIONS CERTIFICATION

Please indicate by signing below one of the following two statements. **Only sign one statement.**

I certify that Proposer and Proposer's representatives have not had any communication with a City Councilmember concerning the Fire Station #4 Renovations/Addition RFP at any time after December 20, 2013



OR

I certify that Proposer or Proposer's representatives have communicated after December 20, 2013 with a City Councilmember concerning the Fire Station #4 Renovations/Addition RFP. A copy of all such communications is attached to this form for public distribution.

DISCLOSURE OF GOVERNMENT POSITIONS

Each Proposer shall disclose below whether any owner or employee of the firm currently hold positions as elected or appointed officials, directors, officers, or employees of a governmental entity or held such positions in the past twelve months. List below or state "None."

None.

DISQUALIFICATION QUESTIONNAIRE

The Contractor shall complete the following questionnaire:

Has the Contractor, any officer of the Contractor, or any employee of the Contractor who has proprietary interest in the Contractor, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or safety regulation?

Yes _____ No ^x_____

If the answer is yes, explain the circumstances in the following space.

