ATTACHMENT 6

PROFESSIONAL SERVICES AGREEMENT
CITY OF COSTA MESA

THIS AGREEMENT is made and entered into this __ day of June, 2012 ("Effective Date"), by and between the CITY OF COSTA MESA, a municipal corporation ("City"), and Interwest Consulting Group Inc., 15061 Springdale Street, Suite 206, Huntington Beach, Calif. 92649, a California corporation ("Consultant").

WITNESSETH:

A. WHEREAS, City proposes to utilize the services of Consultant as an independent contractor to Interwest Consulting Group Inc. as more fully described in Consultant's Proposal attached as Exhibit "A"; and

B. WHEREAS, Consultant represents that it has that degree of specialized expertise contemplated within California Government Code, Section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. WHEREAS, City and Consultant desire to contract for the specific services described in Exhibit "A" (the "Project") and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of California Government Code, Sections 1090-1092, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Services. Consultant shall provide the professional services described in Consultant's Proposal, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. It is understood that in the exercise of every aspect of its role, within the scope of work, consultant will be representing the City of Costa Mesa, and all of its actions, communications, or other work, during its employment, under this contract is under the direction of the department. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant's performance of this Agreement.

Consultant shall be solely and completely responsible for conditions of the job-site, including safety of all persons and property during performance of the work, and the Consultant shall fully comply with all State, Federal and other laws, rules, regulations, and orders relating to the safety of the public and workers.

The right of the Engineer or the City's Representative to conduct construction review or observation of the Consultant's performance shall not include review or observation of the adequacy of the Consultant's safety measures in, on, or near the construction site.

Construction materials and equipment may only be stored in streets, roads, or sidewalk areas if approved by the Engineer.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City and within the hereinafter specified. Evaluations of the work will be done by the City Clerk or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

(a) Meet with Consultant to review the quality of the work and resolve the matters of concern;

(b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or

(c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, physical handicap, medical condition, marital status, sexual gender or sexual orientation, except as permitted pursuant to Section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost

and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

2.0. COMPENSATION AND BILLING

2.1. Compensation. As compensation for the provision of services outlined in Exhibit "A" and in accordance with this agreement, Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "A," attached hereto and incorporated by reference. Consultant's total compensation shall not exceed five hundred thirty six thousand, one hundred twenty Dollars ($536,120.00).

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant's Proposal or in an amount exceeding $536,120.00 unless the City or the Project Manager for this Project, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to City supervisor for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultants' services which have been completed to City's sole satisfaction as of the date the invoice is created. City shall pay Consultant's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times for a period of three (3) years from the Effective Date.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. The professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

3.3 Liquidated Damages. In the event of inexcusable delays, for each consecutive calendar day after the time specified in Section 4.1, Consultant shall pay to the City or have withheld from moneys due it, the daily sum of $100.00.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of 12 months ending on June 30, 2013, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended four (4) additional one (1) year renewal periods upon mutual agreement of the City and the Consultant.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated as to the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and

approved by City:

(a) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars ($1,000,000.00), combined single limits, per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit.

(b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars ($1,000,000.00), combined single limits, per occurrence for bodily injury and property damage.

(c) Workers' compensation insurance as required by the State of California. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

(d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars ($1,000,000.00), combined single limits, per occurrence and aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

(a) Additional insureds: "The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant.."

(b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City.

(c) Other insurance: "The Consultant's insurance coverage shall be primary

insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Costa Mesa shall be excess and not contributing with the insurance provided by this policy."

(d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.

(e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance: Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement.

5.5. Non-limiting: Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement: This Agreement constitutes the entire Agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The Chief Executive Officer for the City of Costa Mesa ("City's CEO") or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices: Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery, facsimile or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: a) at the time of delivery if such communication is sent by personal delivery; b) at the time of transmission if such communication is sent by facsimile; and c) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:	IF TO CITY:
Interwest Consulting Group Inc. 15061 Springdale Street, Suite 206, Huntington Beach, Calif. 92649 Tel: 714.625.5840 Fax: 714.899.9146 Attn: Tim DZmura E-mail: tdzmura@interwestgrp.com	City of Costa Mesa 77 Fair Drive Costa Mesa, CA 92626 Tel: 714-754-5604 Fax: 714-754-4856 Attn: Khanh Nguyen

6.5. Drug-free Workplace Policy. Consultant shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "D" and incorporated herein by reference. Consultant's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees: In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law: This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment: Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder

for the term of this Agreement.

6.9. Indemnification and Hold Harmless Consultant agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

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

subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

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

6.12. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.13. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City.

6.14. Public Records Act Disclosure: Consultant has been advised and is aware that all reports, documents, information and data including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code Section 6250 et. seq.). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code Section 6254.7, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.15. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, et seq.) and Government Code Section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform

work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.16. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.17. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.18. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.19. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.20. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.21. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.22. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.23. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.24. Waiver. The delay or failure of either party at any time to require performance or

compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.25. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.27. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY OF COSTA MESA,
A municipal corporation

_____ Date: _____
Mayor of the City of Costa Mesa

_____ Date: _____
CEO of Costa Mesa

CONSULTANT

Signature Date: 6/5/12

Tim D'Zmura, Director of Municipal Services

Name and Title

_____
Social Security or Taxpayer ID Number

APPROVED AS TO FORM:

_____ Date: _____
City Attorney

APPROVED AS TO INSURANCE:

_____ Date: _____
Risk Management

APPROVED AS TO CONTENT:

_____ Date: 6-8-12
Project Manager

ATTEST:

_____ Date: _____
City Clerk and ex-officio Clerk
Of the City of Costa Mesa

CITY COUNCIL POLICY 100-5

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	1 of 3

BACKGROUND

Under the Federal Drug-Free Workplace Act of 1988, passed as part of omnibus drug legislation enacted November 18, 1988, contractors and grantees of Federal funds must certify that they will provide drug-free workplaces. At the present time, the City of Costa Mesa, as a sub-grantee of Federal funds under a variety of programs, is required to abide by this Act. The City Council has expressed its support of the national effort to eradicate drug abuse through the creation of a Substance Abuse Committee, institution of a City-wide D.A.R.E. program in all local schools and other activities in support of a drug-free community. This policy is intended to extend that effort to contractors and grantees of the City of Costa Mesa in the elimination of dangerous drugs in the workplace.

PURPOSE

It is the purpose of this Policy to:

1. Clearly state the City of Costa Mesa's commitment to a drug-free society.

2. Set forth guidelines to ensure that public, private, and nonprofit organizations receiving funds from the City of Costa Mesa share the commitment to a drug-free workplace.

POLICY

The CEO, under direction by the City Council, shall take the necessary steps to see that the following provisions are included in all contracts and agreements entered into by the City of Costa Mesa involving the disbursement of funds.

1. Contractor or Sub-grantee hereby certifies that it will provide a drug-free workplace by:

    a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in Contractor's and/or sub-grantee's workplace, specifically the job site or location included in this contract, and specifying the actions that will be taken against the employees for violation of such prohibition;

b. Establishing a Drug-Free Awareness Program to inform employees about:

1. The dangers of drug abuse in the workplace;

2. Contractor's and/or sub-grantee's policy of maintaining a drug-free workplace;

3. Any available drug counseling, rehabilitation and employee assistance programs; and

4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

c. Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by subparagraph A;

d. Notifying the employee in the statement required by subparagraph 1 A that, as a condition of employment under the contract, the employee will:

1. Abide by the terms of the statement; and

2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;

e. Notifying the City of Costa Mesa within ten (10) days after receiving notice under subparagraph 1 D 2 from an employee or otherwise receiving the actual notice of such conviction;

f. Taking one of the following actions within thirty (30) days of receiving notice under subparagraph 1 D 2 with respect to an employee who is so convicted:

1. Taking appropriate personnel action against such an employee, up to and including termination; or

2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health agency, law enforcement, or other appropriate agency;

g. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 A through 1 F, inclusive.

2. Contractor and/or sub-grantee shall be deemed to be in violation of this Policy if the City of Costa Mesa determines that:

   a. Contractor and/or sub-grantee has made a false certification under paragraph 1 above;

   b. Contractor and/or sub-grantee has violated the certification by failing to carry out the requirements of subparagraphs 1 A through 1 G above;

   c. Such number of employees of Contractor and/or sub-grantee have been convicted of violations of criminal drug statutes for violations occurring in the workplace as to indicate that the contractor and/or sub-grantee has failed to make a good faith effort to provide a drug-free workplace.

3. Should any contractor and/or sub-grantee be deemed to be in violation of this Policy pursuant to the provisions of 2 A, B, and C, a suspension, termination or debarment proceeding subject to applicable Federal, State, and local laws shall be conducted. Upon issuance of any final decision under this section requiring debarment of a contractor and/or sub-grantee, the contractor and/or sub-grantee shall be ineligible for award of any contract, agreement or grant from the City of Costa Mesa for a period specified in the decision, not to exceed five (5) years. Upon issuance of any final decision recommending against debarment of the contractor and/or sub-grantee, the contractor and/or sub-grantee shall be eligible for compensation as provided by law.

/CSG PSA

EXHIBIT A

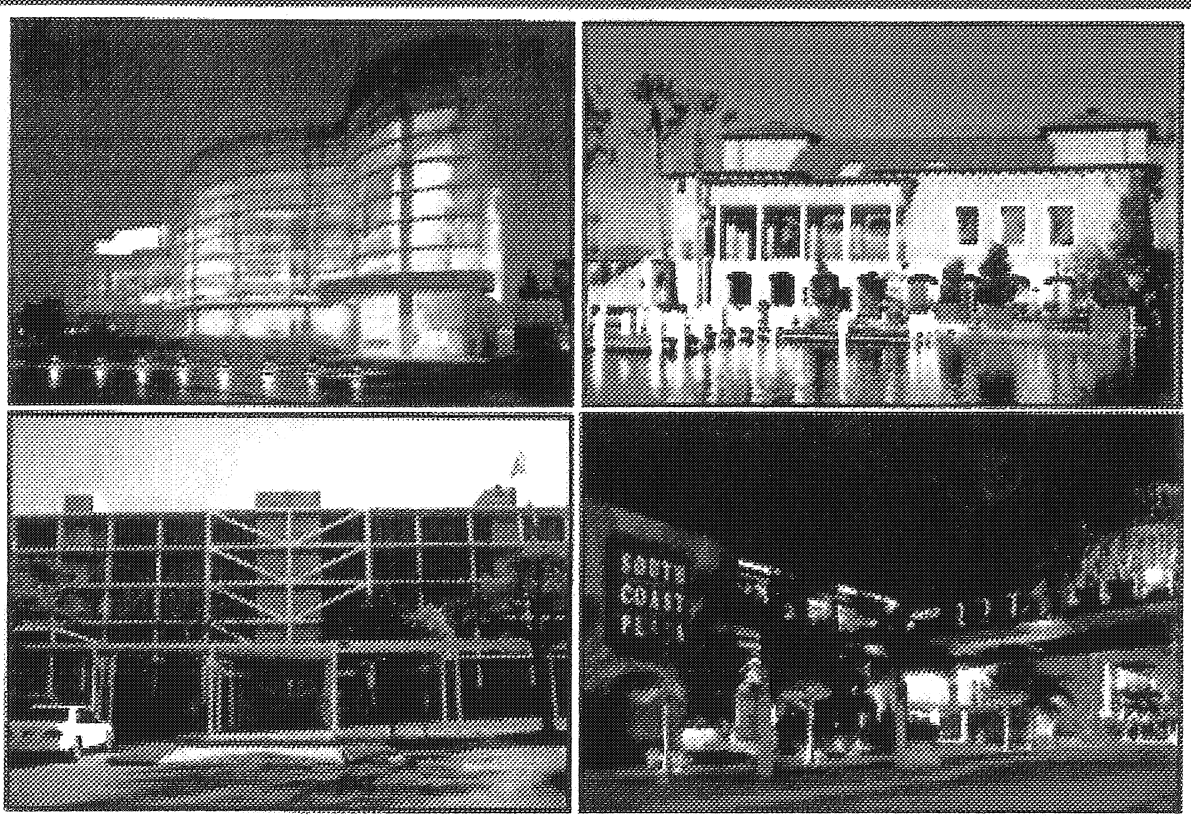
May 3, 2012

PREPARED FOR THE

CITY OF COSTA MESA

Proposal to Provide Building Plan Check and Inspection Services

Building Safety | Grading/Environmental | Fire Dept. Plan Review and Inspections



INTERWEST
CONSULTING
GROUP

15061 Springdale Street, Suite 205
Huntington Beach, CA 92649
714.899.9939 Office
714.899.9146 Fax

www.interwestgrp.com

MAY 3, 2012

Proposal to Provide Building Plan Check and Inspection Services

Prepared for

City of Costa Mesa

Keith Clarke
Building Official
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

By
Interwest Consulting Group
15061 Springdale Street, Suite 205
Huntington Beach, CA 92649
714.899-9039 Office
714.899.9146 Fax

www.interwestgrp.com

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INTERWEST CONSULTING GROUP

May 3, 2012

Keith Clarke, CBO
Building Official
77Fair Drive
City of Costa Mesa, CA 92626

RE: Proposal to Provide Professional Building Inspections and Plan Check Services on an As-Needed Basis

Dear Keith:

Interwest provides an excellent choice to team with the City's in house building and safety staff due to our proposed staff's extensive background and expertise and our demonstrated commitment to serving client needs. We are aware of the changes the City is experiencing due to the recent budget crisis and will work carefully with you and Khanh Nguyen, Director of Development Services, to ensure all services are delivered in a professional and courteous manner.

Interwest is large enough– over 100 employees – to serve all of your building and safety needs, yet small enough to ensure that we maintain focus and are responsive to the needs of Costa Mesa. We encourage you to contact our references, which include the nearby cities of Newport Beach, Irvine and Yorba Linda, to find out more about our ability to successfully perform when called upon.

We understand the City desires to retain a local, qualified firm to provide a variety of as-needed services, including plan review and inspection services for building and safety, grading/improvements and fire. All services will maintain a high level of customer service to the community and will be performed in an efficient and cost effective manner. With our office located immediately adjacent to the City we are confident we can assist and are excited about the opportunity to serve the City of Costa Mesa!

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

We are very aware of the challenges and requirements for municipal governments since many of our staff have held senior and executive management positions within numerous California cities. Our staff includes former Public Works Directors, City Engineers, Capital Projects Managers, Construction Managers and Chief Building Officials. This background and experience is important since serving in the capacity of the "owner," especially local agencies, requires a high level of sensitivity towards community and special interest group issues. Accordingly, our professional staff truly understands and values the importance of maintaining a focus on representing the interests of our public agency clients in a manner which reflects positively on the cities we serve. Each of the staff members proposed for this assignment has been carefully selected based on our understanding of the needs of the City.

Tim D'Zmura, PE, CBO, AICP will serve as Principal-in-Charge and as the management contact to the City. Mr. D'Zmura is an authorized representative of Interwest Consulting Group and has the authority to sign all necessary agreements. **Greg Griffith, PE, CBO, LEED AP** will serve as Project Manager on the contract and provide expert technical support.

Tim D'Zmura, PE, CBO, AICP
15061 Springdale Street, Ste 205
Huntington Beach, CA 92649
714.899.9039 Office
714.899.9146 Fax
714.625.5840 Mobile
tdzmura@interwestgrp.com

Greg Griffith, PE, CBO, LEED AP
15061 Springdale Street, Ste 205
Huntington Beach, CA 92649
714.899.9039 Office
714.899.9146 Fax
909.524.5985 Mobile
ggriffith@interwestgrp.com

Interwest Consulting Group has the staff and experience to perform the full range of services required. More importantly, we possess the experience and skills necessary to work with the existing City staff to successfully achieve established goals. We view the keys to serving the City of Costa Mesa as follows:

- ✓ *Providing all services in a **cost effective & transparent** manner*
- ✓ *Providing **experienced, objective, well seasoned staff** who possess not only the technical know-how, but also the ability to effectively communicate and explain code requirements*
- ✓ *Providing a **high level of customer service** for internal and external customers*
- ✓ *Balancing the need to ensure conformance to standards and regulations with the need for **predictability, uniformity, and efficiency***
- ✓ *A local firm with the ability to provide **quick response and fast turn around times***

We appreciate the opportunity to present our proposal for your review and consideration; it remains valid for a period of 90 days. We are available to meet with you to discuss our proposal and approach in more detail at your convenience. Please call if you have any questions or would like additional information.

Sincerely,

Tim D'Zmura, PE, CBO, AICP
Municipal Services Director

Experience

1

GENERAL INFORMATION

Interwest Consulting Group has been in business since 2002 and was founded by individuals with a passion for serving municipalities. We currently employ approximately 120 employees spanning a multitude of disciplines within city engineering, public works, and building and safety departments throughout California.

Our staff has held senior and executive management positions with numerous California cities and includes City Engineers, Public Works Directors, Building Officials, Traffic Engineers and other well-seasoned management personnel. This depth of experience brings a high level of experience and sensitivity towards community and special interest group issues. We value the importance of a focus that represents the interests of our public agency clients and reflects positively on the citizens they serve.

We currently serve over 70 cities, counties and state agencies. We serve the municipalities of Yorba Linda, Pomona, Lake Forest, Wildomar, Eastvale, Coachella, Irvine, Bell and Mono County, just to name a few.

Interwest Consulting Group is comprised of architects, structural and civil engineers, certified plans examiners, ICC certified inspectors and other professionals specializing in providing complete plan review and inspection services to local government agencies.

