

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES

THIS CONSULTANT AGREEMENT is made and effective as of December 13th, 2023 between the City of Hawthorne, a municipal corporation ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on December 13th, 2023, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public

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Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

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

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of \$1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

- B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: \$1,000,000.
- C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. **INDEPENDENT CONSULTANT**

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. **LEGAL RESPONSIBILITIES**

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint,

subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

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19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:



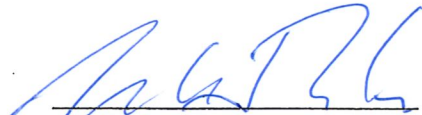
Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:



By: _____
Name: **RANIA ALOMAR**
Title: **PRESIDENT**
Rania Alomar Architect, Inc. (RA-DA)

APPROVED AS TO FORM:



ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:



DAYNA WILLIAMS-HUNTER
City Clerk
City of Hawthorne

EXHIBIT A

Proposal



ARCHITECT : RA-DA

PROJECT PHASE	TASK	Staff Classification	HOURS	HOURLY RATE	TOTAL	TOTAL BY PHASE
Kickoff and Pre-design	<i>Tasks per workplan and RFP</i>	Principal	32	250	\$8,000.00	\$19,840.00
		Project Manager	8	200	\$1,600.00	
		Staff	64	160	\$10,240.00	
Schematic Design		Principal	64	250	\$16,000.00	\$69,760.00
		Project Manager	64	200	\$12,800.00	
		Staff	256	160	\$40,960.00	
Design Development		Principal	64	250	\$16,000.00	\$80,000.00
		Project Manager	64	200	\$12,800.00	
		Staff	256	160	\$40,960.00	
		Staff	64	160	\$10,240.00	
Construction Documentation		Principal	88	250	\$22,000.00	\$110,000.00
		Project Manager	88	200	\$17,600.00	
		Staff	352	160	\$56,320.00	
		Staff	88	160	\$14,080.00	
Permitting		Principal	4	250	\$1,000.00	\$10,280.00
		Project Manager	8	200	\$1,600.00	
		Staff	48	160	\$7,680.00	
Construction Administration		not included				
TOTAL FEE			<i>1612</i>			\$289,880.00

TOTAL HOURS

Not Included:

- Furniture and Equipment
- Signage design (other than building name if integrated into the design)
- Presentation Renderings and Boards
- Community Outreach
- Construction Administration
- Multiple design options

~~October 24, 2023~~

REVISED: November 15, 2023

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046
mike@ra-da.com

Subject: City of Hawthorne Senior Center
Structural Engineering Scope of Work

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for structural engineering services for the addition and renovation of a project located at the above noted address.

Based on the RFP we received from your office on 10.03.23, we propose to perform consulting structural engineering services as follows:

The City will be adding a 2nd floor of approximately 10,000 SF to the existing one-story Senior Center located in the rear parking lot of the City Memorial Center. The work will also consist of designing renovations to the 1st floor, which include but not limited to new stairway and elevator to new 2nd floor, new offices, flooring, and a new window wall.

Senior Center + Addition

The existing Senior Center is approximately 9,600 SF. The existing gravity force resisting structure consists of 1/2" plywood spanning to 2 FT x 12 FT roof rafters supported on built-up steel girders spanning to steel columns. The exterior walls are 2 FT x 6 FT wood stud bearing walls, which also function as plywood sheathed wood shear walls. The existing foundation consists of a continuous strip footing at the perimeter with enlarged shallow footings at the steel posts. The building needs new equipment/appliance upgrades and other improvements on the existing 1st floor.

The new 10,000-SF addition will become the new 2nd floor for the senior center and work consist of designing new stairway, elevator, ADA compliance restrooms, office spaces, activity rooms, a large lounge area, and patio deck for outside activities/dinning. The work also consists of structural analysis to determine if the 1st floor can support the new 10,000-SF addition.

Project Scope

1. Develop construction plans and details of the structural elements including gravity load resisting system, lateral force resisting system and associated foundations for wind and earthquake forces to meet current code requirements.
2. Develop structural calculations necessary for proper structural design and submittal to the Department of Building and Safety.

3. Assist the Client in obtaining plan check approval for the structural portion of the work. Provide structural corrections and clarifications as required by the City. Meet with the Department of Building and Safety, as required, to facilitate the structural plan check process.
4. Render interpretations of the construction documents including the issuance of clarification drawings if required for the proper execution of the work.
5. LFA shall be entitled to rely on the adequacy and accuracy of information provided by Client or Client's consultants. LFA shall coordinate such information solely for interface with its services and shall notify Client of any errors actually identified in such information. LFA shall not be responsible for the acts or omissions of the Client, Owner, Contractors, other consultants and their respective agents or employees, or any other persons or entities performing work on the Project who are not under the direct control or authority of LFA.
6. The parties acknowledge that the Project is a major renovation of an existing building, approximately fifty (45) years old. Without limitation to the Engineer's obligation to perform all Services in accordance with this Agreement, the Engineer is not responsible for the condition of the existing building or differences between as-discovered conditions and the construction documents.
7. LFA will make no representations regarding the suitability for reuse of the existing structures on the site and is not responsible for the condition of the existing structures. LFA is not responsible for existing or unforeseen conditions which may be present at the site and may require additional construction cost, design fees, and schedule extension.

Phase

Schematic Design

1. Develop initial design parameters with the Architect based upon the approved concept design.
2. Participate in the selection of the structural system to be implemented and assist the architect in coordination with other related consultants.
3. Prepare a geotechnical report request including structural requirements required as part of the Geotechnical Engineering evaluation report.
4. Prepare Schematic Design drawings and other documents as required describing the structural systems, materials, and design intent as delineated by the Architect and other such elements, as may be appropriate.
5. Structural plans developed in AutoCAD will depict the structural system showing foundations, core & shell framing and the preliminary design of lateral force resisting systems.
6. Participate in project work sessions that might be required (4 sessions).