Our business model is built on simple yet vital customer service principles—offer thorough, quality and timely services. We do not offer design services and as a result, we provide unbiased plan reviews and avoid conflicts of interest as could occur with firms engaging in both plan review and design services

COMPARABLE CONTRACTS

CLIENT	BUILDING & SAFETY	GRADING / ENGINEERING
City of Bell	Plan Review	Plan Review, Inspection
City of Big Bear Lake	Plan Review & Inspection	
ity of Coachella	Plan Review & Inspection	
City of Eastvale	Building Official, Plan Review, Inspection & Permit Technician	Plan Review, Inspection
ity of Elk Grove	Plan Review, Inspection & Permit	
City of Irvine	Plan Review & Inspection	Plan Review, Inspection
City of Lake Forest	Building Official, Plan Review, Inspection & Permit Technician	Plan Review
City of Malibu	Plan Review	
City of Newport Beach	Plan Review & Inspection	
City of Pomona	Building Official, Plan Review, Inspection & Permit Technician	
City of Paso Robles	Plan Review	
City of Wildomar	Building Official, Plan Review,Inspection & Permit Technician	Plan Review, Inspection
City of Yorba Linda	Plan Review	Inspection
Los Angeles County	Plan Review, Inspection & Permit Technican	
Mono County	Plan Review	

Qualifications

Section 2

TEAM MEMBERS AND QUALIFICATIONS

Services will be directed from our Huntington Beach location, which serves the entire Southern California region with professional staff performing functions in all of our disciplines.

We propose **Tim D'Zmura, PE, CBO, AICP** as Principal-in-Charge. Tim brings 24 years of experience in serving a number of jurisdictions throughout southern California in the capacity of building official, public works director, city engineer and planning director. He is both a registered engineer and certified building official. **Greg Griffith, PE, CBO, LEED AP** brings 26 years of experience to the project and will serve as the building official and project manager. Comprehensive resumes for proposed and available as-needed staff are included within the Appendix.

Staff	Building and Safety
Tony Elmo	ASSISTANT PROJECT MANAGER / BUILDING PLAN REVIEW
Jeff Thomas	BUILDING PLAN REVIEW / CASP PLAN REVIEW
Roger Peterson	BUILDING PLAN REVIEW
Tom Campbell	BUILDING PLAN REVIEW
Ron Beehler	BUILDING PLAN REVIEW
Dave Pasquinelli	BUILDING PLAN REVIEW
Norm Hong	BUILDING PLAN REVIEW
Van Willinger	INSPECTION
Art Valdez	INSPECTION
Ed Cooke	INSPECTION
Dan Mecance	INSPECTION
	Grading / Improvement
Bob Almirall	ENGINEERING PLAN REVIEW
Jon Crawford	ENGINEERING PLAN REVIEW
Mark Wessel	ENGINEERING PLAN REVIEW
Steve Palmer	ENGINEERING PLAN REVIEW
Tom Marnocha	CONSTRUCTION OBSERVER
Ramiro Herrera	CONSTRUCTION OBSERVER
Les Chapman	CONSTRUCTION OBSERVER
	Fire
Stuart Blakesley	PLAN REVIEW AND INSPECTION
Annette Bevier	PLAN REVIEW
Lauralyn Davis	PLAN REVIEW

The following information is provided to highlight the depth of staff resources and expertise available to the City of Costa Mesa. Comprehensive resumes highlighting relevant experience and additional experiences are contained within the Appendix.

Building Plan Check Services

NAME / DISCIPLINE	LICENSE / CERTIFICATION NUMBER
Tony Elmo	C 37948
ICC Building Official	1585
Greg Griffith	
California Registered Civil Engineer	C 61458
Arizona Registered Structural Engineer	34090
Jeff Thomas	
ICC Accessibility Inspector/Plans Examiner	0865165-21
ICC Building Code Official	0865165-86
ICC Building Official	0865165-C8
ICC Building Inspector	0865165-85
UBC Building Inspector	0865165-10
ICC Building Plans Examiner	0865165-83
ICC Combination Inspector	0865165-C8
ICC Combination Inspector Uniform Codes	0865165-60
ICC Electrical Inspector	0865165-E5
ICC Mechanical Inspector	0865165-M5
UMC Mechanical Inspector	0865165-44
ICC Building Plans Examiner UBC	0865165-60
ICC Plumbing Inspector UPC	0865165-34
UPC Plumbing Inspector	0865165-P5
CABEC Certified Energy Plans Examiner - Nonresidential	NR01-03-325
CABEC Certified Energy Plans Examiner – Residential	H01-02-123
Roger Peterson	
California Registered Civil Engineer	C45395
California Registered Structural Engineer	S3845
Idaho Registered Civil/Structural Engineer	C/S8225
Nevada Registered Civil/Structural Engineer	C/S15365
Tom Campbell	
California Registered Civil Engineer	C 37943
ICC Building Plans Examiner	0107700-63
Nevada Registered Civil Engineer	18414
Ron Beehler	
California Registered Civil Engineer	C45395
CABO Certified Building Official	1492
California Registered Civil Engineer	C39404
California Registered Structural Engineer	S3632
ICC Building Inspector	0801789-85
ICC Plans Examiner	15090
UBC Building Inspector	0801789-10
Dave Pasquinelli	
ICC Certified Building Official	0840808-CB
California Registered Civil Engineer	C 24966
Nevada Registered Civil Engineer	16141
Norman Hong	
California Licensed Architect	C7328

Building Inspection

NAME / DISCIPLINE	LICENSE / CERTIFICATION NUMBER
Van Wilfinger	
UPC Plumbing Inspector	5009643-44
IPC Plumbing Inspector	5009643-M5
UMC Mechanical Inspector	5009643-E5
IMC Mechanical Inspector	5009643-10
ICC Electrical Inspector	5009643-B5
UBC Building Inspector	5009643-50
IBC Building Inspector	5009643-C8
UN Combination Inspector	5009643-60
IN Combination Inspector	5009643-B3
UBC Plans Examiner	5009643-C8
IBC Plan Examiner	5009643-B6
Art Valdez	
CABO Certified Building Official	5009643-44
Certified Building Code Official	5009643-M5
ICBO / ICC Building Inspector	8221
ICBO / ICC Plumbing	158741
ICBO / ICC Combination Inspection	0830163
ICBO / ICC Electrical and Mechanical	0830163
Ed Cooke	
Certified Building Inspector	5050260
Certified Plumbing Inspector	5050260
Certified Mechanical Inspector	050505
Certified Electrical Inspector	5050260
California OES Certified	
IAPMO Chapter Chairman	
Cal/EMA Certified	SAPC82011
Dan McCance	
ICC Building Inspector	5073719-B5
UBC Building Inspector	5073719-10
ICC Combination Inspector	5073719-C8
ICC Combination Inspector Uniform Codes	5073719-50
ICC Electrical Inspector	5073719-E5
ICC Mechanical Inspector	5073719-M5
UMC Mechanical Inspector	5073719-44
ICC Plumbing Inspector UPC	5073719-34
IAPMO Plumbing Inspector	N90888
IAPMO Mechanical Inspector	N98804

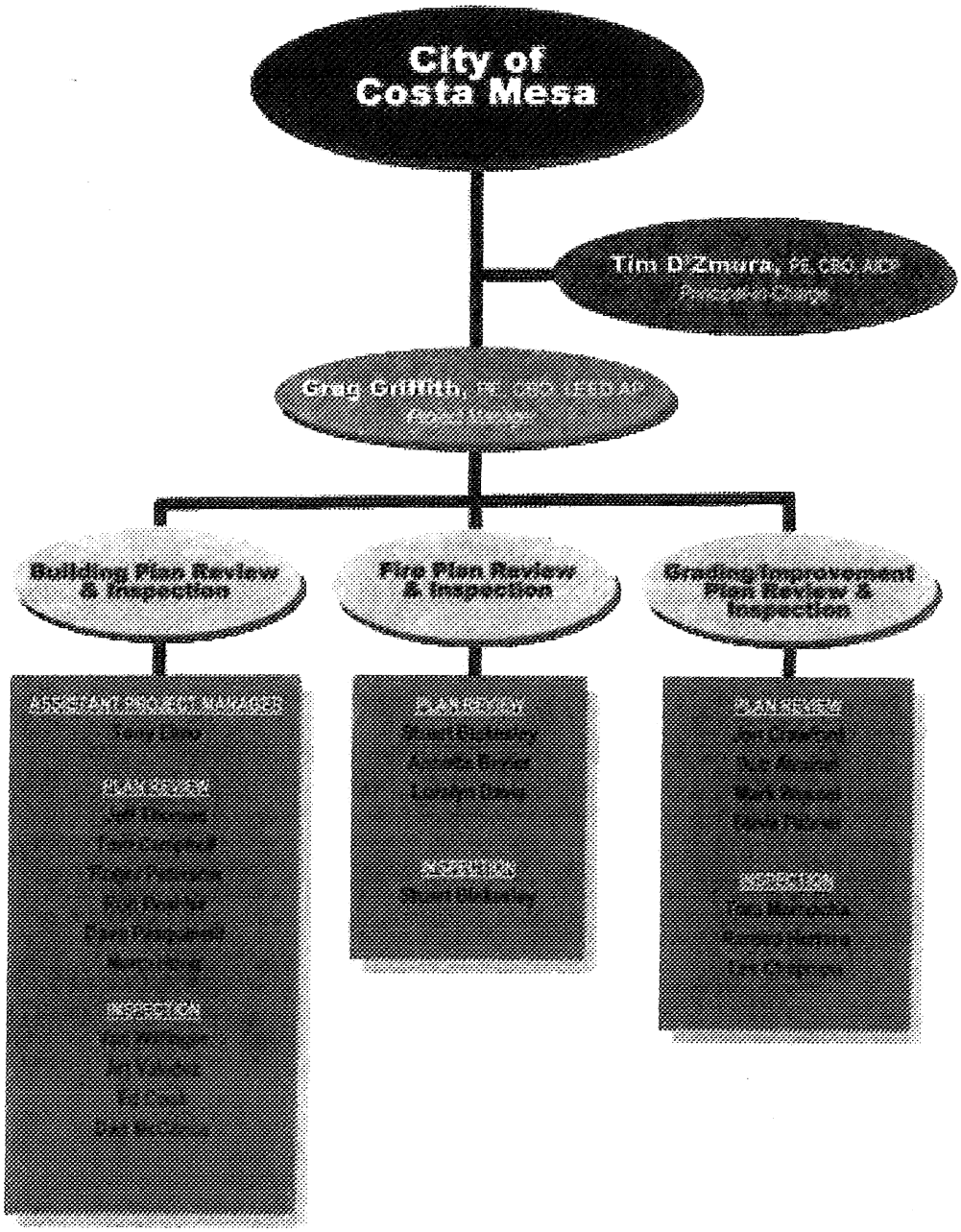
Grading/Improvement Plan Review

NAME / DISCIPLINE	LICENSE / CERTIFICATION NUMBER
John Crawford	
Professional Engineer	RCE32835
Bob Aimirall	
Professional Engineer	33441
Professional Engineer – Virginia	021882
Mark Wessel	
Professional Engineer - California	C38593
Professional Traffic Engineer - California	TR1469
Professional Engineer - Nevada	9506
Professional Engineer - Arizona	25442
Prof. Traffic Operations Engineer	193
Steve Palmer	
Professional Engineer - California	C58153

ORGANIZATIONAL CHART

We propose the follow structure and staffing candidates to continue and enhance the current level of services to the City of Costa Mesa.

Interwest clearly understands the need for staffing flexibility. As workloads increase, additional Interwest staff can be placed onsite to assist and augment existing staff. As development processing is cyclical, any decrease in workload can be offset by a decrease in our presence. We will also maintain a group of professionals off-site to work on project reviews and address any immediate surges in workload that often occur in development.



Methodology

3

INTERWEST ADVANTAGE

Today's construction environment has placed increased demands on city staffing resources. Interwest Consulting Group services can help alleviate or minimize this staffing resource burden and at the same time provide a high level of customer service in a cost-effective manner, and we are able to adjust service levels when economic recovery takes place. Interwest Consulting Group fully understands these demands, has experience in successfully providing building and safety services under these conditions and is committed to working for you and the residents of Costa Mesa. You'll find our people love what they do and will readily assist with solutions and recommendations that have been proven, time-tested and are specific to your needs.

We propose to provide the City of Costa Mesa the following fundamental elements:

- ✓ ***Customer service.*** *One of the keys to the success is providing your customers (residents, architects, engineers, contractors) with excellent service. We are committed to providing a level of service your constituents and to you, our client that will meet or exceed your expectations.*

- ✓ ***Budget-conscious approach and implementation.*** *Our services are provided in a cost-effective manner and will be adjusted to remain within the City of Costa Mesa's budget constraints. We will monitor and evaluate our areas of responsibility and make recommendations for additional cost savings to the City where possible.*

- ✓ ***Tailored, City-specific services.*** *We deliver skilled and thorough plan review services for assurance of compliance with all Federal, State, County and City of Costa Mesa adopted codes and ordinances; The City can expect a high-level of technical assistance to architects, engineers, contractors and most importantly the homeowner. Our staff will provide code assistance through the plan checking process to help your design community that meets all California Building Code criteria.*

- ✓ ***Timely turnaround service.*** *We work with you to develop the most responsive schedule to meet the time constraints placed on your design community. Interwest Consulting Group will meet or exceed our proposed turnaround times.*

- ✓ ***Effective Coordination with other City Departments.*** *Our people are trained in promoting collaboration and cooperation with other department and agencies. Effective communication is a key component and we have multiple communication solutions which will be flexible to the unique needs of the City.*

- ✓ ***A wealth of code knowledge and building industry experience.*** *Our staff is licensed and state certified at the highest level of industry standards. We are familiar with the latest in procedures including, ADA accessibility, CASp requirements, CalGreen, LEED and Energy and Residential/Commercial Fire Sprinklers*

- ✓ ***Ability to adjust service levels to meet your needs.*** *We can quickly fine-tune staff or staffing levels to match changes in activity to ensure a high level of customer service is maintained. We have picked staff uniquely qualified and experienced to deliver the exact services requested. In addition, we are skilled at assessing time commitments, developing an accurate work plan and applying dedicated, professional personnel*

PROJECT CONTROLS

The services we provide are always closely coordinated and monitored to ensure we meet or exceed the service levels desired by the City, but also stay within the financial capacity of your operating budget. We have broad experience and "hands on" knowledge of municipal budgeting, specifically related to expenditures and cost recovery associated with private development processing and permitting. We will work in close partnership with the City tailoring our services and deployment of staff to match the allocated budget.

A crucial project control involves generating timely invoices tailored to City needs. We closely track all operations at each location monitoring project timesheets, invoices, as well as project (plans) tracking via a customized database with routine oversight by assigned manager. This critical information keeps us within budget, provides knowledge of when to staff up or down, and ensures all projects are reviewed and returned in a timely manner.

Interwest Consulting Group does not intend to utilize the services of sub-contractors in the performance of work under this contract.

UNDERSTANDING OF SCOPE OF SERVICES

We understand the City desires to retain a qualified firm to provide a variety of building services. Our proposal is being submitted to provide all of the services outlined in the RFP which include the following:

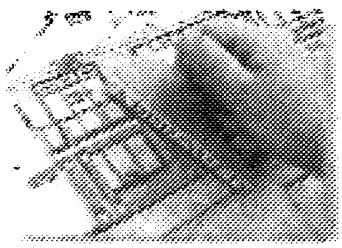
- Building Safety Plan Review and Inspection
- Grading / Improvement Plan Review and Inspection
- Fire Department Plan Review and Inspection

Interwest Consulting Group has a proven track record providing these same services to jurisdictions throughout the State of California. Interwest is prepared to immediately start work for the City.

The proposed team is comprised of highly experienced, customer-service oriented professionals who have successfully served many client jurisdictions. We view our role and mission is to provide the following:

- ✓ ***A team of professionals** with high-level experience and skills in successful management of building department services, staff with a **customer service focus** and thorough knowledge of building department policies and procedures, and promoting cooperation and partnership with other City departments and outside agencies*
- ✓ ***Licensed Plan Review Engineers** and/or ICC certified Plans Examiners for thorough and timely plan reviews to ensure compliance to all Building Laws of the City and State.*
- ✓ ***Accelerated Plan Review** services will be negotiated between Interwest and the applicant and approved by the City prior to commencement.*
- ✓ ***Certified Inspector(s)** with broad experience in jurisdictional procedures and the highest commitment to customer service.*
- ✓ ***Attend any required meetings** related to plan review or field inspection of projects.*
- ✓ *Provide all pick up and delivery of all plans to and from the City at <u>no cost to the City.</u>*

Building and Safety Plan Review



Today's fast-paced marketplace demands projects flow quickly and smoothly through the regulatory approval process. We fully understand this critical component. You'll find our people are ready to assist with solutions and recommendations that are specific to your needs.

Our Building and Safety Division specialized in plan review of essential service buildings, large commercial and institutional buildings, and includes a broad range of personnel qualifications encompassing California licensed engineers, architects, structural engineers, civil engineers, electrical engineers and mechanical engineers as well as ICC certified plans examiners.

Building Plan Check Services include the following elements:

- ✓ *Plan review of residential, commercial and industrial buildings and structures for compliance with the adopted version of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, The City of Costa Mesa Municipal Code, the Accessibility, Noise and Energy Conservation requirements as mandated by State Title 24 and all applicable Ordinances.*
- ✓ *Our staff will conduct accelerated plan review as outlined and approved by the Building Official.*
- ✓ *Structural design compliance review with the submitted Geotechnical Report findings and recommendations and Ground Motion Hazard Analysis findings and recommendations for design and construction*
- ✓ *We will maintain records related to all plans, calculation and documents received.*
- ✓ *Plan checkers will be available during work hours to discuss and clarify plan check issues with designers, owners and contractors. Resolution of code issues may be by telephone, or meetings prior to resubmitting corrected plans and documents.*
- ✓ *Plan checkers will attend all required meetings as directed by the Building Officia*
- ✓ *All plans will be picked up within 24 hours upon notification and delivered back to the city at no cost to the City.*

Code Interpretations

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

Transporting Plans

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

Maximum Proposed Turnaround Time for Plan Review

We consistently complete plan reviews within the timeframes (or faster!) listed below as our standard business practice. We work hard to accommodate any turn-around schedule desired by the jurisdiction. Multi-disciplinary reviews are typically performed in our offices but we are available for onsite work when required and whenever possible. We can furnish the following tiered turnaround:

Type of Job	Maximum Turn Around Time	
	First Check	Re-Check
RESIDENTIAL		
New Construction	10 Calendar Days	5 Calendar Days
Addition	10 Calendar Days	5 Calendar Days
Remodel	10 Calendar Days	5 Calendar Days
NON-RESIDENTIAL		
New Construction	10 Calendar Days	5 Calendar Days
Addition	10 Calendar Days	5 Calendar Days
Remodel (T.I.)	10 Calendar Days	5 Calendar Days

Communicating Plan Review Results

Plan reviews will consist of written comments and redlined plans (1 copy). Comments and redlined plans or approval/denial letter and 1 set of plans will be returned to the City after each review is completed.

Specifically, plan reviews, when not immediately approved, will result in lists of comments referring to specific details and drawings, and referencing applicable code sections. Interwest Consulting Group will provide a clear, concise, and thorough document (i.e., comment list) from which clients, designers, contractors, and owners can work. Comment lists are delivered to our clients and other designated recipients (e.g., designers, contractors, owners) via email, FAX, and/or reliable overland carrier. If requested, Interwest Consulting Group will transmit plan review comments and coordinate re-checks directly to the applicant as required and competed plan review documents ready for approval will be returned to the City for final approval.

On-Site Consultant Services & Meeting Attendance

Interwest Consulting Group has a full-time staff of experienced plan reviewers and licensed architects, structural and civil engineers available to perform on-site plan review. We understand the City may require the services of an onsite plan reviewer from time to time. Also, many of our inspection personnel are cross-trained and skilled in performing both front counter and inspection duties as a potential added cost-savings to the City.

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

Electronic Plan Check Services

Interwest Consulting Group currently provides electronic permitting and plan review services for multiple jurisdictions. We have found the jurisdictions with whom we work, including their respective customers, have a wide range of needs and expectations regarding electronic plan review and permitting services. We have worked with some clients to develop electronic plan review systems utilizing several of the open market software applications and hosting sites available. Some clients, such as Salt Lake City and Clark County, Nevada – both jurisdictions with highly complicated commercial development activities - have established comprehensive electronic permit and plan review systems. In contrast, we have found jurisdictions that have primarily light commercial and residential development, simply need access to our FTP site to allow their Applicant's to upload digital content directly to our staff. Rather a "one-size-fits-all" approach to electronic plan review via proprietary systems, we instead believe our clients are best served by a non-proprietary, commercially-available system that could be tailored to the City's specific needs.

Creating a system tailored to the needs of the individual client utilizing readily available software allows for the customization of the system to easily integrate the electronic plan review system with the needs of other departments. With the plethora of commercially available FTP sites available for electronic file hosting at nominal costs there is no longer a need for agencies to purchase or lease expensive proprietary systems. Recently, Interwest's IT staff

established a comprehensive electronic permitting and plan review system for the City of Elk Grove utilizing commercially-available software that is not proprietary to Interwest or any other service provider.

Our belief is that the City should retain ownership of whatever system is put in place so that you control your service delivery options in the future and do not become too dependent on one particular service provider.

Plan Review Tracking Method & Billing Process

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

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

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

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

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

Customer Service

Our company emphasizes superior customer service to all of our employees. We take an out-of-the-box approach to performing our duties, always willing to meet with clients for pre-design meetings, pre-submittal meetings or as needed to resolve complex code related plan review issues in the most efficient manner possible. In addition, the staff at Interwest brings a can-do attitude to their work—always focused on efficient plan review processes and successful project outcomes.

Interwest Consulting Group's engineers, architects, plans examiners and inspectors understand the importance of providing superior customer service to applicants, contractors and designers. Our philosophy is to provide our services in a professional, courteous and collaborative manner. We encourage our staff to work as part of the project team to insure successful project outcomes.

Special Projects

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

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

Technical Capabilities in Plan Check Areas

The Interwest staff members selected for this project possess significant technical capabilities in all of the requested areas of plan review competence. In addition to the summary below, the Relevant Project Experience listed at the end of this section and the individual staff resumes included in the appendix provides additional information on the firm's capabilities.

Architectural

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

- ✓ *California Code of Regulations, Title 24, Parts 1 through 6 and 9.*
- ✓ *International Building Code (IBC)*
- ✓ *ANSI Standards*
- ✓ *NFPA Codes & Standards*

Structural

Our structural engineers have experience designing and reviewing projects with virtually all building materials including:

- ✓ *Wood*
- ✓ *Masonry*
- ✓ *Concrete*
- ✓ *Steel*

Our engineers have designed or reviewed a wide array of structural systems including:

- ✓ *FEMA Compliant Steel Moment Frames*
- ✓ *Buckling Restrained Braced Frames Energy Dissipation Systems*
- ✓ *Eccentric Braced Frames*
- ✓ *Concentric Braced Frames*
- ✓ *Concrete Moment Frames*
- ✓ *Wood Shearwall Systems*
- ✓ *Masonry Shearwall Systems*
- ✓ *Concrete Shearwall Systems*
- ✓ *Cantilevered Column Systems*
- ✓ *Pre-Stressed / Post-Tensioned Concrete*

Our structural engineers and inspectors are experienced with the provisions of most model codes including current versions of:

- ✓ *Title 24, Part 2, Volume 2, California Code of Regulations (CCR)*
- ✓ *International Building Code (IBC)*
- ✓ *ASCE 7-05*
- ✓ *NEHRP*
- ✓ *AISC 341 & 360*
- ✓ *ACI*
- ✓ *FEMA 350, 351 & 353*
- ✓ *ANSI/AF & PA NDS*

Mechanical, Plumbing & Electrical

Interwest staff is well versed in the California Mechanical, California Plumbing and the California Electrical codes.

We review submitted design documents to ensure compliance with the City codes. We have made the transition to the newly-adopted codes and currently review for those codes as required. All staff is licensed and/or certified in the State of California as well as personnel who hold multiple licenses across many states. We will review submitted design documents to ensure compliance to the current edition of the following codes:

- ✓ *California Building Code*
- ✓ *California Plumbing Code*
- ✓ *California Mechanical Code*
- ✓ *California Electrical Code*
- ✓ *Jurisdiction-Adopted Amendments or Ordinances*

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

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

Green Building Standards

Our staff is familiar with the incorporation of CalGreen building concepts into project designs and its potential impact from the building code. In addition, staff members have participated in the development of various "green" standards for super adobe, rammed earth, and straw bale construction, to name a few. We have also reviewed "straw bale" constructed homes.

LEED

Developed by the US Green Building Council (USGBC), LEED provides building owners and operators a framework for identifying and implementing measurable green building design, construction, operations and maintenance solutions. LEED certification consists of a number of different rating systems that apply to many building types—commercial as well as residential and measures how well a building performs across many sustainability metrics including: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Whether your jurisdiction projects are new construction or renovation, energy efficient roofing, water run-off management and renewable energy are all important points to consider, Interwest Consulting Group helps make it easy.

T24 Energy

Our engineers and plan reviewers are up to date on all California Energy requirements as they relate to both new and remodel construction on large commercial projects to small residential additions..

Fire Code Plan Review

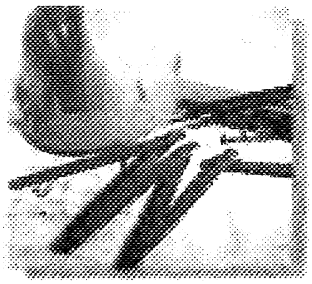
Experienced, licensed professional fire protection plans examiners are available to handle your workload. Our staff can check plans for compliance with all applicable fire code and standard requirements, including but not limited to the following: ICC Fire Code, Uniform Fire Code, California Fire Code, Life Safety Code, NFPA standards and your local/regional amendments.

CASp

Interwest Consulting Group has CASp certified individuals on staff knowledgeable of state and federal accessibility laws and regulations and possesses the expertise necessary to promote access to facilities for persons with disabilities. In accordance with newly-formed rules and regulations we will supply a CASp certified professional to review all plans for accessibility and will comply with regulations to provide a sufficient number of building inspectors who are CASp.

We offer support to municipalities for compliance enforcement and/or developing a transition plan, and successfully partner with the disabled community to address the needs and requirements for both entities. We can assist municipal departments, government agencies and local communities to explain various issues relating to access compliance, such as access compliance obligations, transition planning, construction costs, construction phasing, code/law 'interpretation,' hardship and code/law changes.

Building and Safety Inspection



Interwest Consulting Group tailors inspection services to the particular needs of each client with special attention to providing competent, consistent service at all levels—at all times. We handpick our candidates and identify skill levels required to best match the City's inspection goals and philosophy. All Interwest Consulting Group inspectors are ICC certified.

Interwest staff has performed inspection services on a wide variety of construction projects including custom homes, large residential developments, and commercial, institutional and essential service buildings. We provide valuable experience gained through successful work with government clients throughout California. This clear understanding of the construction process enables our people to quickly identify and resolve problems both in the office and in the field.

Assigned staff will perform continuous or periodic construction inspections to verify that the work of construction is in conformance with the approved project plans as well as identifying issues of non-compliance with applicable building codes. Many of our inspector candidates can provide dual plan review and inspector services for our clients. When necessary for large or fast-track projects, multiple inspectors are available.

Staff assigned will contact the Building Official for interpretations, local ordinances, local preferences, alternate materials and exceptions/alternates to the model codes. They will report directly to the jurisdiction Building Official or other person designated for all project-related work. Items, if any, which cannot be resolved between the project inspector(s) and contractor will be forwarded to the Building Official for final resolution.

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

Integration with City Staff and Departments

As municipal consultants to many jurisdictions, Interwest staff is highly adaptive to all processes and procedures and quickly and seamlessly assimilates to your specialized requirements. All personnel are cross-trained in municipal operations to successfully bridge across departments and are accustomed to partnering, assisting, and coordinating with Planning, Public Works, Code Enforcement and other vital City staff and departments.

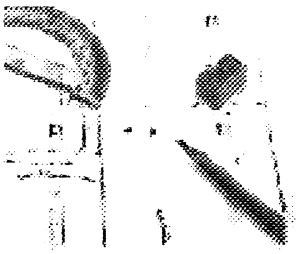
Inspection Schedule

Interwest Consulting Group inspectors are familiar with a multitude of jurisdictional scheduling and tracking systems and can quickly adapt to City requirements. Inspectors will provide inspections for all inspection requests received. Emergency inspections (usually requests that pertain to a serious or urgent life/safety issue) can be provided as they are needed; nights, weekends and holidays. Many of our inspectors are also available to serve at the public counter when needed.

Tools & Equipment

Interwest Consulting Group provides all vehicles, fuel maintenance, and other equipment necessary for inspectors to carry out duties.

Grading | Improvement Plan Review



Interwest Consulting Group is well qualified to perform the requested services because we thoroughly understand the challenges and requirements of municipal governments since many of our staff have held senior and executive management positions with numerous California cities.

We believe this background and experience is important since serving in the capacity of the "owner", especially local agencies, requires a high level of sensitivity towards community and special interest group issues. Accordingly, our widely diverse professional staff truly understands and values the importance of maintaining a focus on representing the interests of our public agency clients in a manner which reflects positively on the cities we serve.

Interwest has the collective, diverse team of people and experience to perform the full range of plan review required by the City. More importantly, we possess the knowledge and skills necessary to effectively integrate the necessary engineering services with the City's staff to create a design plan check process that is coordinated, consistent, and predictable.

We view our role and mission as facilitating the efficient delivery of high quality design plan check projects by:

- ✓ *Taking a partnering versus regulatory approach*
- ✓ *Balancing the need to ensure conformance to standards and regulations with the need for predictability, uniformity, and efficiency*
- ✓ *Having a goal of "no surprises" for the applicant and the City*
- ✓ *Creating an internal team which provides a seamless design plan review process to prevent unintentional "games of gotcha" for project applicants*

Interwest Consulting Group has the experience and understanding to ensure the benefits of contract services will be maximized for the City. We know and understand the importance of providing a high-level of customer service while working within the budget constraints of the City. We have the experience and knowledge to effectively and efficiently expand and compress contract services to meet customer demands and workload without negatively impacting the City's demands for quality design plan checking.

All plan reviews will be evaluated by the project manager for quality control of the plan review, the level and quality of comments from the review, consistency with similar reviews, the avoidance of late hits or "gotcha" comments, the evaluation of the design professional's submittal and whether they are addressing prior comments or have justifiable reasoning in their designs that may allow leniency from standards. The project manager will meet with the design professional and their client if prior comments are not being addressed. We have found this will get the process back on track or provide the project owner/client with a more realistic schedule based on their design professionals' actions.

The discussion above describes Interwest Consulting Group's philosophy and approach of "*how*" we do our work. A typical scenario for "*what*" we do related to the review and processing of final maps, landscape plans, improvement plans, hydrology and hydraulics calculations and plans, and traffic engineering and operations plans and reports, follows:

- ✓ *Provide up to three(3) plan reviews for final maps, improvement and landscape plans. Review includes evaluation of required reports, studies, grading and improvement plans, and design professional's recommendations. Each plan review is assigned to a design plan reviewer with oversight of the project manager. The assigned reviewer will be committed to the project and will furnish all subsequent submittal reviews for the project. This maintains a consistent review and avoids "late hit" comments.*
- ✓ *Each plan review will be accompanied with a letter summarizing the red-line comments. This letter will be addressed directly to the applicant's engineer or landscape architect, with a copy to City staff and the applicant.*

A complete red-lined set of drawings and any reports will be returned to the design professional for use in their corrections.

- ✓ *The plan reviewer will meet with the Design Professional and City staff to review comments or to delineate the standards which are not being met to assist in the timely completion of the review and meeting the maximum goal of two plan reviews. If necessary, the third review will confirm that all previous comments have been addressed. This meeting can take place in the Design Engineer's office, if desired so that minor comments/discrepancies can be immediately addressed and the improvement plans and reports can be deemed technically correct and submitted for signature approvals.*

- ✓ *We will meet with other City staff and outside agencies, as needed, to review their progress and/or their comments.*

- ✓ *Interwest can provide structural engineers to assist in any structural reviews, for any of the assigned projects. We can provide these reviews concurrently with the improvement plan reviews and within the stated timeframes.*

- ✓ *Map checking will be overseen by professional engineers licensed to practice land surveying in the State of California or by licensed Land Surveyors.*

Our wide range of disciplines and experiences within our existing staff provides the project manager the ability to assign design plan checks to individuals with the specific experience and knowledge the City demands of similar projects, disciplines, and reviews.

Additionally, Interwest professionals are well-versed in State and Federal guidelines and requirements for implementing new development and city-initiated projects. We represent the City's interest in project-related meetings with Caltrans, U.S. Army Corps of Engineers, Regional Board and other State and Federal agencies involved in the permitting or construction of discretionary projects. We will coordinate developer permitting with affected regulatory agencies when their process time interferes with our ability to provide complete reviews of discretionary applications or improvement plans.

Interwest's approach works for the well informed applicant, major developers and savvy builders. We also understand the importance of flexing in and out of the normal process when the novice, infrequent, or uninformed applicant submits a set of poorly designed plans or has unrealistic expectations and will work closely with them to complete the effort in a timely and productive manner.

Grading Plan Check

Interwest has the expertise and capability to review grading plans related to project sites. Civil Engineering Plan Review services include the following:

- ✓ *Engineering review of grading permit/applications is highly dependent upon the complexity and location of the proposed grading. A single lot entitled commercial grading permit application will be reviewed differently from a hillside lot or subdivision, or a project adjacent to a drainage corridor.*

- ✓ *Soils reports will be evaluated and confirmation of recommendations will be included on the plans. Boundary conditions will be evaluated to maintain continuity with surrounding properties and maintain existing drainage patterns.*

- ✓ *Construction erosion control and post construction water quality control will be reviewed for compliance with the storm water quality management permit in effect for the City.*

- ✓ *All plans will be picked up within 24 hours upon notification and delivered back to the city at <u>no cost</u> to the City.*

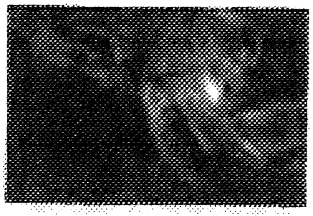
Grading | Improvement Inspections

This service area involves:

- ✓ *Management of developer-led infrastructure construction.*
- ✓ *Inspection for compliance with approved improvement plans and City Standard Construction specifications.*
- ✓ *Overseeing implementation of approved traffic control plans.*
- ✓ *Coordinating with field staff from outside agency service providers.*
- ✓ *Ensuring compliance in the field with approved Storm Water Pollution Prevention Plans and the City's National Pollution Discharge Elimination System permit requirements.*
- ✓ *Performing warranty inspections and overseeing needed warranty repairs.*
- ✓ *Creating and maintaining inspection reports and other construction related records.*

Interwest staff has worked for various local agencies to review encroachment permit applications for private development. Whether it is replacing sidewalk, installing a driveway, widening a road, or extending a roadway, our staff has worked with city staffs and private consultants. Similar to reviewing roadway improvement plans, we use our experience and local, state, and federal standards to ensure that projects will be safe for the public and meets the needs of the city. We will review first submittals and respond within 2 weeks, subsequent submittals will be reviewed and responded to within 1 week.

Fire Department Plan Review and Inspection



Interwest has several experienced staff members who is qualified to perform fire code plan review and inspection services for the City. They are well versed in the fire code regulations and will check plans for compliance with all applicable fire code and standard requirements, including but not limited to the following: Uniform Fire Code, California Fire Code, Life Safety Code, NFPA standards and your local/regional amendments.

Our staff is active with California Building Officials and with the California Fire Prevention Officer's Association. Interwest Consulting Group's staff has also authored a comparison of the UFC to the IFC for the California Fire Prevention Officer's Association.