Design Development Phase

1. Develop structural design parameters with the Architect based upon the approved schematic design.
2. Prepare design drawings and other documents as required describing the structural systems, materials, and design intent as delineated by the Architect and other such elements, as may be appropriate.
3. Review the geotechnical report for structural concerns relative to the recommended foundation systems.
4. Prepare Design Development level plans in AutoCAD of the structural system showing foundations, framing and preliminary design of special conditions and systems including materials, gross sizes, critical details, coordination clearances and basic dimensions.
5. Participate in project work sessions that might be required (6 sessions).
6. Cooperate with the Client, Architect, and General Contractor in their preparation of cost estimates.
7. Review the Design Development drawings prepared by other consultants and prepare a list of design concerns and considerations related to structural engineering.

Construction Document Phase

1. Structural drawings and calculations shall be “signed and sealed” as required by the Department of Building and Safety in order to obtain a building permit.
2. Prepare construction documents necessary to convey the design that shall be used for bidding and construction. Documents shall include detailing of structural elements and their connections.
3. Provide necessary criteria and other information needed for the design and installation of pre-engineered elements by others, including curtain walls, metal stairs, etc.
4. Indicate on the drawings design criteria such as live and superimposed dead loads, material strengths, and basic structural code requirements.
5. Assist the architect in coordination with the project’s consultants relative to structural impacts to their work.
6. Produce, as required by local jurisdictional authorities, structural calculations in order to facilitate review of the documents for permit.
7. Assist the Architect in specifying the scope, standards and frequency of required testing and inspection services by independent agencies for structural items during construction.
8. Participate in project work sessions that might be required (8 sessions).

Plan Check and Bidding Phase

1. Assist the client in obtaining plan check approval for the structural portion of the work.
2. Provide structural corrections and clarifications as required by the City.
3. Meet with the Department of Building and Safety, as required, to facilitate the structural plan check process.
4. Respond to any pre-bidding questions from contractors.

Exclusions

1. Construction Engineering Services during construction. (under separate proposal, if required)
2. Temporary Shoring Design services (under separate proposal).
3. Civil Engineering Design services (under separate proposal).
4. Revit modeling (can be provided as an Add/Alternate if desired).
5. Design and anchorage of glazing, skylights, storefront, rain screens, and stone systems (typically design-build by contractor).
6. Steel stair design (to be design-build by contractor).
7. Design and detailing of non-structural / ornamental architectural elements and light gage design.
8. Seismic anchorage / bracing of MEP equipment & infrastructure including chillers, ducts, pipes, conduit, etc. (typically design-build by contractor).
9. Vibration / Acoustic Engineering.
10. Revisions to the structural systems due to Value Engineering beyond design development level of completion.
11. Peer Review.
12. Phasing of the project or multiple submittals except as noted herein.
13. As-Built Structural Drawings.
14. Submittal of the structural package to the FEMA or other reviewers. This is typically handled by the Project Architect or Expeditor.
15. Plan check corrections from other disciplines not under LFA direction requiring substantial redesigns.
16. Design and anchorage of storage racks, shelving, parking stackers, etc.
17. Material Testing.
18. PML or Loss analysis.
19. Extended Design Schedules: If the originally agreed upon design schedule is extended, additional fees may be required in order to properly staff the project and continue coordination with the design team.
20. Façade design (typically design-build by Contractor).
21. Non-linear analysis.

Design Fee

We propose to provide the services described above, through permitting, for lump-sum fees as stated below, plus customarily reimbursed expenses in accordance with our Original Base Contract.

Phase	Fee
Schematic Design	\$8,500
Design Development	\$14,300
Construction Documents	\$20,000
Plan Check & Bidding	\$2,800
Total	\$45,600

Additional services, including additional meetings over what is included above, will be based on the following hourly rates. This fee is valid for 365 days from the date of this proposal:

Draftsperson:	\$145.00	Project Manager:	\$215.00
Project Engineer:	\$185.00	Principal Engineer:	\$275.00

LFA welcomes the opportunity to work with you on this project. If this proposal is acceptable, please sign and email back to us.

If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates



Jacob Rodriguez, S.E.
 Principal

This proposal is open for acceptance for 180 days from the date above.

Authorized to Proceed:
 RA-DA

By: _____

Name: _____

Title: _____

Date: _____

TERMS AND CONDITIONS

Effective 06/15/2023

1. REIMBURSABLE EXPENSES

Expenses other than salary costs that are directly attributable to our professional services are invoiced at our cost plus 15%. These expenses include such items as out-of-town travel expenses, use of personal and rental cars, special fees and permits, premiums for additional or special insurance where required, mailing, copying & printing expenses, etc.

2. SERVICES BY OTHERS

When considered necessary, other technical firms or outside consultants may be used with your approval and the cost of such services, plus ten percent (10%), will be included in our invoice. Unless specifically agreed to in writing, LFA has retained no consultants for this project.

3. ACCESS TO SITE

Unless otherwise stated, LFA will have access to the site for activities necessary for the performance of the services.

4. INSURANCE LIMITS

Insurance limits are as follows: General Liability \$1,000,000 each occurrence & \$2,000,000 aggregate, Professional Liability \$1,000,000 each occurrence & \$1,000,000 aggregate. Workman's Comp \$1,000,000.

5. PAYMENTS TO ENGINEER

Invoices will be submitted monthly for the prior month's services unless specified otherwise on Contract. Payment is due upon the invoice date and becomes delinquent thirty (30) days thereafter. In the event of non-payment, LFA may, without waiving any of the claims or rights against you, and without liability whatsoever to you, terminate performance of the services. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1-1/2%) for each thirty (30) days delinquency (provided the rate of such late charge shall not exceed the maximum allowable by the laws of the state in which our office submitting the invoice is located, and if so exceeding, the interest rate shall be the maximum amount allowable in that state). All attorney's fees and expert fees, LFA's time, and costs shall be paid by the Client. Payment to LFA shall not be withheld, postponed, or made contingent on the construction, completion, or success of the project or upon receipt by the Client of offsetting reimbursement or credit from other parties caused additional services or expenses. No withholding, deductions or offsets shall be made from LFA's compensation for any reason unless LFA has been found to be legally liable for such amounts. Payment of LFA's fees shall be a condition precedent to bringing any action or suit against LFA.