Fire plan review includes all the same service elements as our building plan review including, code interpretation, turnaround times, quality controls, onsite meeting attendance and assistance, transporting plans, tracking, and special projects.

Quality Assurance

4

QUALITY ASSURANCE

Upon award of contract, our lead contact for the City will set up a face-to-face meeting with key City staff to discuss any unique amendments or specifications required by your jurisdiction, billing arrangements, contact information and any special requests you would like us to keep in mind.

All of our personnel work collaboratively with consistent communication between staff members for advice, application of specific expertise and any unique project or client knowledge. Meetings to coordinate and update all staff on current projects and phases of review are held weekly in addition any special meetings needed to address new developments or issues. We utilize specific reporting methods for this procedure. We utilize a custom database to compile all client and project information as it relates to any services we perform. We also develop and maintain a jurisdiction binder/file containing all pertinent client, project and billing information accessible to project managers and assigned staff. Our technical and administrative staff is highly trained, attending seminars and educational conferences to keep current on up-to-date industry methods and information.

Our staff of engineers and plans examiners are available by phone or e-mail to answer questions pertaining to our plan reviews, we are also available to meet with applicants and designers on a face-to-face basis as required to resolve plan review issues. We can work directly with applicants or by the City's preferred method of contact during the plan review process to resolve all code related issues and to provide complete and coordinated documents upon completion of the plan review process.

As a full service company to government agencies, we pride ourselves in maintaining the best qualified staff in the industry allowing us to match our people to fit your exact needs.

CONFLICT OF INTEREST

As a municipal consulting firm, we work exclusively for public agencies, thereby eliminating any real or perceived professional or contractual conflicts.

Interwest Consulting Group does not have any potential conflicting financial, business or relationship interests which would be adverse to the City of Costa Mesa.

Cost of Providing Services

5

PLAN REVIEW FEES

We propose the following fee schedule for all services outlined in the RFP

Building and Safety Plan Review:

- ✓ 80% for first time check and any required re-checks
- ✓ 75% for expedited plan check which includes first time review and any required re-checks with a turn-around time no more than five (5) calendar days.

Grading / Improvement Plan Review:

- ✓ 70% for first time check and any required re-checks
- ✓ 85% for expedited plan check which includes first time review and any required re-checks with a turn-around time no more than five (5) calendar days.

Fire Plan Review:

- ✓ 60% for first time check and any required re-checks
- ✓ 75% for expedited plan check which includes first time review and any required re-checks with a turn-around time no more than five (5) calendar days.

We will perform the number of plan review iterations necessary to obtain approval of each project for the percentage of fee proposed

There is no charge for courier or shipping services.

There is no charge for mileage

HOURLY FEE STRUCTURE

CLASSIFICATION	STANDARD HOURLY RATE	OVERTIME HOURLY RATE
Combination Building Inspector	$ 63	79
Senior Building Inspector (Supervisor)	73	91
Chief of Inspection (Manager)	85	106
Plans Examiner	80	100
Plan Check Engineer(Manager)	90	113
Permit Technician I (entry level)	30	38
Permit Technician II	40	50
Permit Technician Supervisor/Manager	50	63
Office Assistant I	25	31
Office Assistant II	30	38
Office Supervisor / Manager	50	63
Assistant Building Official	85	106
CASp	90	113
Fire Plans Examiner	90	113
Fire Inspector	80	100
Fire Marshal	95	119

Code Enforcement Officer	50	63
Sr. Code Enforcement Officer (Supervisor)	65	81
Chief of Code Enforcement (Manager)	80	100

Rates are typically reviewed yearly on July 1 and may be subject to revision unless under specific contract obligations.

BILLING PROCESS

Invoices are typically generated upon the conclusion of the month. Interest Consulting Group will work with the City to supply the necessary billing information

Convenience of Office Location

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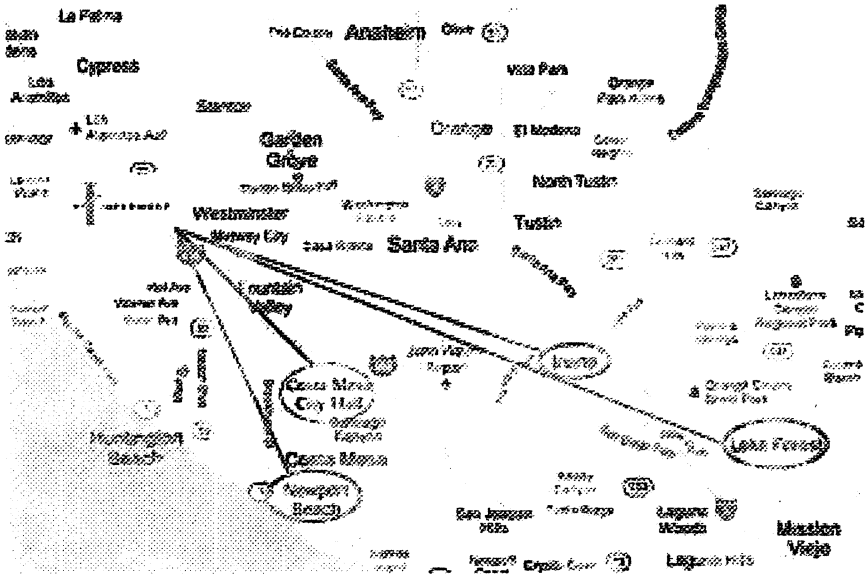
Interwest Consulting Group is conveniently located adjacent to the City and just 11 miles from City Hall. This close proximity allows us to quickly and efficiently serve the needs of the City of Costa Mesa. We have a complete team of professionals available and ready to immediately begin serving the City. Interwest will provide daily pick up and delivery of all plans to and from the City at no cost to the City.

In addition, we currently serve several surrounding cities in a similar capacity including the cities of Newport Beach, Irvine and Lake Forest, just to mention a few.

Services for Costa Mesa will be managed and served from our Huntington Beach location. Interwest has several other offices throughout California, Colorado and Nevada serving clients just like you.



ADDITIONAL RESOURCE LOCATIONS

SOUTHERN CALIFORNIA

15051 Springdale Street
Suite 205
Huntington Beach, CA 92649
714.899.9039 Office

9519 Chamberlain Street
Ventura, CA 93004
805.659.0017 Office

CENTRAL CALIFORNIA
7491 N. Remington Avenue
Suite 103
Fresno, CA 93711
559.449.9639 Office

NORTHERN CALIFORNIA

6280 W. Las Positas Boulevard
Suite 200
Pleasanton, CA 94588
925.462.1114 Office

9300 West Stockton Boulevard
Suite 105
Elk Grove, CA 95758
916.683.3340 Office

8150 Sierra College Boulevard
Suite 100
Roseville, CA 95661
916.781.6600 Office

COLORADO

1218 W. Ash Street
Suite C
Windsor, CO 80550
970.674.3300 Office

1076 Lincoln Place
Boulder, CO 80302
303.444.0524 Office

NEVADA
4615 W. Russel Road
Suite 11K
Las Vegas, NV 89118
702.476.2200 Office

References

7

As a full service company to government agencies we are proud of the services we provide to our clients. With many Interwest staff having worked directly for public agencies, we understand the importance and challenges of municipal government. Below are a few samples of similar work projects.

City of Lake Forest

In April 2009, Interwest Consulting Group began providing turn-key building and safety services to the City of Lake Forest (population 78,000). Recognizing the value and cost benefits attributable to employing a contract services model, the City has contracted for building and safety services since its incorporation in 1991. Interwest Consulting Group provides a team of onsite professionals that provide all building and safety services—blending seamlessly with existing city staff. We provide a full time building official, building plan reviewers, building inspectors and a building counter technician.

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

- ✓ *Plan Check*
- ✓ *Building Official*
- ✓ *Building and Safety Code Compliance Plan Review*
- ✓ *Building and Safety Inspection Services*
- ✓ *Permit Technician*
- ✓ *Front Counter Support*

Contact:

BUILDING & SAFETY
Gayle Ackerman
Director of Development Services
949.461.3460
gackerman@lakeforestca.gov

PUBLIC WORKS
Tom Wheehler
Public Works Director
949.461.3400
twheeler@lakeforestca.gov

Interwest was selected in 2011 to provide engineering plan check services for the Public Works Department at the City of Lake Forest. Our scope of services includes providing a part time contract engineer who works side by side with City staff to complete the review of developer prepared grading, street, and drainage plans for subdivision tract improvement projects; and provide conditions of approval for discretionary approvals such as site development plans and tentative tract maps. Plans are reviewed for compliance with all City and County standards including the Drainage Area Management Plan, Water Quality Management Plan, and Orange County Hydrology Manual. Interwest also provides additional staff as needed to provide more specialized development engineering review when requested by the City.

HIGHLIGHTED PROJECTS

- ✓ **Portola Center** – Review of tentative tract map, hydrology, and water quality management plans for a 243 acre project including commercial and residential development.
- ✓ **Shea Baker Ranch** – Review of hydrology and impacts to natural water course for a 387 acre project including residential and mixed use development.
- ✓ **The Pinnacle at Serrano Highlands** – Review of tentative tract map, hydrology, and water quality management plans for a 23 acre residential development.

City of Yorba Linda

Interwest Consulting Group began serving the City of Yorba Linda [population 64,000] in April 2010. A city who continues to see growth we are pleased to provide Building and Safety plan review and Public Works inspection services for the City. Building Plan Review services are performed off-site by experienced, licensed engineers with a focus on delivering thorough and timely plan reviews for the development community. Our full-time onsite staff performs public works inspection services on a variety of commercial and residential development projects. Interwest currently provides:

- ✓ *Building Plan Review*
- ✓ *Public Works Inspection*

HIGHLIGHTED PROJECTS

- ✓ **Yorba Linda Medical Office Building** - approximately 10,000 sq ft. of medical office space. Interwest performed grading, roadwork and sidewalk improvement inspections.
- ✓ **Corta Bella, Heritage, Vista Vel Verdea, Amalfi and Encanto** – New residential housing developments totaling more than 500 homes. Interwest performed the grading and SWPP Inspections for all three projects.

Contact:

BUILDING & SAFETY
Bob Silva
Building Official
714.961.7120
bsilva@yorba-linda.org

PUBLIC WORKS
Mark Stowell, PE
Public Works Director / City Engineer
714.961.7170
mstowell@yorba-linda.org

City of Wildomar

Prior to incorporation, on July 1, 2008, Interwest Consulting Group worked on initiatives to gather essential information and data which served as the basis for confirming service area responsibilities for the City of Wildomar. We prepared fiscally prudent and conservative operating budgets and identified cost effective and innovative processes for providing Public Works, Planning, Building and Safety activities and services transitioned from the County of Riverside.

Since incorporation of the City of Wildomar on July 1, 2008, Interwest Consulting Group has created and implemented necessary systems and processes to provide the following services:

- ✓ *City Engineering*
- ✓ *Development Engineering and Entitlements*
- ✓ *Transportation Planning*
- ✓ *Traffic Engineering Services*
- ✓ *Building Department Administration*
- ✓ *Building and Safety Code Compliance*
- ✓ *Plan Review and Inspections*
- ✓ *Code Enforcement*
- ✓ *Drainage Engineering*
- ✓ *GIS*
- ✓ *Information Technology*
- ✓ *Real Estate Acquisitions Services*
- ✓ *Grant Writing Services*

Contact:
Frank Oviedo
City Manager
951.677.7751
foviedo@cityofwildomar.org

HIGHLIGHTED PROJECTS

Hoover Ranch: This project consisted of a Tentative Subdivision Map, Zone Change, General Plan Amendment and an Environmental Assessment to evaluate the impacts of the project for a 51 lot subdivision map in a proposed gated community. The site required the extension of street infrastructure to provide access to this parcel. Additionally, this site is adjacent to a creek and was to provide emergency access through an existing park.

Interwest reviewed the tentative subdivision map, the proposed site plan and how it interfaced with the surrounding infrastructure and land use, water quality plan and hydrology study. Due to the urgency of the project, conditions were generated to deal with the inadequacies of the submittals as well as the required infrastructure to make this a feasible development.

Canyon Plaza: This project consisted of a Conditional Use Permit for a gasoline service station with carwash, three drive-thru restaurants, and two retail buildings totaling approximately 37,000 square feet of floor area, a Tentative Parcel Map to subdivide two existing parcels into 6 commercial parcels and 1 reciprocal access parcel, and an Environmental Assessment to evaluate the impacts of the project.

Interwest provided review of the tentative map, commercial site plans and how it interfaced with the surrounding infrastructure and land use, review of the water quality plan, hydrology study. Traffic was evaluated to determine if the project impacted the surrounding area. Study comments were provided to have the Applicant for study revisions to address the various issues.

Sand Diego Regional Water Control Board MS4 Permit Negotiation – Interwest represented the City of Wildomar in the negotiation of its new MS4 storm water permit. Battling two different watersheds the City found itself in a unique position relative to the new requirements. Interwest was able to assist the City in these negotiations to be in compliance with 1 watershed set of requirements. Staff participated on the negotiating team which consisted of the County of Riverside, Riverside County Flood Control, and neighboring cities.

City of Irvine

Interwest Consulting Group was selected in 2007 to provide as needed off-site Building and Safety plan review services to the City of Irvine (population 210,000). Incorporated in 1971, the city operates under a charter law and is one of the largest planned urban communities with more than 65 square miles. Our experienced plan review engineers have provided comprehensive plan reviews on hundreds of city projects ranging from simple TIs to large commercial developments. Interwest currently provides the following services to the City of Irvine:

- ✓ Building Plan Review
- ✓ Engineering Plan Review

In 2010, the City selected Interwest Consulting Group to provide engineering plan check services for the Engineering Department. Our scope of services includes providing a full time contract engineer who works onsite and side by side with City staff to complete the review of developer prepared grading, road and drainage plans for subdivision tract improvement projects. We are charged with the timely review of complex drainage plans for consistency with City and County engineering standards, including the Orange County Hydrology Manual. Recent engineering projects reviewed include:

- ✓ **Jeffrey Road Improvements** – Review of detailed roadway and storm drainage plans and calculations associated with the proposed arterial street improvements.
- ✓ **Stonegate** – Review of grading, drainage, erosion control and street plans and reports for this multi-phased single and multi family residential community.
- ✓ **Great Park Hydrology Analyses** – Review of Master Plan and Tract specific hydraulic and hydrology reports for a new 1300 acre Master Planned Park/Community.

Contact:

BUILDING & SAFETY
Kam Chitalia
Principal Plan Check Engineer
949.724.6339
chamlesh@ci.irvine.ca.us

PUBLIC WORKS
Steve Sherwood
Senior Civil Engineer
949.724.7327
ssherwood@ci.irvine.ca.us

City of Eastvale

Interwest Consulting Group performed a variety of services resulting in the delivery of efficient and cost effective services to the newly incorporated City of Eastvale. These services included: (1) the gathering of essential information and key data which served as the basis for confirming service area responsibilities for the City of Eastvale, (2) preparation of fiscally prudent and conservative operating budgets and, (3) identified cost effective, efficient, and innovative methods of providing Public Works, Planning, Building and Safety activities and services transitioned from the County of Riverside

Since incorporation of the City of Eastvale on July 1, 2010, Interwest Consulting Group has created and implemented necessary systems and processes to provide the following services:

- ✓ Program Management
- ✓ Construction Management / Observation
- ✓ Plan Checking
- ✓ Public Works Inspector
- ✓ Engineering Support Services
- ✓ NPDES – Storm Water Compliance Support Services
- ✓ City Engineering
- ✓ Grant Writing Services
- ✓ Development Engineering and Entitlements
- ✓ Transportation Planning
- ✓ Traffic Engineering Services
- ✓ Building Department Administration | Building and Safety Code Compliance
- ✓ Plan Review, Inspections and Permit Counter
- ✓ Drainage Engineering
- ✓ Geographic Information Systems
- ✓ Real Estate Acquisitions Services

Contact:
Bob Van Nort
City Manager
12363 Limonite Ave, Ste 910
Eastvale, CA 91752
951.361.0900
rvannort@ci.eastvale.ca.us

HIGHLIGHTED PROJECTS

Development Services

Interwest Consulting Group analyzes and regulates private development impacts and improvement within the public right-of-way as well as planning, design, and construction of private development improvements including residential developments, commercial, and office/retail projects. Projects involving significant staff effort and coordination include:

The Enclave – KB Homes - A 90-acre, gated development planned with five neighborhoods; the largest new home community launched in Riverside and San Bernardino counties since the housing downturn in 2007. Includes 106 homes, large recreation center, pools, parks, featuring an array of energy-saving and water-conserving technologies such as tankless water heaters, rooftop solar systems, electric car-charging stations and roof tiles coated with a catalyst that neutralizes nitrogen oxide, a key component of smog.

A 20-acre commercial project has been parceled off for other developers to provide support commercial for the community, anchored by a CVS store/pharmacy.

Public improvements included but are not limited to, extensions of water, sewer, and storm drainage to the site and half street improvements of two major arterial (6-lane) streets. Median and parkway landscape improvements have also been installed at the beginning of the project.

Everton Grove - Pulte Homes - A 51 acre residential project made up of 204 units. This project was initiated in the County of Riverside and Pulte Homes stopped the process to have the City and Interwest provide a significantly shorter review and approval process of approximately 3 months from submittal of maps and plans to approval of the maps and subdivision agreements by the City Council. Construction has been initiated and includes over 1500 lf of offsite sewer within a major arterial involving multiple layers of traffic control for safe movement of local and regional traffic.

Eastvale South – Lewis Group of Companies - 60,000 square-foot Mixed Use Center including Walgreens, McDonalds, Taco Bell and Chevron on 15.3 acres at the entrance into the City. Improvements include major Flood Control facilities, water upgrades and loop systems, and substantial improvements and signalization of two major arterial (6-lanes) streets.