6. STANDARD OF CARE

LFA's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that LFA shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Such standard of care is not a warranty or guarantee and LFA shall have no such obligation. Accordingly, Client should prepare and plan for clarifications and modifications which may impact both the cost and schedule of the Project.

7. SCHEDULES & BUDGETS

Any schedules or completion dates, budgets, or estimates of cost prepared by LFA represent LFA's professional judgment based on its experience and available information. Since neither LFA nor Client has control over the cost of labor, materials, or equipment, or contractor's methods of determining prices, or over competitive bidding or market conditions, LFA cannot and does not warrant or represent that actual schedules, budgets or completion dates or actual costs will not vary from schedules or completion dates, budgets, or estimates of cost prepared by LFA or proposed, established, or approved by Client.

8. OTHER PROVISIONS

It is understood that LFA will not provide design and construction review services relating to safety precautions, means, methods, techniques or sequences of any contractor or subcontractor on the project. Further, it is understood that LFA will not provide any supervisory services relating to the construction of the project.

In recognition of the relative risks, rewards, and benefits of the project to both the client and LFA, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, LFA's total liability to the client and all other parties, for any and all injuries, claims, losses, expenses, attorney's fees and expert fees, damages or claim expenses arising out of this agreement, from any cause or causes, shall be limited to LFA's fee. Such causes include, but are not limited to, LFA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Client intends that LFA's involvement with the project shall not subject the individuals affiliated with LFA or its subconsultants to personal exposure for the risk attendant to that involvement. Therefore, any remedies of Client and Client's related business entities concerning services performed pursuant to the obligations imposed by this agreement shall be sought against LFA and/or its subconsultants, if any, and any related business entities, and in no event shall damages or indemnification concerning this agreement and/or project ever be sought against LFA's principals, shareholders, employees, and other affiliated individuals, regardless of the kind and cause of loss involved.

LFA's services are intended for the Client's sole use and benefit and solely for the Client's use on the Project and shall not create any third-party rights. Except as agreed to in writing, Consultant's services and work product shall not be used or relied on by any other person or entity, or for any purpose following substantial completion of the Project.

Any revisions to the structural system due to Value Engineering or a Peer Review are not included in the basic services & will be charged as additional services.

If project is stopped for more than a 3-month period due to any reasons, a restart fee of \$4,000.00 will apply. Project will be designed & submitted to Plan Check to the Governing Authority in ONE Phase & in ONE unique submittal. Additional submittals to the Governing Authority due to Project Phasing will be charged as additional services based on hourly rates.

Either party to this Agreement may not assign its rights hereunder without the prior written consent of the other party. Nothing contained in this agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or Consultant.

9. TERMINATION

This agreement may be terminated by either party by seven (7) days' written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this agreement is terminated, LFA shall be paid for services performed to the termination notice date, including reimbursable expenses due. If LFA for any reason does not complete all the services contemplated by this agreement, LFA cannot be responsible for the accuracy, completeness or workability of the contract documents prepared by LFA if used, modified, or completed by another party or the Client. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold LFA harmless from all claims, liability, or cost (including reasonable attorneys' fees and defense costs) for injury or loss arising or allegedly arising from such reuse, modification or completion made by any party to any contract documents prepared by LFA.

If Client sells the Project, Client shall obtain from buyer an agreement, for the benefit of Consultant, which guarantees that the release and indemnification of Consultant will be honored by buyer and any subsequent buyer. These provisions shall survive the termination of this Agreement; and in the event that any portion of these provisions shall be prohibited by law, then these provisions shall not be void, but rather shall be interpreted as applying only to fullest extent allowed by law.

10. OWNERSHIP OF DOCUMENTS

The drawings, calculations and specifications are instruments of service and are, and shall remain, the property of LFA, whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to LFA. Reuse or modification of the project documents by Client, shall be at Client's sole risk and Client agrees to indemnify, defend, and hold LFA harmless from all claims, damages, and expenses, including attorney's fees, arising out of such reuse or modification by Client or by others acting through Client. If this agreement is terminated as discussed in Item 9 above, the Client shall pay a licensing fee as compensation of \$10,000 for the Client's continued use of LFA's Instruments of Service solely for purposes of completing, using, and maintaining the Project.

11. VENUE

Labib Funk + Associates (LFA) is a DBA of John Labib Structural Engineers, LLP.

This agreement shall be interpreted and enforced in accordance with the laws of the State of California. The venue of any action brought to interpret or enforce any of the terms of this agreement or otherwise adjudicate the rights or liabilities of the parties hereto shall be in Los Angeles County, California.

12. BANKRUPTCY

Consultant shall be entitled to immediately, and without notice, suspend the performance of any and all of its obligations pursuant to this agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary bankruptcy petition filed against Client in the United States Bankruptcy Court, and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this agreement has been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of performance of Consultant's obligation pursuant to this agreement continues for a period in excess of ninety (90) days, Consultant shall have the right to terminate all services pursuant to this agreement.

13. LIEN RIGHTS

This agreement shall not be construed to alter, affect, or waive any design professional's lien, mechanic's lien or stop notice right which Consultant may have for the performance of services pursuant to this agreement. Client agrees to provide to Consultant the present name and address of the record owner of the property upon which the project is to be located. Client also agrees to provide Consultant with the name and address of any and all lenders who may loan money on the project and who are entitled to receive a preliminary notice.

14. THIRD PARTY LENDERS

If payment for Consultant's services is to be made on behalf of Client by a third-party lender, Client agrees that Consultant shall not be required to indemnify the third-party lender, in the form of an endorsement or otherwise, as a condition to receiving payment for services.

15. ADDITIONAL AGREEMENTS/GUARANTEES

The Consultant shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the judgment of the Consultant, increase the Consultant's contractual or legal obligations or risk, or adversely affect the availability or cost of its professional or general liability insurance. Nor shall Consultant be required to sign any documents, requested by any party, including Client, that would result in the Consultant's having to certify, guarantee, warrant or state the existence of conditions whose existence the Consultant cannot ascertain. The Client also agrees not to make resolution of any dispute with the Consultant or payment of any money due to the Consultant, in any way contingent upon the Consultant's signing any such certification, guarantee, warranty or statement.

Jacobus & Yuang, Inc.