City of Pomona

Interwest Consulting Group began serving the City of Pomona [population 160,000] in September 2009. Traditionally a full service city, Pomona examined a number of cost saving strategies including contracting for services that had historically been provided by in-house staff. Interwest Consulting Group successfully transitioned all building and safety services from the City's in-house staff and implemented new, streamlined processes and procedures. The change resulted in a higher level of service for the city's customers at a significant cost savings to the city. We currently provide the following onsite services:

- ✓ *Building Official*
- ✓ *Plan Review*
- ✓ *Permit Technician*
- ✓ *Building Inspection*
- ✓ *Building & Safety Code Compliance Plan Review*
- ✓ *Housing Abatement Enforcement*
- ✓ *Front Counter Support*
- ✓ *Administrative Services*

Contact:
Mark Lazzaretto
Community Development Director
909.620.2090
mlazzaretto@ci.pomona.ca.us

City of Bell

In November 2010, as part of its recovery process, the City of Bell selected Interwest Consulting Group to provide building plan check services. Interwest has reviewed a number of projects in the City, including a new commercial building, several commercial TIs and residential addition and remodel projects. The opportunity to assist Bell in its recover presented unique challenges with nearly every manager and the entire City Council departing the City in a matter of months. We worked closely with staff to maintain a high level of customer service and deliver quality plan reviews to the City. We were also selected to provide engineering services in December 2011. Our staff seamlessly integrated into the City working closely with new managers helping identify new policies and procedures that were needed, reconnecting with regional projects and preparing master plans.

Contact:
Nancy Fong
Community Development Director
323.588.6211 x296
nfong@cityofbell.org

We currently provide the following onsite and offsite services:

- ✓ *Building Plan Review*
- ✓ *City Engineering*
- ✓ *Project Management*
- ✓ *Construction Management*
- ✓ *Construction Observation*

Section

8

Appendix

Comprehensive resumes are included for all staff proposed to the City of Costa Mesa.

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Tim D'Zmura, PE, CBO, AICP

Principal-in-Charge

Tim has served in a number of capacities in the fields of civil engineering, municipal public works, current and advanced planning and building safety administration and inspection. He has served public sector clients as in-house public works director, city engineer, planning director, assistant city engineer and building official and has served private sector clients as a project manager and design engineer.

His background also includes responsibility for leading and managing the successful delivery of a variety of municipal contract services to numerous cities throughout Southern California. He has dedicated himself to serving the client's needs in the most effective and efficient manner possible.

Tim has extensive experience in personally providing municipal contract services to communities throughout Southern California. He has personally served as Public Works Director, City Engineer, Deputy City Engineer or Associate Engineer for the following cities:

Bell	2012 – Present
Wildomar	2009 – Present
Pomona	2006 – 2009
Los Alamitos	2002 – 2005
Yucca Valley	2001 – 2002
San Gabriel	2001 – 2002
Palos Verdes Estates	1991 – 2 000
Hidden Hills	1990 – 2000
Baldwin Park	1990
Rancho Palos Verdes	1987

Additionally, he has personally served as Building Official for the following cities:

Pomona	2006 - 2009
Mission Viejo	1995
Hidden Hills	1991-2000
Palos Verdes Estates	1991-2000

PROJECT SPECIFIC EXPERIENCE

Contract Public Works Director
2009 – Present City of Wildomar

Public Works Director | City Engineer
2006-2009 City of Pomona

Tim served as Public Works Director/City Engineer/Building Official reporting directly to the City Manager. Charged with overall responsibility for managing and directing the engineering, public works and building safety divisions, Tim focused on ensuring the timely implementation of the City's capital improvement program and the re-structuring the building safety division. Department and budget restructuring resulted in the successful implementation of nearly $2 million in annual operational savings.

- ✓ Implementation of the City's $250 million Capital Improvement Program(CIP) and its more than 350 projects
- ✓ Establishment of a Traffic Committee
- ✓ Developed City's Marketing Partnership Program
- ✓ Implementation of the first railway Quiet Zone in Los Angeles County

EDUCATION

BS, Civil Engineering
University of Notre Dame

MBA, Emphasis in Leadership and Managing Organizational Change, Pepperdine University

Certificate in International Business, ESC Rouen, France

Certificate in International Business, Oxford University, England

REGISTRATIONS CERTIFICATIONS

Professional Engineer
State of California | 33321

Professional Civil Engineer
State of California | 45607

Professional Engineer
State of Illinois | 0062-048267

Professional Engineer
State of Maryland | 20260

ICC Certified Building Official | 2356

ICC Certified Building Inspector | 68961

PROFESSIONAL AFFILIATIONS

International Conference of Building Officials

American Public Works Association (APWA)

Rotary International

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- ✓ Development and securing of funding for more than $3 million of shovel ready projects for implementation under the federal stimulus program
- ✓ Analysis, specification & bidding for $1 million contract for street sweeping and park maintenance services as an alternative to in-house services

Contract City Engineer
2002-2005 City of Los Alamitos

Serving as the City's Contract City Engineer, Tim's accomplishments and assignments have included the development of the Traffic Commission's policies and procedures, which enabled the City to effectively and efficiently resolve traffic related issues. He also developed project reports for road and intersection improvements and was successful at securing approximately $1 million in funding through the Orange County Transportation Authority's Combined Transportation Funding Program. Tim has served in a number of capacities in the fields of civil engineering, municipal public works, current and advanced planning and building safety inspection and administration. He has served public sector clients as in-house public works director, planning director, assistant city engineer and building official and has served private sector clients as a project manager and design engineer.

Contract City Engineer
2001-2002 Town of Yucca Valley

Tim served as Contract City Engineer for this San Bernardino County city and was responsible for the engineering activities including Land Development Review, Resident Engineering on Highway 62 Median Improvement Projects, all contract administration and project management on federally funded roadway improvement projects, project management and resident engineering on the California Welcome Center Project, development and review of two new roadway projects.

- ✓ Land Development Review
- ✓ Resident Engineering on Highway 62 Median Improvement Projects
- ✓ All Contract Administration and Project Management on Federally Funded Roadway Improvement Projects
- ✓ Project Management and Resident Engineering on the California Welcome Center Project
- ✓ Development and review of two new roadway projects

Contract Public Works Director | City Engineer
1991-2000 City of Palos Verdes Estates

Principal accomplishments and assignments included: Development of a Pavement Management System, drafted the Soils and Geology Review Process, provided project engineering on the Via Zurita Hairpin Turn Roadway Repair Project, management of the Preparation of the Traffic Calming Plan, Construction Contract Management, Plan Review, Capital Improvement Planning and Implementation, Guidance on Hillside Development and Grading, Roadway and Landscape Maintenance Management, and Feasibility Studies.

- ✓ Development of a Pavement Management System
- ✓ Drafted the Soils and Geology Review Process
- ✓ Provided Project Engineering on the Via Zurita Hairpin Turn Roadway Repair Project
- ✓ Management of the Preparation of the Traffic Calming Plan
- ✓ Construction Contract Management
- ✓ Plan Review
- ✓ Capital Improvement Planning and Implementation
- ✓ Guidance on Hillside Development and Grading

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- ✓ Roadway and Landscape Maintenance Management
- ✓ Feasibility Studies

Contract Building Official
1991-2000 City of Palos Verdes Estates

Tim was instrumental in the following: Development and implementation of the City's first Computer Building Permit System which provides automated tracking of all permit activity in the City. He also instrumented the City obtaining the highest rating given to a building department under the Building Code Effectiveness Grading Schedule (BCEGS), a national insurance industry rating system.

- ✓ Development and implementation of the City's first Computer Building Permit System which provides automated tracking of all permit activity in the City.
- ✓ Obtaining the highest rating given to a building department under the Building Code Effectiveness Grading Schedule (BCEGS), a national insurance industry rating system.

Contract Building Official
1995 City of Mission Viejo

Tim served as Interim Building Official during the transition of contract Building & Safety services from another contract service provider. He directed the implementation and overhaul of the department's policies and procedures, the implementation of a new computerized permit issuance and tracking system, hiring and training of seven new staff members, plan check procedures and coordination with the Planning Department.

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Greg Griffith, PE, CBO, LEED AP

Plan Review Engineer | Certified Building Official | LEED AP

Greg brings 26 years of experience in building department administration, plan review and structural design. Serving as a building official for jurisdictions throughout the State of California he skillfully amplifies customer service at every level—the key to exceptional building and safety service. His ongoing education and participation within key industry organizations brings a high level of code knowledge to our clients.

EXPERTISE

Professional Plan Review Engineer
(Structural & Non-Structural Reviews)
Certified Building Official
LEED AP

EDUCATION

MBA, Business Administration,
University of Phoenix, 2002

BSCE, Civil Engineering,
California Polytechnic University,
Pomona, 1986

REGISTRATIONS CERTIFICATIONS

Structural Engineer
State of Arizona | 34056

Civil Engineer
State of California | 61458

Civil/Structural Engineer
State of Idaho | 10613

Structural Engineer
State of Illinois | 081-003734

Professional Engineer
State of Michigan | 47684

Professional Engineer
State of Maryland | 26889

Professional Engineer
State of Pennsylvania | PE-060319-E

Professional Engineer
State of Virginia | 0402 035940

ICC Certified Building Official | 3594

PROJECT SPECIFIC EXPERIENCE

Building Official
2010 – Present Interwest Consulting Group | Los Angeles

Serves as interim or building official, responsible for oversight, coordination and quality control of all building administration for various clients. He manages all plan review, inspection, permit counter and code abatement services. Provides client care and assistance on a variety code related issues. Performs structural plan review for a various jurisdictions.

Director of Building & Safety
2004 – Present Harris & Associates | Irvine

Responsible for the day to day over all department administration, supervision and marketing, also conducted quality control plan reviews and staff training. Served as the interim building official for the Cites of Gilroy, Seaside, and the Deputy Building Official for the City of Marina. Duties also included travel to Harris' regional offices to meet with staff on a regular basis. Recommended goals and objectives; assisted in the development of and implement policies and procedures for City building inspection and plan checking activities. Prepared the Building Division budget; assist in budget implementation; participate in the forecast of additional funds needed for staffing, equipment, materials, and supplies; administer the approved budget. Provided information to building owners, engineers, contractors and the public on building regulations and code requirements; respond to inquiries and complaints.

Project Manager Building & Safety
2001 – 2004 Berryman & Henigar | Santa Ana, CA 92705

Developed and managed an efficient building permit review process. Supervised employees engaged in the review of building plans for compliance with the California Building Codes and local ordinances. Maintained public relations between the firm and current contract cities. Ensured customer service relations with contractors, architects and engineers whom are engaging in construction within contract cities. Wrote and reviewed proposals for potential contracts for jurisdictions seeking contract plan check services.

Director of Building & Safety
1999 – 2001 RKA Civil Engineers, Inc. | Walnut, CA

Supervised and coordinated permit review, application review and code enforcement activities for all construction and development; ensured

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efficient, effective and equitable review of plans and enforcement of codes. Position required extensive contact with City officials, City Management, officials of other government agencies, department heads, building contractors, homeowners and general public. Interpreted provisions of the building and related codes, laws, ordinances and statutes and confer with consulting engineers, architects, owners and contractors to resolve questions posed or arising from review of plans, specifications and engineering data. Performed field inspection of complex structures or projects for compliance with permits and applicable building codes, documents findings and advises contractors of any discrepancies found. Served as acting Building Official in the cities of La Habra Heights, La Puente, La Verne, Desert Hot Springs and Walnut.

Senior Plans Examiner
1998 – 1999 Willdan Associates | Anaheim, CA

Responsible for administrative and technical work in assigning and directing activities of the plan check staff at the Orange County Office. Provided supervision and training for the technical and clerical staff. Reviewed plans highly complex in nature due to exiting schemes or structural systems that required very detailed plan review. Worked closely with architects, engineers and building officials to resolve challenging building code issues. Wrote reports and commentary to pending ordinances or legislation on local and State level.

Plan Check Engineer
1996 – 1998 City of Los Angeles | Los Angeles, CA

Examined, screened, and reviewed complex plans, specifications and engineering data for commercial, industrial, and residential structure construction, alterations, repair, demolition, moving or proposed new uses of primary and/or appurtenant structures to determine there compliance with building codes and related, laws, ordinances, statutes and industry standards. Performed engineering computations and analysis of complex plans and specifications for compliance with specialized areas of the building code.

Regional Engineer
1995 – 1996 International Conference of Building Officials

Responsible for reviewing plans for structural and life safety code compliance for various jurisdictions throughout the northwest United States. Developed responses to building officials requesting written interpretations to the Uniform Building Code. Wrote training lectures for I.C.B.O. seminars and lectured on various code subjects.

Plan Check Engineer
1986-1995 City of Los Angeles | Los Angeles, CA

Responsible for reviewing plans intended for permit; requiring compliance to the building and comprehensive zoning code. Lectured on retrofitting unreinforced masonry building. Worked for the following divisions within the Department of Building and Safety: Plan Check, Public Counter, Zoning, Earthquake Safety, and Research.

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EDUCATION

Riverside City College, Riverside, CA
San Bernardino Valley College
San Bernardino, CA

International Conference of Building Officials | Whittier, CA
Building Department Administration

California Building Codes Institute
Energy and Seismic Safety

REGISTRATIONS
CERTIFICATIONS

Council of American Building Officials-
Certified Building Official

California Specialized Training
Institute -Emergency Disaster
Management

PROFESSIONAL
AFFILIATIONS

California Building Officials (CALBO)
Member | 1985 – Present

CALBO Past President | 2002-2003

CALBO Hall of Fame Inductee | 2005

CALBO Building Official of the Year
2001- 2002

CALBO Training Institute Chairman
1997-2000

Past Presidents Association
President | 2004-2006

Citrus Belt Chapter of ICC | 1996-2007
President | 1996

California State Contractors State
License Board | 2000-2005
Chairman | 2003-2004

Division of the State Architect
Advisory Board Member | 2006

City of Temecula
Labor Negotiation Team | 2002, 2004

Anthony Elmo, CBO

Project Manager | Certified Building Official

Tony has 32 years of Municipal Building Department experience in administration and enforcement of building, zoning, housing and municipal codes, plan review and inspection. With over 24 years as a Building Official he brings expert experience in budget preparation and maintenance, personnel supervision and discipline procedures, labor and contract negotiations, building department management and organization, and project management.

PROJECT SPECIFIC EXPERIENCE

Interim Building Official/Building Official
2009 – Present Interwest Consulting Group

Responsible for the establishment of Building and Safety plan review, permitting and inspection policies and inspection policies and procedures; development and private community outreach; revenue outreach programs; revenue accounting, tracking and reporting policies and operating budget procedures. Support for various jurisdictions including the cities of Menifee and Eastvale. In May 2011, the City Council of Menifee appointed Tony to the position of Acting City Manager. As Acting City Manager he was responsible for the daily management of the City until the long term Interim City Manager was hired.

Inspector of Record
2008 – 2009 California State Parks Department

Oversight on the Antelope Valley Historical Indian Museum structural retrofit and the Historic Citrus Park Americans with Disabilities Improvement project for the California State Parks Department as a consultant Inspector of Record.

Division Director Code Compliance Consultant
2007 – 2008 Bureau Veritas North America

Served as a consultant Division Director in Southern California directly managing plan check, inspection, staff augmentation and project management operations for numerous city and county jurisdictions.

Director of Building and Safety
1990 - 2007 City of Temecula

First Building Official establishing the Building Department for new city in 1990. Responsible for the enforcement of all applicable building-related and municipal codes. Responsibilities include oversight of Code Enforcement Division, public counter, plan review, permit issuance and field inspection programs. Additionally, responsibilities include the preparation of code ordinances, preparation and management of department budget.

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Building Official
1985 - 1990 City of Cypress

Responsible for the enforcement of all applicable building-related and municipal codes. Direct inspection personnel, act as Code Enforcement advisor, review plans, prepare Council reports, division budget, code adoption ordinances and assume Department Head duties in his absence.

Building Official
1984 – 1985 City of Stanton

One-person operation of the Building Division, responsible for all field inspections, budget preparation, plan review, code interpretation, permit issuance and tracking, complaint processing work closely with the Fire Marshal, Code Enforcement, Design Review Committee and City Attorney.

Building and Zoning Inspector
1982 – 1985 City of Riverside

Duties included residential and commercial building, plumbing and mechanical inspection, zoning inspection and Code Enforcement, formal complaint processing through City Attorney, monthly activity report preparation.

Project Superintendent
1979 – 1981 Citation Builders

Supervised all phases of new residential tract construction, including offsite sewer, storm drain and utility installations, onsite grading, construction and finish of residential housing, scheduling of subcontractor activity, monthly status reports and some purchasing duties.

Building Inspector Trainee/Bldg. Housing Inspector
1977 - 1979 City of Riverside

Building Inspector Trainee/Building Housing Inspector; one year of training in the Building Department operation and field inspection. One and one-half years of residential and commercial building and plumbing inspection, housing inspection and Housing Code enforcement, working closely with City Attorney, permit issuance and plan check.

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EDUCATION

Napa Valley College | 1972-1974
Carpentry and General Studies

4-year Carpenter Apprenticeship | 1976

REGISTRATIONS CERTIFICATIONS

ICC Building Official | 0865165-C3

ICC Accessibility Inspector/ Plans Examiner | 0865165-21

ICC Building Code Official | 0865165-B6

ICC Building Inspector | 0865165-B5

UBC Building Inspector | 0865165-10

ICC Building Plans Examiner | 0865165-B3

ICC Combination Inspector | 0865165-C8

ICC Combination Inspector Uniform Codes | 0865165-10

ICC Electrical Inspector | 0865165-E5

ICC Mechanical Inspector | 0865165-M5

UMC Mechanical Inspector | 0865165-44

ICC Building Plans Examiner UBC | 0865165-60

ICC Plumbing Inspector UPC | 0865165-34

UPC Plumbing Inspector | 0865165-P5

CABEC Certified Energy Plans Examiner Nonresidential | NR01-03-335

CABEC Certified Energy Plans Examiner Residential | R01-03-123

OSHPD "A" Inspector | A-30683

Medical Gas Inspector | 12355266

CASp Certified Accessibility Specialist | 263

California General Contractor | 553915

Cal/EMA Emergency Response | SAP50974

PROFESSIONAL AFFILIATIONS

Vice President, ICC Coachella Valley Chapter and Chairman, Building Inspection Committee

Jeff Thomas, CBO, CASp

Plans Examiner | Combination Inspector | Certified Access Specialist

Jeff has more than 25 years of construction experience including 15 years as a supervisor. With incredible knowledge of both wood and metal frame structures and the processes in which they are built, Jeff has supervised all facets of the industry; estimating, budgeting, contracting, interpreting blueprints, purchasing and invoicing, and overseeing construction.

Jeff works effectively across-the-board with architects, engineers, developers, contractors, inspectors, city officials and clients, successfully bringing projects to completion. Jeff has been an ICC/ICBO certified building inspector since 1992 and a general contractor since 1989.

PROJECT SPECIFIC EXPERIENCE

Building Official | Senior Building Inspector | Plans Examiner
2007 – Present Interwest Consulting Group

Responsibilities include building official services, commercial and residential inspection, plans examining for contract cities in Southern California.

Senior Building Inspector | Plans Examiner | Deputy Building Official
2005 – 2007 Bureau Veritas

Responsibilities include commercial and residential inspection, plans examining, and Building Department Manager for the City of Laguna Niguel, CA.

Building Inspector II
2000 – 2005 City of Palm Desert

Responsibilities include inspection of new and remodeled construction to insure compliance of the California Building, Plumbing, Mechanical, Electrical Codes, and applicable city ordinances. Duties also included handling a variety of investigations which, in several high-profile cases, required my representing the City in Superior Court.

General Contractor & Superintendent
1986 – 2000 Fisher Development, Inc.

Responsible in full for on-site construction management; effectively schedule, monitor and inspect all work from start to finish. Maintain budgets, process invoices and control overhead costs. Duties also include making daily written reports and coding all phases of work for computer entry.

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Roger Peterson, SE

Project Manager | Structural Engineer

With more than 23 years of experience in structural design and plan review, Roger brings considerable depth and knowledge to any project. Roger has designed and provided plan review services for multi-story steel and concrete-framed buildings, as well as one-story structures utilizing steel, concrete, timber and masonry framing systems. His design experience includes schools, commercial and industrial projects, micro-chip production facilities, power plant installations and multi-family residential projects. Roger's expertise contributes to the success and safety of all projects.

EDUCATION

BS, Civil Engineering,
University of Wyoming,
Laramie, WY, 1987

REGISTRATIONS CERTIFICATIONS

Structural Engineer
State of California | SE3632

Civil/Structural Engineering,
State of Idaho, 1996 | CE, SE 8225

Structural Engineer
State of California, 1993 | SE 3846

Civil Engineer
State of California, 1990 | CE 46096

PROFESSIONAL AFFILIATIONS

Structural Engineers Association of Northern California (SEAONC)

PROJECT SPECIFIC EXPERIENCE

Senior Structural Engineer / Plans Examiner
2006 - Present Interwest Consulting Group | California

Performing structural plan review for commercial and residential construction for municipalities. Responsible for the production and performance of office including maintaining client relationships. Duties also include performing structural plan reviews for industrial, commercial and residential projects.

Senior Structural Engineer / Plans Examiner / Branch Manager
1999 – 2006 LP2A / Bureau Veritas | California

Branch manager and lead structural plan reviewer for the Sacramento Area branch office. Responsible for the production and performance of office including maintaining client relationships. Duties also included performing structural plan reviews for industrial, commercial and residential projects.

Project Engineer
1999 Power Engineers, Inc. | Idaho

Project design engineer for industrial type project. Provided structural design and construction administration services.

Project Engineer / Office Manager
1998 – 1999 R2H Engineering, Inc.| Idaho

Office Manager and project design engineer responsible for the structural design of commercial type projects.

Project Engineer
1995 - 1998 Rutherford & Chekene | Boise, ID

Project engineer responsible for providing design and detailing for commercial and industrial type projects, including numerous projects in the micro-chip industry.

Design Engineer / Project Engineer
1987 - 1995 DES Engineers & Architects |California

Provided engineering design and detailing for commercial, institutional, corporate and residential building projects using wood, steel, concrete and masonry building materials.

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EXPERTISE

Professional Plan Review Engineer
(Structural & Non-Structural Reviews)

EDUCATION

BS, Civil Engineering
California State Polytechnic University,
Pomona, California

REGISTRATIONS CERTIFICATIONS

Professional Engineer,
State of California | 45464

ICC Certified Building Official |
0002014-CB

PROFESSIONAL AFFILIATIONS

Structural Engineers Association
of Southern California

Tom Campbell, PE

Senior Plan Review Engineer

Tom has participated at the highest level of the building codes with 15 years in management of ICBO's Education Program. He led and directed work assignments relating to the development of technical publications based on the UBC, IBC and IRC for use in classroom training of architects, engineers, inspectors and code regulators. In addition, Tom delivered classroom instructional material to code enforcement personnel, architects, engineers and contractors, was a staff liaison and ICBO representative to one of 5 code development committees charged with developing the 2000 International Building Code. If you add in 4 years experience in the evaluation of new building materials and methods of construction, 6 years in the design, detail and plan review stages of industrial, commercial and residential structures and over 2 years instruction of fundamental building design to graduate and senior level college architectural students—you amass quite a total of experience and depth to any project.

PROJECT SPECIFIC EXPERIENCE

Supervising Plan Review Engineer | Project Manager
2006 – Present Interwest Consulting Group
Engineer and lead plans examiner performing comprehensive plan review and client relations services for Southern California.

Senior Staff Engineer
1985/86 & 2004/06
International Code Council Evaluation Service, Inc.
Reviewed technical test reports and prepared evaluation reports on the provisions of the ICC model codes. Developed test standards for products not in compliance with ICC codes.

Acquisition & Development Technical Engineer
2002 – 2004 International Code Council
Recruited authors for technical publications, reviewed technical publications for ICC model code compliance, and developed technical publications.

Education Programs Manager
1988 – 2002 International Conference of Building Officials
Supervised and directed support and technical staff of 15, established and maintained department budget, scheduled training programs throughout the US and internationally.

Engineer
1980 – 1985 Fred Ashton & Associates
Performed structural design and details of industrial, commercial and residential structures, coordinated structural design with architects, supervised draftsman.

Lecturer
1980 – 1985 California State Polytechnic University
Developed curriculum for and instruction to graduate and senior level architectural students in various aspects of structural design.

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EDUCATION

California State University
Sacramento, CA
Graduate coursework in Structural and Geo-Technical Engineering

BS, Civil Engineering,
California State University, Chico, CA
May 1982

AA, Physical Science,
Butte College, Oroville, CA
June 1980

REGISTRATIONS CERTIFICATIONS

Structural Engineer
State of California | S23632

Professional Civil Engineer
State of California | C39404

CABO Building Official

ICC/ICBO Plans Examiner

ICC/CBO Building Inspector

California Licensed General & Electrical Contractor

National Earthquake Hazard Reduction Program Training

California Construction Law Training

Construction Claim Mitigation Training

Leadership Training

Ron Beehler, PE, CBO

Supervising Structural Engineer | Certified Building Official

Ron has over 25 years experience performing life safety, accessibility and structural plan reviews for commercial and healthcare facilities in California. His background includes the position of Chief Building Official with the City of Sacramento directing a staff of 120 engineers, plan reviewers and building inspectors during which the Building Division issued over 18,000 permits annually for construction with valuation in excess of one billion dollars. Additional work experience includes his move up from Senior Structural Engineer to Regional Compliance Officer with the Office of Statewide Health Planning and Development (OSHPD) where he was responsible for structural plan review of hospital projects and responsible for hospital and health care facility construction oversight in the Los Angeles and San Diego areas. Prior to joining OSHPD he was Chief of Engineering Design and Construction for the California National Guard.

Ron is dedicated to maintaining his structural skills and knowledge of California building codes, laws and regulations related to the structural design of building structures. He attends structural symposiums, lectures and training classes on a regular basis to ensure up-to-date knowledge of state-of-the-art design practices.

PROJECT SPECIFIC EXPERIENCE

Building & Safety Services Manager
2006 – Present Interwest Consulting Group

Structural engineer and lead project manager performing comprehensive plan review and client relations services for Northern California.

Chief Building Official
2003 – 2006 City of Sacramento

Planned, directed and managed activities for a large department with oversight responsibilities for construction inspections and plan review with valuation exceeding $1 billion annually. Planned, organized, administered and evaluated staff work. Report writing and presentations to community groups and professional organizations, planned and administered $13.6 million budget.

Supervising Engineer | Building Inspection Division
2002 – 2003 City of Sacramento

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

Regional Compliance Officer | Senior Structural Engineer
1998 – 2002 CA State Office of Statewide Health Planning & Development

Supervised regional hospital in spection program coordinating field inspection staff and approval of special inspection issues. Resolved complicated code related inspection issues, reviewed plans, specifications and structural calculations for healthcare facilities. Consulted with

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architects, engineers to resolve complex code interpretation issued. Researched and investigated structural adequacy of building materials and manufactured products. Verified proper loads, forces and materials for the design of buildings and equipment anchorage.

Engineering Supervisor
1991 – 1998 California National Guard

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

Associate Structural Engineer
1987 – 1991 CA State Office of Statewide Health Planning & Development

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

Associate Engineer/Architect
1983 – 1987 Sacramento County Building Dept/Plan Review Division

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

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David Pasquinelli, PE, CBO

Senior Plan Review Engineer

Dave brings over 35 years of experience in municipal government, including five years as Department Director, 17 years as Building Official and 10 years as a Plan Check Engineer in several cities in California. He is a registered Civil Engineer in the States of California and Nevada and is an ICC Certified Building Official.

He is thorough in the delivery of all plan reviews and provides clear comments to the development community.

EDUCATION

BS, Civil Engineering
Santa Clara University, 1971

REGISTRATIONS CERTIFICATIONS

Civil Engineer
State of California, Feb. 1975 | 24366

Civil Engineer
State of Nevada, Sept. 2003 | 16141

Certified Building Official
Council of American Building Officials
1998 | 3327

Engineer-in-Training
State of California, July 1971 | 30104

PROFESSIONAL AFFILIATIONS

Co-Chair of Peninsula and East Bay Chapter Special Inspection Committee and Chair of Northwest Special Inspection Advisory Committee to ICBO Education Committee

Officer of Peninsula Chapter 1990-1994, Chapter President in 1993

Chair of Public Relations Committee of Peninsula Chapter 1985-1993

Chair of Education Committee for Monterey Bay Chapter 1999

Member on Chief Building Official Steering Committee for the Tri-Chapter Uniform Code Program 1994 to 2003

Officer of Monterey Bay Chapter 2000-2002, Chapter President 2001

President Monterey Bay Chapter 2001

Member of ICBO Evaluation Services Committee 2000, 2001 and 2002.

Member of Host Committee for CALBO ABM 2003

Member of Southern Nevada Chapter.

Member of EduCode Committee 2004 to present

Member EduCode Steering Committee 2006 to present.

Honored as Industry Person of the Year by the Southern Nevada Chapter of ICC 2007

PROJECT SPECIFIC EXPERIENCE

Senior Plan Review Engineer
2007 – Present Interwest Consulting Group

Engineer and lead plans examiner performing comprehensive plan review and client relations services for Southern California and Nevada.

Senior Plan Review Engineer
2003 – 2007 Bureau Veritas

Development and Permit Services Director
1998 – 2003 City of Salinas

Development and Permit Services Department

Building Official
1986 – 1998 City of Santa

Planning and Inspection Department

Building Plans Engineer
1982 – 1986 City of Santa Clara

Planning and Inspection

Building Plans Engineer
1980 - 1982 City of San Jose

Department of Private Development

Associate Civil Engineer
1976 – 1980 City of San Jose

Department of Public Works, Operations Division.

Assistant Civil Engineer/Junior Civil Engineer
1971 -1976 City of San Jose

Department of Public Works, Architectural Engineering Division

Engineering Trainee -
1969 – 1971 City of San Jose

Department of Public Works, Architectural Engineering Division

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Norman Hong, Architect

Senior Plan Review Architect

Norm has over 34 years of experience in architecture, including ten years as a plan review architect. As a professional architect, Norm has designed a wide variety of commercial, institutional and residential projects and was very active in the design related committees and commissions in the City of Livermore. In his plan review career, he has reviewed projects for code compliance on behalf of many jurisdictions in Northern California as well as Nevada and Colorado. He is experienced in a large variety of building types and has reviewed complex building systems such as high-profile buildings in San Jose and high-rise resorts in Colorado.

EXPERTISE

Senior Plan Review Architect

EDUCATION

Bachelor of Architecture,
University of California,
Berkeley 1966

REGISTRATIONS CERTIFICATIONS

Licensed Architect
State of California | C7328

PROFESSIONAL AFFILIATIONS

Past member of the City of Livermore Beautification Committee.

Past member and past president of the City of Livermore Design Review Committee.

Developed design guidelines for City of Livermore

Past member of the City of Livermore Redevelopment Task Force

Founding member of City of Livermore Downtown Design Guidelines Committee

PROJECT SPECIFIC EXPERIENCE

Senior Plan Review Architect
2007 - Present Interwest Consulting Group | California

Plan review architect performing comprehensive plan review and client relations services for a variety of jurisdictions.

Senior Plan Review Architect
1997 - 2007 LP2A/Bureau Veritas | California

Performed plans reviews for major industrial, commercial, mix-use and residential developments. Responsible for life/safety reviews for all large projects, in addition to mechanical, plumbing, electrical plan review and structural review for smaller projects.

Principal
1988 - 1997 Hong & Angelo | California

Principal and founding partner in architect and planning design firm specializing in commercial (50%), institutional (20%) and residential (30%) design.

Architect
1971 - 1988 Associated Professions, Inc. | California

Part owner and Vice President in charge of Architecture/Structure Division. Supervised all architectural personnel for the approximately 37 person firm. Responsible for all architectural services and projects in the office. Responsibilities include promotion, client coordination, design, preparation of contract drawings and specifications, obtain bids, administration of construction contracts and coordination with design consultants.

United States Air Force, Captain, Civil Engineering Officer
1966 - 1971 United States Air Force

At various Air Force bases performed engineering duties including planning and construction management for military facilities. Responsible for planning projects throughout the Republic of Korea for the Korean military build-up following the "Pueblo Incident". Engineering Construction Manager for construction of Dover Air Force Base military projects including 26 Lockheed C-5 Galaxy aircraft support facilities.

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Van Wilfinger, CBO

IBC/UBC Senior Plans Examiner | ICC Certified Senior Inspector

Van brings more than 12 years of industry experience in the areas of plan review, field inspection, and building administration for a variety of jurisdictions in California and Nevada. He is known for his ability to efficiently and methodically review plans for a variety of projects according to all applicable building laws, ordinances, and regulations.

His certifications coupled with his extensive work experience give him added depth and knowledge on the most current building regulations, resulting in thorough and complete plan reviews for our clients. He is very active within industry associations and utilizes his on-going education to continually enhance and improve the level of service we provide to our clients.

EDUCATION

AA Degree, Physical Geography, Fullerton College, Fullerton, CA, 1987

U.S. Coast Guard Training Center, Yorktown, VA, 1988

Navy Fleet Training Group, San Diego, CA, 1987

U.S. Coast Guard Training Center, Cape May, NJ, 1986

REGISTRATIONS CERTIFICATIONS

UBC Plans Examiner | 5009643-C8

IBC Plan Examiner | 5009643-B6

CABO Certified Building Official | 5009643-44

Certified Building Code Official | 5009643-M5

UPC Plumbing Inspector | 5009643-44

IPC Plumbing Inspector | 5009643-M5

UMC Mechanical Inspector | 5009643-E5

IMC Mechanical Inspector | 5009643-10

ICC Electrical Inspector | 5009643-B5

UBC Building Inspector | 5009643-50

IBC Building Inspector | 5009643-C8

UN Combination Inspector | 5009643-60

IN Combination Inspector | 5009643-B3

PROJECT SPECIFIC EXPERIENCE

Senior Plans Examiner | Senior Building Inspector
2006 - Present Interwest Consulting Group

Performing non-structural and minor structural plan review for commercial and residential construction projects as well as inspections services for client jurisdictions.

Senior Building Inspector | Deputy Building Official
2003 - 2006 Berryman & Henigar | Pleasanton & Santa Ana, CA

Plan check, inspection, and building department administration in the cities of Tracy and Laguna Niguel in Northern and Southern California, respectively.

Building Inspector II/ Plans Examiner
2003 Mono County | Bridgeport, CA

Residential and Commercial plan check and building inspection serving communities of the eastern Sierra from Bishop to Topaz, California.

Combination Inspector
1999 - 2003 Charles Abbott Associates | Torrance, CA

Residential, Commercial, and Industrial building inspection serving communities of Mission Viejo and Dana Point, California, and Pahrump, Nevada.

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EDUCATION

ICC Certified Building Inspector
25 years Municipal Experience

REGISTRATIONS CERTIFICATIONS

ICBO / ICC Building Inspector | 8121
ICBO / ICC Plumbing | 158741

ICBO / ICC Combination Inspection | 0830163

ICBO / ICC Electrical and Mechanical | 0830163

Joe "Art" Valdez

ICC Certified Senior Building Inspector

Highly knowledgable ICC Certified Building Inspector with 25 years experelence and a record of successfully inspecting all phases of complex construction projects and guiding and supervising building inspection staff. Art provides our clients with a broad range of expereince in the building department primarily covering building inspection with practical knowledge serving as a permit technican, code enforcement and acting Building Official.

He is bi-lingual, a strong team player with exceptional communication skills. These talents translate to effective team work across all departments and the ability to serve the public in an successful manner. Art brings a balanced, mature and friendly approach to all aspects of the job. Accomplished in all duties, including inspection, code enforcement, plan review, multi-discipline inspections, hazmat trained, scheduling, complaint resolution and problem solving, team building, field supervision, regulatory compliance, code interpretation, and project management.