330 N. Lantana Street Suite 28, #220
Camarillo, California 93010
Tel. (213) 688-1341 or (805) 339-9434
Fax (866) 431-3256
Website: www.jyiestimate.com

October 19, 2023
Revised: November 15, 2023

4177P-R1

Michael Green, WELL AP
RA-DA
7523 Norton Avenue
West Hollywood, CA 90046

Re: ESTIMATING FEE PROPOSAL – HAWTHORNE SENIOR CENTER - 1ST FLOOR REMODEL & ADDITION AND 2ND FLOOR ADDITION

Dear Michael:

We take pleasure in submitting our revised Fee Proposal for consulting services for the above project, as follows:

Description	1 st Floor Remodel & Addition	2 nd Floor Addition	Total Lump Sum Fee
1. To prepare a <u>Schematic Design Opinion of Cost</u> , based on typical SD Design Information	\$3,600	\$5,640	9,240
2. To prepare a <u>Design Development Cost Estimate</u> , based on typical DD Design Information	\$7,830	\$12,300	\$20,130
3. To prepare a <u>50% Construction Documents Cost Estimate</u> , based on typical 60% CD Design Information	\$6,290	\$9,880	\$16,170
4. To prepare a <u>90% Construction Document Cost Estimate</u> , based on typical 90% CD Design Information	\$5,010	\$7,860	\$12,870
Total Proposed Lump Sum Fee (Drawing printing is included)	\$22,730	\$35,680	58,410

Conferences, Value Engineering, Reconciliation's with estimates by others, Life Cycle Cost Studies, updating or revisions to the above report(s), shall be charged in accordance with the most current Schedule of Fees, when approved and authorized by you.

The above report(s) shall be:

- Prepared to incorporate all trade related disciplines
- Prepared in Master Format™ major division, with labor, material and equipment costs rolled up into a single unit cost
- Submitted in PDF file format only

Not included in the above fee are the following, **unless specifically included above:**

- Value Engineering
- Preparation or completion of Bid Forms
- Field Investigation
- Life Cycle Cost Analysis and/or Cost Benefit Analysis

Jacobus & Yuang, Inc.

RA-DA

Re: ESTIMATING FEE PROPOSAL – HAWTHORNE SENIOR CENTER - 1ST FLOOR REMODEL & ADDITION AND 2ND FLOOR ADDITION

October 19,2023

4177P-R1

Revised: November 15, 2023

Page Two

Not included in the above fee are the following continued, **unless specifically included above** (continued):

- Scheduling related work
- Change Order Evaluation or Negotiation
- Estimation Reconciliation's with other estimates or reconciliation with contractor bids
- Printing of documents required for estimating purposes (true half size required), unless specifically included above – **please also provide PDF copies of drawings**
- Job Order Costing (JOC) pricing approach
- Out-of-Office meetings
- LEED related cost extracts
- Cost Estimate Adjustments for Addenda issued after any completed Estimate Milestone had been issued
- Searching through Proprietary Databases such as Project Wise for documents necessary for estimating – **please provide direct links to extract files to be used for estimating**
- Constructability Review
- Creating a Material Ordering List
- Preparing DSA formatted Estimates with referencing of line-items to SW Publishing (Ex Saylor) coding

This fee proposal shall be made an appendix to any contract between our offices, and is valid for 60 days from the date of this proposal.

We respectfully reserve the right to adjust our fee if the scope of our services is modified.

Our Insurance Coverage's are as follows:

1. General Liability, \$2.0 Million per occurrence, \$4.0 Million General Aggregate
2. Worker's Compensation Insurance \$1.0 Million per occurrence including Defense Costs
3. Automobile Insurance - Scheduled, Hired & Non-Owned Autos, \$1.0 Million
4. Professional Liability Insurance (PLI) – Per Claim/Aggregate, \$2.0 Million. Waiver of Subrogation and Primary non-contributory wording not available for PLI.

Below are the rates applicable to Personnel that shall work on the project:

	Rate per Hour for 01/01/2023 – 12/31/2023	Rate per Hour for 01/01/2024 – 12/31 2024
Principal	\$196.73	\$202.63
Senior Estimator	\$133.39	\$137.39
Estimator	\$98.37	\$101.32

Please sign and date this Proposal to indicate your acceptance of the above conditions, and return one signed copy to this office via facsimile or email (cobusm@jyiestimate.com).

Yours sincerely,



Cobus Malan
Principal Quantity Surveyor

Accepted for: **RA-DA**

By: _____ Dated: _____

October 17, 2023

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046

RE: One (1) New Elevator - City Memorial Center – Cit of Hawthorne

Dear Michael Green,

We propose to provide the Owner/Architect the following elevator consulting services for the new above referenced construction project. The project consists of adding approximately 10K SF of space to the 2nd floor of an existing senior center in the rear parking lot of City Memorial Center. The plan is to add one new elevator.

Schematic Design

1. Perform consultation relating to the evaluation and selection of the most economical and efficient vertical transportation system for the project.
2. Review existing core design to determine the speed, size, and type of elevator that best meets the needs of the building.
3. Prepare a preliminary elevator report exploring different options.
4. Provide schematic drawings showing the layout of the elevator equipment.
5. Provide budget pricing and value engineering alternates.
6. Meet with the Architect and other Consultants to discuss design intent and the integration of the various project systems having an effect on vertical transportation criteria.
7. Attend Owner, Contractor, Architect and governing agency meetings as necessary to coordinate design efforts. Prepare plans and special exhibits as may be required by governing agencies.
8. Design the vertical transportation systems in accordance with applicable codes and regulations which shall be shown with appropriate calculations and described in complete and coordinated Contract Drawings and Specifications.

Design Development:

1. Review updated plans to determine the speed, size, and type of elevator that best meets the needs of the building.
2. Perform consultation regarding design of elevator pits, shafts and machine rooms including mechanical and electrical, structural and governing agency requirements.
3. Prepare a complete elevator report exploring different options and making a final recommendation.