PROJECT SPECIFIC EXPERIENCE

Senior Building Inspector
Present Interwest Consulting Group | Los Angeles, CA

Performing residential and commerical inspection services at various client locations.

Superintendent
2007 – 2009 Wasserman Construction

Performed residential and commerical inspection services.

Senior Building Inspector | Acting Building Official
2001 – 2007 City of Indio

Performed residential and commerical inspection services.

Senior Building Inspector | Acting Building Official
1982 – 1999 City of Palm Dessert

Performed residential and commerical inspection services.

Supervisory Building Inspector
1980 – 1982 City of Coachella

Performed residential and commerical inspection services.

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EDUCATION

Riverside Community College | 2008
Construction Technology

Associated Technical College | 1988

Organizational Leadership &
Development Certificate | 2009

City of Corona | Leadership Academy | 2010

Rockhurst University, Kansas | 2004
Conflict Resolution Management

REGISTRATIONS
CERTIFICATIONS

Certified Building Inspector |
5090260-B5

Certified Plumbing Inspector |
5050260-P5

Certified Mechanical Inspector |
5050090-M5

Certified Electrical Inspector |
5080260-E5

California OES Certified

IPMO Chapter Chairman

Cal/EMA Certified |
SAPC62011

Edward Cooke

IAMPO/ICC Certified Building Inspector

Ed is an IAMPO/ICC Certified Inspector with a wealth of knowledge and 11 years of progressive experelence serving municipalities in the Southern California region. In addition, his background includes experience in plan check, staff training, and supervision. Ed has also worked in the field as a construction superintendent, which provides him with a working knowledge of construction practices as well as drawing interpretation.

Ed holds several industry certifications and is dedicated to maintaining his knowledge of building codes and the construction industry by attending various training seminars and workshops. He brings hands-on experience with a proven record of maintaining a high standard of quality and productivity ensuring successful project completion.

Ed makes a difference by developing solid partnerships with staff, developers, and the public to achieve the goals of our clients. He maintains a productive environment by conducting thorough inspections and delivering a high level of customer service in a professional manner.

PROJECT SPECIFIC EXPERIENCE

ICC Certified Senior Inspector
2010 - Present Interwest Consulting Group

Inspections of residential and commercial projects of all sizes including plan review as it pertains to each permit. Enforce all applicable state codes and city ordinances for each discipline as directed by plans. Supervise schedules and workloads for inspection and permit staff. Perform plan check for code compliance. Correspondence with the public and city staff on issues or tasks needed to fulfill department duties. Provide continuing education for staff, public, contractors, engineers, and architects as needed to provide guidance within code parameters.

Building Inspector II
2002 - 2010 City of Corona

Inspections for all phases of residential and commercial projects. Plan check, permit issuance, front counter and corresponding, customer service, planning and public works assistance pertaining to building permits, investigative processes for code enforcement of municipal codes and practices, trained staff and public on building codes, updates, and general information for successful project completion.

Building Inspector I
2000 - 2002 SFA & Associates

Provided entry-level inspections under general supervision for residential and commercial permits. Enforced all state and city codes for compliance with approved plans.

Superintendent of Custom Homes Division
1997 – 2 000 Executive Plumbing, Heating & Air

Plumbing installation for new structures including homes, tilt up buildings, and new tract model projects. Scope of work began with project approval, plan drawings, product purchase, installation, completion of product, and customer service as needed. Coordinated with employees to complete projects as scope and contracts stipulated.

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Daniel L. McCance

ICC Certified Building Inspector

Daniel is an ICC Certified Building Inspector and possesses over 10 years of experience in providing building inspection services to various jurisdictions in the Southern and Northern California regions.

Daniel holds a vast number of ICC certifications and has a thorough understanding of the principles and procedures of record keeping and report preparation. He brings a wealth of hands-on and diverse knowledge in building inspections for both residential and commercial arenas.

Daniel makes a difference by developing solid partnerships with staff, developers, and the public to achieve the goals of the clients. He maintains a productive environment by providing thorough inspections, maintains excellent communication and delivers a high level of customer service in a professional manner at all times.

PROJECT SPECIFIC EXPERIENCE

Building Inspector
2007 – Present Interwest Consulting Group

Perform inspection services of all phases of residential, industrial, commercial building, and accessibility inspection at varous client locations. Clients include but are not limited to the cities of Pomona, Big Bear Lake, Perris, and San Jose.

Building Inspector
2002 - 2007 Willdan

Performed Building Inspection services to various clients. Provided inspection for a variety of commercial projects, multi-unit tract homes, large custom homes, and tenant improvements.

EDUCATION

Riverside City College, Riverside, CA | Construction Technology

REGISTRATIONS CERTIFICATIONS

ICC Building Inspector | 5073719-B5

UBC Building Inspector | 5073719-10

ICC Combination Inspector | 5073719-C8

ICC Combination Inspector Uniform Codes | 5073719-50

ICC Electrical Inspector | 5073719-E5

ICC Mechanical Inspector | 5073719-M5

UMC Mechanical Inspector | 5073719-44

ICC Plumbing Inspector UPC | 5073719-34

IAPMO Plumbing Inspector | NS6888

IAPMO Mechanical Inspector | NS6804

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Bob Almirall, PE

Professional Civil Engineer

Mr. Almirall has 26 years of experience providing general civil engineering and client support services. His experience includes the design, project management and oversight, including plan review, of public and private land development projects in California, Colorado and Virginia. These have included residential, commercial, and industrial site developments, roadway designs, watershed analyses, grading and drainage plans, storm sewer and stormwater management plans, erosion and sedimentation control plans, sanitary and water main system design, flood plain studies, and site layouts.

Mr. Almirall has extensive experience in the role of Project Manager for Capital Improvement projects, including design, oversight, calculation reviews and compliance assurance. In this role, Mr. Almirall has earned a reputation for client satisfaction through his commitment to responsiveness, attention to detail, budget management and strong communication skills.

EDUCATION

Bachelor of Science, Civil Engineering
Virginia Tech, 1986

REGISTRATIONS

Professional Engineer / Colorado
1999 / No. 33441

Professional Engineer / Virginia
1991 / No. 021882

SAMPLE PROJECT SPECIFIC EXPERIENCE

Bob has been responsible for plan checking, oversight and acceptance of numerous roadway, infrastructure, entitlement, and land development projects for many cities, townships and private clients. These reviews included the review and approval of technical documents for residential, commercial, industrial and roadway projects. These reviews included associated Hydraulic and Hydrology and WQMP reports, verifying engineering accuracy, plan consistency and compliance with local City Standards and CalTrans Specifications.

Relevant Municipal Plan Check Experience

- City of Irvine, CA
- City of Lake Forest, CA
- City of Elk Grove, CA
- City of Yuba City, CA
- City of Livingston, CA

Project Manager responsible for the design of public works roadway reconstruction, widening and Safe Route to School projects. These included roadway, sidewalk, drainage and utility designs, which required knowledge of local and State regulations including the American Disability Act and California Title 24.

Relevant Design Experience

- City of Elk Grove, CA – Various CIP projects including; Bruceville Road, Elk Grove Blvd., Laguna Blvd.
- City of Wildomar, CA – Safe Route to School Sidewalk Improvements
- City of Eastvale, CA – Various Pavement Rehabilitation Projects
- City of Bell, CA – Gage/Walker Intersection Improvements and Pavement Rehabilitation projects

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Jon Crawford, PE

Supervising Water Resources Plan Review Engineer

Jon has over 30 years of experience in the engineering field in both the public and private sectors serving as a Public Works Director and City Engineer and City Surveyor for several cities. As a manager, he has provided effective coordination and oversight of the development review process including discretionary application and subsequent improvement plan and subdivision map reviews, has extensive training, knowledge and use of the State Map Act, drafted and enacted ordinance and Code revisions, managed the formation of Community Facilities Districts, Assessment Districts and Lighting and Landscape Districts, implemented processes to meet current NPDES design and construction requirements, as well as established integrated programs with other City departments on common processes, particularly with functionally maintainable design and construction guidelines.

EXPERTISE

Professional Structural Plan Review Engineer

EXPERIENCE

With Interwest: 7 Years

EDUCATION

BS, University of California, Irvine, 1978
Civil and Environmental Engineering

REGISTRATIONS CERTIFICATIONS

Professional Engineer
State of California | RCE32935

PROJECT SPECIFIC EXPERIENCE

Supervising Development Engineer 2004 – Present Interwest | Elk Grove, CA

Responsible for managing the civil review of grading and improvement plans Interwest receives from various agencies. Jon also provided specialized on-site staff augmentation to agencies. He has coordinated the discretionary project review and approvals, design review and construction of major private and public projects through the often cumbersome City and outside Agency permitting processes.

Supervising Development Engineer 2008 – Present Interwest | Wildomar, CA

Responsible for establishing and managing all engineering processes, including the civil review of discretionary applications, final maps and grading and improvement plans. Oversaw the transition of over 30 project applications and civil reviews and worked with the Planning and Building Departments on establishment of a uniform tracking system where 250+ projects are being tracked and processed after only 6 months of incorporation. Established a tracking of deposits and billing system for all private development reviews (Planning, Engineering, Stormwater and Building). Proposed creative review process where the entitlement process is running concurrently with site and building design.

Engineering Manager 2001 – 2004 Nolte Engineering | Sacramento, CA

Responsible for management of water, wastewater and recycled water infrastructure projects. Provided quality assurance and quality control reviews on public agency projects and studies, served as construction manager and resident engineer for a $1.4 million wastewater treatment plant expansion and assistant resident engineer of 32-mile treated water pipeline project bid in 5 separate contracts and supervised 6 project inspectors and the Geotechnical Consultant.

Public Works Director
1999 – 2001 City of Lathrop | Lathrop, CA

Public Works Director / City Engineer
1994 - 1999 City of Winters | Winters, CA

Public Works Director / City Engineer
1992 – 1994 City of Morro Bay | Morro Bay, CA

Deputy City Engineer
1986 – 1992 City of Oceanside | Oceanside, CA

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EDUCATION

University of Missouri
Bachelor of Science, Civil Engineering 1980
Master of Science, Civil Engineering 1982

REGISTRATIONS CERTIFICATIONS

Professional Civil Engineer
State of California | C38933

Professional Traffic Engineer
State of California | TR2469

Professional Engineer
State of Nevada | No. 8506

Professional Engineer
State of Arizona | No. 25442

Prof. Traffic Operations Engineer
TPCB | No. 193

PROFESSIONAL AFFILIATIONS

American Public Works Association

Institute of Transportation Engineers

ITE Traffic Engineering Council

Mark Wessel, PE, TE

Traffic Engineer | Professional Civil Engineer

Mr. Wessel has more than 30 years of experience in municipal engineering in both the public and private sectors. As a consultant, he built a traffic engineering section and managed a civil design division. For many years, his professional services were provided exclusively to public agencies and he specialized in serving as contract City Traffic Engineer and/or Deputy City Engineer for various cities, including Moorpark, Thousand Oaks, Westlake Village, Calabasas, and Goleta. In that capacity, he has been responsible for establishment of standards and procedures, development review, impact study scoping/review, development and update of impact fees, plan checking, design, construction management & troubleshooting, traffic infrastructure maintenance, traffic investigations (citizen requests), and City Council staff reports and presentations.

As a manager, he has been responsible for recruiting, training and performance review of staff, as well as business development, project scope and fee determination, proposal preparation, contract negotiation, client coordination, project interview presentation, and project management (budget, schedule, accounting, and quality control).

PROJECT SPECIFIC EXPERIENCE

City Traffic Engineering:

City of Westlake Village (City Traffic Engineer)	2006-present
City of Elk Grove (Traffic Engineer)	2003-2005
City of Westlake Village (City Traffic Engineer)	1989-2003
City of Westlake Village (Deputy City Engineer)	1996-2003
City of Goleta (City Traffic Engineer)	2002-2003
Town of Los Gatos (Town Traffic Engineer)	1993-1999
City of Calabasas (City Traffic Engineer)	1991-1994
City of Thousand Oaks (City Traffic Engineer)	1981-1992
City of Moorpark (City Traffic Engineer)	1984-1991

Design: Designed or supervised the design of dozens of projects involving traffic signals, signing, striping, traffic control, roundabouts, street widening, slurry seal, and pavement overlay. Many of these projects entailed intersection widening, construction staging, raised median modification, special phasing, and/or Caltrans coordination. Project examples include Palomar Avenue Gate for the City of Ventura, West Ventura Boulevard – Town Center East Driveway signal for the City of Camarillo, Bridge Street Reconstruction for the City of Yuba City, Telephone Road – Jasper Avenue traffic signal and other signals for the City of Ventura, Yerba Buena School temporary traffic signal for the Las Virgenes Unified School District, Balcom Canyon Road Storm Damage Repairs for the County of Ventura, traffic control for various festivals and 10K run events for the City of Westlake Village, Las Virgenes Road – Lost Hills Road major intersection modification for the City of Calabasas, various traffic signals for the Cities of Westlake Village and Moorpark, Patterson Road Naval Construction Battalion Entrance for the City of Port Hueneme, major corridor improvements along Lindero Canyon Road for the City of Westlake Village, and Harbor Boulevard Overlay for the City of Ventura.

Operations: As City Traffic Engineer or Deputy City Engineer, responded to citizen requests and complaints, conducted field investigations, and coordinated with

contractors, utilities, law enforcement, other agencies, commissions, etc. Investigations dealt with speed limits, signal operation, school zones, sight distance, speed humps, parking restrictions, pavement repair, collisions, sewage spills, road closures, tree trimming, lighting, drainage, street sweeping, encroachment permits, landscaping, sidewalk repair, etc.

Planning: Supervised dozens of projects involving traffic impact studies, project study reports (PSR's), corridor studies, and circulation elements. Many of these projects entailed extensive coordination with various agencies, developers, and consultants, as well as presentations to City Councils. Project examples include Eco-Logics Traffic Impact Study (David Hare), Seagate Traffic Impact Study (Sunbelt Enterprises), Citrus Place Traffic Impact Study (Hertel Development, Inc.), A-1 Body Shop Traffic Impact Study (Mark Poole), Conejo Valley Plaza Onsite Circulation Study (Beauchamp Family Trust), Offsite Parking Study (Whole Foods Market), Mixed Use Parking Study (United Shah Corporation), Site Access Study (Plaza El Pescador), Dole Corporate Headquarters Traffic Impact Study (City of Westlake Village), Base-Wide Engineering Traffic Study (Naval Base Ventura County), City-Wide Traffic Study (City of Fillmore), Circulation Improvement Study (City of Port Hueneme), SR 198 Corridor Study (City of Visalia), various impact studies for the City of Moorpark and the Town of Los Gatos, and Circulation Elements for the Cities of Fillmore, Westlake Village, and Visalia.

Development: As City Traffic Engineer or Deputy City Engineer, reviewed a wide range of proposed developments for potential impacts. This encompassed site plan review, as well as scoping, coordination, and review/approval of impact studies. Conditions of development were prepared for most developments, which entailed extensive coordination with various city departments, other agencies, developers, consultants, news media, citizen groups, etc. The conditions ranged from traditional, such as offsite construction of public improvements, to more innovative, such as negotiated cost-sharing arrangements, effective trip reduction programs, improvements to be coordinated with private landowners, annexation agreements, and development agreements.

Intelligent Transportation Systems (ITS): Project manager for the development and initial implementation of an ITS Master Plan for the City of Elk Grove. This effort included creation of a $43,000,000 impact fee program, inventory of existing systems, evaluation of available technology, development of standards, evaluation and selection of system hardware and software, and prioritization of short term, medium term, and long term improvements. Standard special provisions were developed and implemented "on the fly" due to the rapid pace of development in this dynamic city, where approximately 400-500 building permits were issued each month. The fee program generated approximately $100,000 of revenue per month, challenging staff to keep track of development status, fund balance, and improvement implementation.

Funding districts: Updated Areas of Contribution for the City of Moorpark, implemented Bridge & Thoroughfare Districts for the City of Calabasas, managed the $10M Arterial System Financing Program for the City of Westlake Village, and developed the $43M Intelligent Transportation System Fee for the City of Elk Grove. Developed nexus calculations and findings, negotiated with developers, and coordinated with attorneys, consultants, and other agencies.

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Roundabouts: Parkway Calabasas - Camino Portal Roundabout design (City of Calabasas), SR 198 Corridor Roundabout analyses (City of Visalia), Sycamore Village roundabout design review (City of Ventura), Summerhill Homes roundabout review (Town of Los Gatos), Houston Avenue – Santa Fe Street Roundabout Feasibility Study subconsulting (City of Visalia), and review of roundabout designs along Elk Grove Boulevard, East Stockton Boulevard, and Auberry Drive (City of Elk Grove).

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Steve Palmer, PE

Engineering Plan Review | Manager | City Engineer

Steve has over 17 years of Civil and Environmental Engineering experience, including manging a city engineering department, large capital improvement projects, experience as a land development engineer, and environmental engineering. Steve has been involved in all phases of project development for both land development and public works improvement projects. His land development experience includes plan review, reviewing financing plans and cost estimating, tentative map preparation, performing hydrology and hydraulic analyses, preparing grading plans, preparing improvement plans, and providing engineering construction support. Steve's design experience encompasses grading, sewer, water, storm drain, and roadway improvements.
He is also highly experienced in providing engineering support required to form and administer infrastructure financing programs, development impact fee programs, community facility districts, and assessment districts. His capital project experience includes grant writing and management of interchange and other large roadway improvement projects.

EDUCATION

BS, Environmental Engineering
University of California
Riverside, CA | 1994

REGISTRATIONS CERTIFICATIONS

State of California
Professional Engineer | C58153

PROJECT SPECIFIC EXPERIENCE

Engineering Manager / City Engineer
Manage the capital improvement engineering, development engineering, and traffic functions of a City engineering department. Implement zero based budgeting methods in the operating and capital improvement program budgets. Prepare capital improvement program. Coordinate and program projects with the local Metropolitan Planning Organization. Represent the City at regional transportation, water, and sewer agency meetings.