4. Update drawings as needed to show the layout of the elevator equipment. Provide preliminary loads for structural, electrical and mechanical divisions.
5. Provide updated budget pricing and value engineering alternates.
6. Prepare a preliminary list of work that is not included in elevator contractor's scope, but must be coordinated by elevator contractor. This includes but is not limited to security interface, telephone line for elevators, smoke and heat detectors, electrical, structural, and emergency power if provided.
7. Attend design team meetings as required by Owner and Architect.

Construction Documents:

1. Prepare performance-based specifications and include performance based maintenance specifications for all elevators and escalators.
2. Issue contract drawings including elevator layouts with hoistway plan and section.
3. Prepare all contract documents in accordance with the Architect's standards, systems and formats. The consultant shall review these requirements in advance with the Architect prior to start of Contract Documents and Specifications. The specifications will be written with the intent of opening up the bidding process for all major elevator contractors
4. Review Contract Documents to verify that all vertical transportation recommendations have been included in detail and building design.
5. Provide estimated structural, electrical and mechanical requirements to Owner, Architect and other design team members. We will provide estimated loads only. The actual costs for structural, electrical and mechanical engineers are not included in our scope of work.
6. Contract documents will be available electronically in Microsoft Word and Auto CAD.

Bidding Phase:

1. Provide necessary clarification during the bidding period as they apply to the vertical transportation system.
2. Review bid results and prepare spreadsheet showing costs and benefits of each elevator contractor.
3. Conduct bid review meeting with the two or three elevator contractors that provide the proposals with the best value.
4. Recommend the selection of an elevator contractor.

Construction Administration:

1. Review shop drawings and comment.
2. Perform construction observations during the construction phase, as appropriate and as additionally requested by the Architect. Submit a written and photographic summary of all site visits within five working days.
3. Assist in the preparation of vertical transportation systems-related Proposal Requests, Architect's Supplemental Instructions and Construction Change Directives when necessary. Provide text and sketches in a timely manner to describe modification. Maintain updated drawings with approved changes.

4. Review and approve in a timely manner all vertical transportation related shop drawings, test lab reports and submittals.
5. Perform timely review of vertical transportation related Proposal Requests, Architect's Supplemental Instructions, Construction Change Authorizations, Construction Change Directives and Change Orders as appropriate and as additionally requested by the Architect to determine the value of the work in comparison to submitted price.
6. Review Record Drawings as prepared by the General Contractor for general conformance to the work observed and approved changes.
7. Perform final walk-through, preparation of punch list and re inspections to observe corrections.
8. Make the following field reviews:
 - a. Do a final review on each elevator after they have passed the State/City /Federal Inspection and are ready for service.
 - b. Provide a follow-up review to insure that all deficiencies are completed properly.
9. All invoices from elevator contractor will be reviewed and approved as appropriate.
10. Provide assistance to Architect, Owner, GC, and other trades as questions arise during the project.
11. The above services will be provided for the following fees:

Item	Price	Authorized
Schematic Design	\$2,500.00	
Design Development	\$3,200.00	
Contract Documents	\$4,500.00	
Bidding Phase	\$500.00	
Construction Admin.	\$3,000.00	
Total	\$13,700.00	

Architectural Elevator Consulting, LLC		Client's Acceptance	
Submitted by: (Signature)		Accepted by: (Signature)	
Name:	Bob Nicholson	Name:	
Title:	Elevator Consultant	Title:	
Date:	10/17/23	Date:	
Co. Name:	Architectural Elevator Consulting, LLC	Co. Name:	

Upon review and approval sign and return two copies. Upon receipt we will countersign with our approval and return one fully executed contract for your files.

Terms and Conditions of This Agreement:

-
- I. **INSURANCE:** Upon request by the Owner or Owners' representative, AEC will issue its standard professional and general liability insurance. Liability shall be limited to the fee proposal amount of this Agreement or \$250,000 whichever is lower.
 - II. **INDEMNIFICATION PROVISIONS:**
 - a. The Consultant shall be responsible for all of the work performed directly by their employees, any Associates or those persons retained or independently contracted by the Consultant to perform any of the work identified in this Agreement in concurrence with this project and the Consultant shall defend, indemnify and hold harmless the Owner/Client (as identified in the Agreement) against claims arising out of their sole negligence.
 - b. The Consultant shall not be held responsible for any damages, injuries, etc., arising out of the acts and/or omissions of the Owner/Client or any of the Owners/Clients designated representatives, Agents, employees, other Consultants, Contractors, Sub-Consultant, Sub-Contractors, or any other persons performing any of the work requested by the Owner/Client.
 - c. The Consultant shall not be held responsible for any delays to the project that is beyond their direct and immediate control.
 - III. **PROVISIONS FOR TERMINATION OF THE AGREEMENT:**
 - a. This Agreement may be terminated by either party at any time upon the receipt of a fifteen (15) calendar day written notice to the other party to this Agreement. Should the Agreement be terminated by the Owner/Client, the Owner/Client shall provide all up-to-date compensation to the Consultant for all work performed within fifteen (15) calendar days from the date of the termination letter.
 - IV. **MISCELLANEOUS PROVISIONS TO THE AGREEMENT:**
 - a. This Agreement is binding upon the parties identified in this Agreement and shall be binding upon their legal representatives, executors, heirs, or administrators.
 - b. Should the Agreement have any provisions found to be invalid or unenforceable, the remainder of the Agreement shall continue to be in effect, less the offending provisions.
 - c. The written Agreement shall constitute the binding requirements of the contract by both parties of the Agreement and shall not allow the introduction of any other oral and/or written agreements or understandings between the parties that are not properly identified in this Agreement.
 - d. If the equipment is to be installed in a new or modified hoistway or in an existing hoistway, enclosure or structure, there exists the possibility that certain unforeseen field conditions may be encountered that could result in re-design work and/or additional services being required by the Consultant. If this unforeseen condition should arise, then this extra work shall be considered beyond the initial and original Scope of Work of this project as previously outlined. Therefore, any additional work required and authorized by the Owner/Client, shall be invoiced periodically, as the work progresses, utilizing a time card basis based upon the noted Hourly Rate Schedule.
 - e. Architectural Elevator Consulting, LLC reserves the right to obtain the services of an Associate or Associates to assist with any of the services or work that has been identified in this Agreement.
 - f. This Fee Proposal shall be valid for a total of sixty (60) calendar days from date of issuance.
 - g. This proposal covers the use of any Architectural Elevator Consulting, LLC specifications, drawings and/or documents for the project that is identified in this Fee Proposal only. Any use of the specifications, drawings and documents provided to the Owner are prohibited from being copied and/or used by the Owner/Client for any other project or projects without express written permission and additional compensation provided to the Consultant.
 - V. **Excluded:** Structural, electrical and mechanical engineering services are not part of this Agreement. We will provide preliminary loads for these items. Actual engineering for these items shall be by others and is not included in our fee proposal.
 - VI. **Expenses:** Traveling expenses are not included in our proposal fee. We estimate that we will perform ___ field visits throughout this project. Our traveling expense per trip shall include hotel, airfare, parking, mileage, hotel, and other miscellaneous traveling expense and shall be billed at cost.
 - VII. **Reproduction Costs:** We will email all our reports in PDF format as part of our base fee. If hardcopies of the report are needed we will charge for the reproduction costs. For the construction documents we will prepare PDF Electronic files and e-mail the documents to the bidders. Any bulk specification and/or document reproduction costs required for the project shall be billed as an extra at our cost.
 - VIII. **Billing/Payment:** At the completion of the initial field review and submission of our report or contract documents we will invoice for the entire contract amount for said phase. During the Project Management phase we shall bill based work completed to date. All invoices shall be due within 30 days of invoice date. Invoices that are not paid within 60 days are subject to 1.5% interest per month or the highest legal amount permitted by state law, on the open balance. All legal and collection fees associated with collecting the fees shall be the responsibility of the Client/Owner.
 - IX. **Scheduling:** As part of our work we will require to remove a (an) elevator from service. We will work with the building manager to schedule this during non-peak periods to ensure minimal disruption to the building operations. For the escalators we will require that the elevator service company have a mechanic on site to open and close the escalators and run the units so we can witness the operation and testing. The cost for the elevator service company's labor and expense is not included in our proposed fee.