Capital Project Management
Managed roadway improvement projects and involved in project financing and bicycle and pedestrian issues. Responsible for developing a CIP for City's first roadway fee program, including preparing and supervising cost estimates for over $400M of roadway improvements. Administered reimbursements from Roadway Fee Program and Community Facilities District, reviewed the financing plan for a large 1,900 acre, 7,000 home development Plan, and coordinated submission of Federal appropriations requests to City management. Managed final construction phase for $80M Grant Line Road at State Route 99 Interchange project; final design and construction of the Safe Routes to School Laguna Creek Trail Bridge; and final design of the Grant Line Road at Waterman Road Intersection Improvement Project.Made significant contributions to bicycle and pedestrian access and prepared successful grant applications for two bicycle and pedestrian facilities. Also supervised planning staff creating City's first Bicycle and Pedestrian Master Plan, and the City at Regional Bicycle and Pedestrian Master Plan subcommittee meetings.

Development Engineering
Supervised preparation of and prepared engineering plans, reports, calculations, and estimates for land development projects. Responsible for final engineering and engineering construction support for a condominium project in Riverside County, and final engineering for a Southern California Edison Electrical Substation site.

Environmental Services Supervised and conducted environmental site investigations, and performed civil engineering design.

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EXPERTISE

Project Management
Construction Management | Inspection
Project Scheduling
Storm Water

EDUCATION

AS, Civil Engineering Technology
Northwest Wisconsin Technical Institute (NWTC)
1982

REGISTRATIONS CERTIFICATIONS

Certified Associate Welding Inspector, AWS

Nuclear Density Gauge Operator, Troxler Electronic Laboratories

Post Earthquake Inspections and Safety Evaluation, CALTRANS

Level II Certification, NICET

Sampling and Testing Construction Materials, CALTRANS

CESSWI No. 2305 - Certified Erosion, Sediment and Storm Water Inspector
QSP No. 22066

PROFESSIONAL AFFILIATIONS

American Construction Inspector Association (ACIA)

American Welding Society (AWS)

National Institute for Certification in Engineering Technologies

The Society for Protective Coatings (SSPC)

Tom Marnocha, CESSWI

Construction Observer | Manager | Inspector | QSP

Tom brings more than 29 years experience in the areas of construction management, inspection, planning, schedule analysis, project management, billings and payments, contract administration and compliance, field engineering, quality assurance, and materials testing for a variety of public works, residential and transportation projects.

His diverse background allows him to bring a deep understanding and expertise to cities and government agencies on large, complex, high-value construction projects. Projects range from small city projects to multi-million dollar projects including parks, fire stations, street improvements, and community buildings. Tom is an expert in using the Contract Manager Document Control System which facilitates his ability to collaboratively work with all parties ensuring projects are well managed and brought to a successful completion.

His training and experience in a wide variety of projects combined with his strong leadership, organization style, and effective communications with all interested parties make the difference in the projects he manages.

PROJECT SPECIFIC EXPERIENCE

Construction Manager | Observer | Inspector
2011 – Present Interwest Consulting Group

Provides a variety of services to client in the Southern California region, including construction management, public works construction management and observation, inspection, and SWPPP inspections.

Construction Manager
2007 – 2008 City of Palm Desert | Freedom Park

This $10 million, 23-acre park project received the California Park and Recreation Society's (CPRS) Award of Excellence. Served as Construction Manager for the project, which included an underground utility construction, clearing and grubbing, irrigation and landscape installation, rough and finish grading for baseball fields, volleyball courts, tennis courts, skate park, play equipment, soccer field with an underground drainage system, concrete site improvements, curb and gutter, asphalt parking lot, a Snack Bar and Men's/Women's Restroom facility per City of Palm Desert specifications and plans. Coordination with Coachella Valley Water District on the placement of a future well site was a major component of the project.

Construction | Project Manager
2006 – 2007 Palm Desert Redevelopment Agency | Visitor Info Center

Served as the owners representative on this $4 million, 8,200 sf Visitor Information Center project. Responsible for quality control and construction safety oversight. Conducted daily meetings and conferences; and received, managed, and distributed submittals. Managed all contract administration and compliance. Staff also provided pre-construction (including a biddability/constructability review) and construction management services.

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Construction Manager | Inspection
2009 – 2010 City of Hermosa Beach | Pier Avenue

This was a $4 million project, which had several funding sources including a $1.2 million federal ARRA Grant from the State Water Boards. The primary goals for this project are to improve the aesthetics of the street and improving pedestrian accessibility, parking, landscaping and hardscape. Pier Avenue is the City's "main street" in the downtown area connecting Pacific Coast Highway to the City's Municipal Pier and Pier Plaza. Pier Avenue is one of the few MTA Bus Routes in the City and will include new bus shelters and other transit related improvements.

Construction Management
2006 City of Rancho Mirage | Santa Rosa Villa Housing Project

Provided pre-construction services, and construction management and administration related services for the City's low-income housing project and on site daily serving as owners representative. Ensured construction safety oversight, quality control, progress payments, contract administration/compliance, and document control.

Construction Inspector | Office Engineer
2005 – 2006 City of Rancho Mirage | Rancho Mirage Public Library

A new $15 million public library is a one-story civic library building of approximately 43,000 square feet on a 9-acre site located along Highway 111 between San Jacinto Drive and Paxton Drive. The building interior floor plan consists of offices, classrooms, commercial kitchen, conference room, dining room, lounges and reading rooms. The site development incorporates two transition roads and parking lots, civil grading/soil export work, architectural surface feature improvements, and irrigation and landscaping.

Construction Management
1998 – 2004 City of Lomita | Hathaway Park Improvements

As Construction Manager I provided construction management services for the installation of new playground equipment at Hathaway Park.

CIP Project Manager
1998 – 2004 City of Lomita | Multiple CIP Projects

Construction Manager and Inspector for capital improvement projects in the City ranging from street repair to the construction of new municipal facilities. Coordinated and scheduled appropriate design services, reviewing completed plans and specifications, prepared or supervised the preparation of bid packages, reviewing bids and providing general engineering supervision during construction. Tracked all project correspondence using Expedition.

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Ramiro Herrera

Senior Construction | Project Manager | Inspector

Ramiro brings more than 28 years of successful client representation in pre-construction programming, project and construction management experience for large, complex commercial, public buildings and infrastructure facilities throughout California.

His diverse experience allows him to bring a clear understanding and considerable depth to any project, contributing to the success and safety of all projects. Management of multi-million dollar projects includes libraries, LEED buildings, fire stations, senior centers, City Hall projects, housing developments, and Aquatic centers and parks.

Ramiro has a keen ability to collaboratively work with project team stakeholders and the public ensuring projects are well managed and kept on schedule and with program budget. His strong leadership, effective communication skills, keen organization, and positive approach results in the successful completion of the projects he manages.

EDUCATION

Bachelor of Science, Building Construction
Texas A&M University
College of Architecture
1981

PROFESSIONAL AFFILIATIONS

Construction Management Association of America

PROJECT SPECIFIC EXPERIENCE

Construction Observer | Construction Manager
Interwest Consulting Group | 2011 – Present

Performs a variety of construction management services to several southern California clients.

Construction Manager
City of Huntington Beach | Civil Source, Inc. | 2009 – 2011

Responsible for daily on-site construction management for the construction of a six-building complex during on-going Water Operations and Utility Yard operations.

Senior Program Manager
Orange County Department of Education | Arcadis US Company | 2008 – 2009

Responsible for pre-construction services related to Owner representation, design management, DSA approval processing, and bid-ability and constructability reviews, contractor quote solicitations, and schedule reviews for a proposed $17 million five building campus located in Fountain Valley, CA.

Project Management
Harris & Associates | 1988 – 2007

Provided project oversight and managed staff for the below clients and projects:

City of Rancho Mirage	$15M	Public Library Building
	$6M	Santa Rosa Villa Senior Housing
	$1M	Fire Station #01 and #02 Renovations
City of Palm Desert	$4M	Visitors Center (LEED Silver) Certified
	$6M	Corporate Yard Expansion project.
	$10M	23-acre Freedom Park project.
	$12M	California Villa Housing Phase I & II
	$5M	Laguna Palms Housing Renovation

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Design Coordinator | Project Manager Design-Build
San Diego County Water Authority | 2002 – 2003

Served as design coordinator for the SDCWA $20M, 60,000 sq. ft administration facility design/build project. Provided on-site construction management and oversight services during the construction and close out phase.

Project Manager | Construction Manager
City of Irvine Heritage Park Pool Project | 2002 – 2003

Responsible for pre-construction services and on-site daily CM tasks in preparation for the construction of $15M Heritage Park aquatic complex. The project was adjacent to and a multi-use aquatic facility for the City, Irvine Independent School District, and swim clubs.

Project Manager | Construction Manager
City of Culver City Senior Citizens Center | 2000 – 2002

Design review, pre-construction, bid, award services, and on-site construction management services for the $8M, 45,000 sq. ft Senior Center.

Project Manager | Construction Manager
City of Commerce | 1999 – 1992

Provided project and construction management services for $45M Rosewood Park Improvement project. Scope included multi-phased renovation over 7 years to an existing City Hall Complex located on a 17-acre site. The construction effort involved staged demolition and staff relocation into temporary facilities to construct: $4M Senior Center | $12M Transportation/Bus Facility |$15M Community Center

Construction Manager
City of La Quinta | 1990 – 1992

Construction management services for the $15M, 45,000 sq.ft City of City Hall project. Responsible for day-to day response to Contractor RFI's, submittals, correspondence, negotiating CCO's, and monitoring quality and general compliance to the contract documents.

Capital Improvement Project Inspector
1988 – 1990

Managed a variety of projects for Caltrans, City of Mountain View and City of Sunnyvale.

Construction Engineer
Clearwater Constructors, Inc. | Austin, Texas

The project was $10M, 13-bent I-37 overpass in Brownwood, Texas.

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EDUCATION

BS University of Colorado

REGISTRATIONS
CERTIFICATIONS

OSHA Safety

Competent Person Excavation Training

Les Chapman Jr.

Public Works Inspector

Les has worked in the construction industry for 20 years and brings a wealth of experience and knowledge having served several jurisdictions in California. He has served various positions in the construction, public works, and water services areas. His attributes consist of being very hard-working, honest, organized, reliable, punctual and a problem solver under any circumstance.

Les makes a difference by developing solid partnerships with staff and the public. He works to help people understand the process and policies through excellent communication skills. Les has received awards for is outstanding service.

PROJECT SPECIFIC EXPERIENCE

Public Works Inspector
2009 – Present Interwest Consulting Group | Los Angeles

Les performs a variety of Public Works inspection services to jurisdictions throughout southern California.

Public Works | Construction
2005 – 2009 Interwest Consulting Group | Elk Grove

Assigned to the City of Elk Grove to support the warranty inspection group, the storm water inspection group, fielding construction related service requests and serves as the Safety Officer for the construction inspection team. He also provided fleet management for Interwest Consulting with regards to the inspector's trucks and vehicle maintenance. As new inspectors are hired, Les is responsible for all new-hire activities to include safety orientation, internal processes, vehicle and tool disbursement and general processes associated with a new employees as well as inspectors exiting Interwest.

Warranty Inspector
2001 to 2004 Kaleidoscope Consulting Services |Denver, CO

Under the direct supervision of the owner, He performed warranty inspections for numerous development and agency projects throughout the Denver Metro area for a 3-person operation. Performed all punchlist walk-throughs for acceptance of projects and generated punchlists. Scheduled contractors and subcontractors, obtained necessary permits, scheduled all necessary agency inspections, scheduled all necessary materials testing and performed all of the owner's representative inspections. Responsible to insure compliance with the plans and specifications, the completeness and timeliness of punchlist repairs, compliance with traffic control plans and site restoration.

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Stuart Blakesley

Fire Plans Examiner | Fire Protection Inspector

Stuart brings more than 30 years of fire industry knowledge and experience having worked as a fireman and paramedic for nearly 20 years and the last 10 years as a fire plan review and inspector. He utilizes his vast training and hands-on experience in the field to provide thorough and detailed Fire Protection Plan Review and inspection services to the clients we serve.

His community service and dedication provides a solid background for delivering timely, accurate, and efficient reviews in accordance with the state, federal and local laws. His collaborative approach brings insight to the project and resolution to any potential problems.

EDUCATION

AS, Building Inspection Technology
Butte College | Hayward, CA | 2001

AS, Fire Science, 2001
Paramedic, Licensure, 1986
Chabot College | Oroville, CA

REGISTRATIONS CERTIFICATIONS

ICC Certificate, UBC

ICC Certificate, UMC

ICC Certificate, UPC

CA Fire Training Certificates:
EMT-I
Fire Fighter I
Fire Fighter II
Rescue Systems 1
Rescue Systems 2
Trench Rescue
Swiftwater Rescue Technician
Confined Space Rescue Operations
Fire Prevention 1A
Fire Prevention 2A
Fire Prevention 2B
Fire Prevention 2C
Fire Prevention 3A
Fire Prevention 3B
Fire Investigation 1A
FC 831
Fire Management 1
Fire Instructor 1A
Fire Command 1A

PROJECT SPECIFIC EXPERIENCE

Fire Plans Examiner
2012 – Present Interwest Consulting Group
Fire Plans Examiner performing comprehensive fire plan review and inspection for fire protection systems for various jurisdictions in California.

Fire Inspector/Fire Plans Examiner
2010 – 2011 City of American Canyon
Performed fire plan review of buildings, fire alarm systems, fire sprinkler systems and fire pump and fire inspection services.

Fire Plans Examiner
2005 – 2011 Petaluma Fire Department
Performed fire plan review of buildings, fire alarm systems, fire sprinkler systems and fire pump.

Fire Inspector II
2004 – 2009 City of San Rafael Fire Department
Performed fire inspection services

Fire Inspector
2003-2005 Novato Fire Protection District
Performed fire inpsection services for the City of Novato

Fire Engineer/Paramedic
1980 – 2001 City of Fremont Fire Department

Firefighter/EMT
1980-1981 City of Salinas Fire Department

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Annette Bevier, EIT

Senior Plans Examiner

Annette has experience performing life-safety, architectural, mechanical, plumbing, electrical, fire (sprinklers, alarms, hood suppression, etc.), accessibility and structural reviews in residential, multifamily and commercial projects, including specialty reviews of OSHPD 3 licensed clinics, industrial facilities, hotel/motels and residential care facilities. This valuable experience is also evident in that Annette specializes in working directly with applicants, designers and jurisdictions, having successfully served the the central valley and Nevada. She approaches plan review with her unique knowledge while balancing the delivery of timely and accurate reviews and remaing responsive and approachable to the public. Annette is extremely skilled in all disciplines required to successfully bring projects to approval.

EXPERTISE

ICC Plans Examiner

EDUCATION

BS, Civil Engineering,
California State University, Fresno, CA
May 2008

REGISTRATIONS CERTIFICATIONS

ICC/ICBO Plans Examiner

Engineer-in-Training
State of California

SPECIFIC EXPERIENCE

Senior Plans Examiner
2007 – Present Interwest Consulting Group

Lead project manager performing comprehensive plan review and client relations services in California. Reviews residential and non-residential plans for compliance with California Building, Plumbing, Mechanical, Electrical, Energy, Green Building Standards, Fire Codes, NFPA Standards, and California Accessibility Standards; state and local building codes, policies, amendments, and ordinances.

HIGHLIGHTED PROJECTS

Helena Chemical Company: Automatic fire sprinkler system for single-story hazardous materials storage facility.

Hanford Medical Pavilion: Automatic fire sprinkler and fire alarm systems for three-story medical office building, including ambulatory surgical clinic and imaging center.

Koinonia Christian Fellowship: Fire alarm system for single-story multi-purpose religious facility.

Multiple Walmart Stores: Automatic fire sprinkler system for single-story mercantile facility.

Chinese Kitchen: Hood fire suppression system for restaurant facility.

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EXPERTISE

Fire Protection Plan Review

EDUCATION

AA, Mechanical Engineering Drafting
Sierra College | Rocklin, CA | June 1975

REGISTRATIONS CERTIFICATIONS

The following classes at UC Davis Extension towards a Fire Protection Certificate:
Introduction to Fire Protection
Building Design for Fire Protection & Life Safety
Special Hazard Suppression Systems

Loralyn Davis

Senior Fire Plans Examiner

PROJECT SPECIFIC EXPERIENCE

Senior Fire Plans Examiner
2007 – Present Interwest Consulting Group

Senior Fire Plans Examiner performing comprehensive fire sprinkler plan review for various jurisdictions northern California.

Fire Protection Plan Review Consultant
2000-2006 City of Sacramento

Performed fire plan review of new high-rise buildings, fire alarm systems in high-rise buildings, fire sprinkler systems for major retail complexes such as The Promenade, and of fire pump and fire sprinkler systems for high-piled, combustible storage occupancies such as Sam's Club.

1977-2009
Fire protection contractors such as Acme, Automatic Sprinkler, Capital, Dolphin, Grinnell and Simplex Grinnell as outlined below:

Lead Designer
2009-Present Dolphin Fire Protection

Design Manager
2006-2009 Simplex Grinnell Fire Protection

Design Manager
1996-2000 Simplex Grinnell Fire Protection

Designer/Project Manager
1985-1996 Capital Fire Protection Engineering, Inc.

Designer/Estimator
1979-1985 Acme Fire Protection

Designer
1978-1979 Grinnell Fire Protection

Designer
1977-1978 Automatic Sprinkler Corp. of America

As a fire sprinkler designer, estimator, project manager, lead designer and design manager, Loralyn has designed fire sprinkler systems for major projects such as Sacramento International Airport Terminal B and Sutter Roseville Hospital, but also water supply calculations for rural projects using NFPA 1142.