Your Building
Envelope Consultant

4740 Von Karman Ave,
Suite 130
Newport Beach, CA 92660
Phone: (949) 955-2777
www.d7consulting.com

October 18, 2023

Michael Green, WELL AP
RA-DA Design and Architecture
7523 Norton Avenue
West Hollywood, California 90046

Reference: Design & Construction Administration Proposal – Building Envelope
City of Hawthorne Senior Center – New Addition
Hawthorne, CA

Dear Mr. Green:

Thank you for the opportunity to provide you with this Proposal for Consulting Services for the project referenced above. D 7 CONSULTING INC. offers the following for your review.

PROJECT DESCRIPTION

The project is the addition of a 10,000-SF 2nd floor to an existing 1-story Senior Center.

D 7 CONSULTING INC. SCOPE OF WORK

D 7 will provide services related to the Building Envelope components listed in the RFP, including; Air and Water Barrier and sealants for new windows. Horizontal Waterproofing/Roofing for new Roof Terrace locations and Planter waterproofing for new planter work to be included on the Roof Terrace areas.

PHASE I – Schematic, Design Development and Construction Documents:

1. Consultant shall proceed with the **Schematic Design Phase** once confirmation of the requirements of the project has been discussed with the Architect:
 - a. Provide Basis of Design Document & material cut sheets related to the waterproofing and roofing systems for the project;
 - b. Develop Schematic Design for review by the Project Team;
 - c. Review and comment on preliminary cost estimates and assist in value engineering options as requested.
 - d. A total of two (2) meetings in person are included.

2. Consultant shall proceed with the **Design Development Documents** of the project upon confirmation and authorization from the Architect and approval by the Owner:
 - a. These documents shall consist of Guideline Specifications and related Details to fix and describe materials and systems that may be appropriate for the roofing and waterproofing;
 - b. Coordinate the design with the systems & decisions established by the Project Team;
 - c. Provide Construction Development Specifications for roofing and waterproofing systems as part of our work on the project.
 - d. A total of two (2) meetings are included.
3. Consultant shall proceed with the **Construction Document Phase** of the project upon confirmation from the Architect:
 - a. Provide revisions to the Design Development Documents as required to facilitate the normal evolution of the final Project design;
 - b. Final preparation of Detail Drawings and final preparation of the Specification sections as determined during the Design Development phase.
 - c. Bid Review/Analysis and Respond to RFI's is included.
 - d. Two (2) meetings to review final design documents is included.
4. Plan check / Pricing Phase
 - a. Provide City plan check response related to the roofing and waterproofing items.
 - b. Consultant shall provide bid review of items related to the roofing and waterproofing systems.

PHASE II – Construction Administration:

1. A D 7 Consultant will review **Submittals & RFIs** and provide response to all roofing and waterproofing related material sample submittals for system application, fastening, termination, etc. Review and respond to all **Shop drawings** and subsequent RFIs submitted by the Builder in regard to the roofing and waterproofing application.
 - a. A total of twenty (20) hours are included.
2. D 7 will conduct **Pre-Job Conference Meetings** for Roofing & Waterproofing. The meetings will entail the following:
 - a. Meet at the job site with the Contractor awarded the project along with the Manufacturer's Representative, Owner and all other Subcontractors;
 - b. Review all approved material submittals, application techniques and/or requirements;
 - c. Establish working schedule, staging areas and review all project specific requirements or restrictions;
 - d. Document the minutes of the meetings and issue to all parties.
 - e. A total of two (2) meetings are included for pre-construction conferences.

3. D 7 will attend **Progress Site Meetings**:

- a. The project Consultant shall meet at jobsite to audit ongoing roofing and waterproofing installations. D 7 will issue written reports and photos to all involved parties in order to document any modifications, changes or resolution of issues that occur during the ongoing roofing and waterproofing project.
- b. A total of twelve (9) meetings are included.

4. D 7 will conduct **Final Inspections**. This includes the following:

- a. Upon notification from the Contractor, a Final Inspection is conducted;
- b. A written Report will be developed noting items unfinished or incomplete prior to final acceptance of the project;
- e. The Final Inspections will be conducted with all concerned parties i.e., Manufacturer's Representative, General Contractor, Roofing Contractor, Architect and Consultant, etc.
- f. One (1) meeting is included.

PRICING FOR EACH PHASE AND TOTAL COST

PHASE I:

SD:	\$ 4,400.00
DD:	\$ 6,500.00
CD:	\$ 13,300.00
Sub-Total Phase I:	\$24,200.00

PHASE II:

\$ 29,500.00*

***This cost does not include Quality Assurance Observation. Final Inspections are only performed on work in which D 7 provided Full-time Quality Assurance Observation (see Note #5).**

TOTAL PRICE:

\$ 53,700.00

Thank you for the opportunity to issue this Proposal for Consulting Services. Please contact me at your convenience if you have any questions or would like to discuss this Proposal.

D 7 NOTES:

- Note #1:** D 7 has included services and fees for exterior wall waterproofing systems and door/window flashing components on the building. D 7 has not included interior kitchen or bathroom systems related to waterproofing. No exterior plaster, other exterior skin components are included.
- Note #2:** Site Visits shall consist of meetings at the project to review questions, concerns or non-compliant work related to roofing and waterproofing components on the day of each visit. D 7 will also review and document the roofing and waterproofing application on the day of each visit, provide assistance with moisture tests on substrates prior to application of roofing and waterproofing components when necessary, and review mock-up of/or preliminary installations of roofing and waterproofing components.
- Note #3:** Site Visits or Punchlists do not represent approval or acceptance of the roofing and waterproofing installations. Work installed prior to or after the date on which visit occurred cannot be reviewed with regard to substrate conditions, installation procedures or system attachment. Incomplete work, improper work or any component not reviewed prior to the actual day of each visit is not the responsibility of D 7.
- Note #4:** D 7 recommends Full-time Quality Assurance Observation in order to provide complete documentation of work related to roofing and waterproofing.
- Note #5:** Final Inspections are only performed on work in which D 7 provided Full-time Quality Assurance Observation.

TERMS & CONDITIONS

D 7 must have fully executed proposal or contract for work prior to commencement of services for the project. The D 7 Terms & Conditions must be incorporated into, by reference, or included as an attachment to any contract created by or issued by the client.

Payment terms shall be Net Thirty (30) days from **DATE OF INVOICE**. Any other terms agreed to shall be clearly depicted within a separate contract document and must be agreed to by D 7 prior to commencement of any services on the project.

Payments made after requirement listed above or agreed upon shall incur additional cost of 3% of invoice total.

Late payment of invoices shall be cause for D 7 to stop services on the project. Work will commence when all payments due are current.

D 7 can terminate services on any portion of the project provided we have notified the client in advance no less than 30 days.

D 7 is not responsible for any 3rd party dispute. Payment of services is required regardless of client or other party entering into mediation or arbitration during the work or after the completion of the project.

D 7 reserves the right to file liens on all projects in an effort to secure payment in a timely manner. Releases or waivers shall be furnished upon payment of services in full.

Quality Assurance Observer (QAO) daily rate is based on four (4) hours or more per day. Half (1/2) day rate will be charged on QAO under four (4) hours. Holidays are billed at two times (2) the daily rate. Holiday Weekends are billed at one and one half times (1 1/2) the daily rate. QAO in excess of eight (8) hours per day and/or forty (40) hours per week will be billed at one and one half times (1 1/2) the standard rate. A Show Up fee of a quarter (1/4) the Daily rate will be incurred for days when the QAO arrives at the jobsite as scheduled and no work is performed.

All Consulting services performed for the above referenced project, at the request of the client, and not specifically outlined herein, will be billed at the rate of \$275.00 per hour.

D 7 reserves the right to increase the fees listed in this proposal based upon any request for insurance certificates or indemnifications above and beyond our standard coverage. D 7 will provide the Client with a breakdown of the cost, if any, and proceed only after receiving written authorization from the Client.

The Consultant will not be a constructor, thus will not participate in any construction contracts under the project. The Consultant will work with the Project Team and monitor the Roofing & Waterproofing Contractor that has been retained to perform the specified scope of work.

Limitations On Consultant's Responsibility, Indemnity & Insurance

Client acknowledges that Consultant is performing professional services on behalf of Client and in the event claims, losses, damages or expenses are caused by the negligence of Consultant or Client or both, Client agrees to indemnify and hold harmless Consultant, and Consultant's officers, employees, agents and representatives, from and against liability for all Professional Liability claims, losses, damages and expenses whether or not insured, including reasonable attorney's fees.

This Proposal is good for 60 days from date listed above. If after 60 days the Client requests services outlined within this Proposal, D 7 shall review and provide revised pricing as necessary.

No changes/modifications may be made to this proposal without prior consent/agreement by both parties.

Agreed and accepted as of the first date set forth below.

Dated: _____

Client Signature

Print Name

Company

Title

Dated: _____

Principal's Signature

Joseph Daniels, President

Print Name

D 7 CONSULTING INC.



Michael Green <mike@ra-da.com>

RE: Hawthorne Senior Center 2nd floor addition from LFA

1 message

Jelisa Thomas Adams <jelisa@geoconinc.com>

Fri, Oct 20, 2023 at 11:44 AM

To: Michael Green <mike@ra-da.com>

Cc: Rania Alomar <rania@ra-da.com>

Hi Michael,

The below information provides a rough ROM estimate for just the geotechnical investigation report for the Hawthorne Senior Center expansion project. It is suggested that an additional budget of \$1,750 be considered for post-report consultation services. Scope Alt 1 would be recommended if as-built plans showing the dimensions of the existing foundation system are not available. Scope Alt 2 would be recommended if test pits to expose the existing foundations are not needed.

Please let us know if you have any questions and if you need anything else to support your submittal,

Geotechnical Investigation Alt 1: \$14,600.

- 2 days of test pit explorations to expose existing footings. Estimated that 4 test pits can be completed. Test pits to be extended via hand auger for collection of soil samples; maximum depth of 15 feet anticipated.
- Work can be performed M-F, 7am to 5pm.
- No permits required (given lack of GW and relatively shallow depth of explorations).
- All soil cuttings will be backfilled into borings; no offsite soil disposal required.
- If exploration is performed inside of existing structure, floor covers, vapor barrier, and rebar will not be restored.
- PW rates apply.
- Percolation testing not included.

Geotechnical Investigation Alt 2: \$10,500.

- 1 day boring explorations. Estimated that 3 borings can be completed. Maximum depth of 15 feet anticipated.
- Work can be performed M-F, 7am to 5pm.
- No permits required (given lack of GW and relatively shallow depth of explorations).
- All soil cuttings will be backfilled into borings; no offsite soil disposal required.
- If exploration is performed inside of existing structure, floor covers, vapor barrier, and rebar will not be restored.
- PW rates apply.
- Percolation testing not included.

Proposal pricing for Hawthorne Senior Center Renovation Project, Monrovia, CA

KMAC – Specifications and Technical Assistance

Lump Sum pricing by Phase: (Breakout per Phase)

Construction Specifications and Technical Assistance:

SD Design submittal - \$3,360

(Outline specifications)

DD Design submittal - \$15,400

(Partial and in-progress specifications)

CD Design Submittal (Permit) – \$13,440

(Full length specifications)

Permit/Bid – \$2,800

(AHJ corrections and packaging, Bidding & Negotiation assistance)

CA: Technical review and CA assistance (RFIs, submittals, substitutions, etc.) – \$1,400.

Total - \$36,400

Reimbursables - \$2,400 (One trip to LA as required for team meetings) (Optional – use if needed)

Separate line items: (Deducts or adds to total price above)

Removal of Creation of Division 00/01 documents (DD/CD phase) – Deduct \$6,000

Additional hours of CA or technical assistance – At hourly rate of \$150 per hour.

Assumptions/Exclusions/Qualifications/ Notes:

1. Pricing is based on information received from Michael Green of RA-DA on 10/12/2023 and 10/19/2023.
2. Pricing includes creation of Division 01 and coordination with Owner's Front end (Contracts and conditions) documents. Division 01 creation is included in the base price, if not needed, separate line items deduct pricing is included.
3. Coordination and assembly of specifications and Project Manual documents by disciplines directly contracted to/directed by AOR is included in this pricing.
4. Pricing assumes review of City standards and documents, but not use of specific City master spec. Pricing is contingent on use of consultant's own master specification.

Full proposal will follow if RA-DA wins project.



Michael Green <mike@ra-da.com>

Re: Hawthorne Senior Center RFP for RADA (fast turnaround)

1 message

Glenn Tanner <glenn@mep-llc.com>

Mon, Oct 16, 2023 at 11:34 AM

To: Michael Green <mike@ra-da.com>

Cc: Rania Alomar <rania@ra-da.com>, "betty@mep-llc.com" <betty@mep-llc.com>

Hi Michael happy Monday! Please find below our MEP design proposal. Thank you, it has been a blessing to have become affiliated with you and Rania. I based this off of the Monrovia proposal for consistency. /// G

P-23-514

Site: City of Hawthorne Senior Center; [4455 West 126th Street, Hawthorne CA 90250](#).

Base scope: Existing 9600-SF single story structure will be expanded by a new 10,000-SF 2-story addition . Existing structure mechanical-electrical-plumbing (M-E-P) services will be modified for interior remodeling - but the present rooftop AC units will need to be removed and relocated in order to add a full second floor level. New addition building component will require all new M-E-P services including HVAC units and associated ductwork, new gas-water-sewer-drainage plumbing for restrooms, mop sink, kitchenettes, storm water collection will also be required. As the size of the building is basically doubling, it is apparent that the existing electric metered utility service will be not be large enough and a larger utility service with be required. New addition area will also need Lighting/ lighting controls/ switching to meet T24, plug outlets, and site lighting. Includes one (1) site visit to existing site.

Mechanical- New interior HVAC distribution duct and control systems, demo and relocate existing structure rooftop AC units, additional/ new AC units as needed on new structure, with restroom and other ventilation. Specify AC units that meet or exceed 2023 T24 energy efficiency standards, non-CFC refrigerant, digital controls, estimated 50-Tons total.

Plumbing: Restroom relocations and new locations, kitchenettes for potable water, domestic hot water (heaters and piping), gas, sanitary sewer & vent, storm water roof drainage, condensate piping.

Electrical; Interior and site lighting, plug outlets, T24 compliant design and Electrical utility service upgrade EE design/ SCE coord. for larger electric service. (Roy Lee SWG Engineering)

Title XXIV (24): Energy model compliance documents: MECH, LTG, EXTLTG, ENV (Kim Hogan Sheer Energy)

Excludes structural and civil engineering. Excludes CSI "Book Spec" Divisions 22, 23, 26.

Mechanical plumbing design, CAD coordination, PE Project approvals: \$34,500

Electrical \$48,000

T24 \$15,000

Design sub-total: \$97,500

CA T&M 40 hrs max at \$235 not to exceed \$9,400

Base agreement: \$106,900

Book specs availabe on extra Basis \$5000.



Glenn R. Tanner, PE
Principal Engineer
MAXIMUM ENERGY PROFESSIONALS
23670 Hawthorne Bl. Suite 204
Torrance CA 90505
(310) 782-1410 Tel.
www.mep-llc.com
glenn@mep-llc.com



On 10/12/2023 5:32 PM, Michael Green wrote:

Hi Glenn,
I have another project here for your review. Please let me know if you are willing to join us on this pursuit. It is a fast turnaround on the fee proposal as we received this very late. Let me know tomorrow if you have any questions. Please email them as I will be out, but checking my email for this later in the day. Thank you, as always, for your time and consideration.

--

Thank you.
Michael Green, WELL AP
RA-DA

mike@ra-da.com
www.ra-da.com

Spence Environmental Corp.

October 20, 2023

Michael Green
RA-DA
7523 Norton Avenue
West Hollywood, CA 90805

Subject: Proposal for Asbestos and Lead Survey
City of Hawthorne Senior Center Project
3901 West El Segundo Boulevard
Hawthorne, CA 90250

Reference: 2023, Requests for Proposals (RFP) for City of Hawthorne Senior Center, Design Services, October 3

Dear Michael Green:

Spence Environmental Corp. (Spence-Enviro) is pleased to submit this cost proposal in response to RA-DAs request to join their team in support of their upcoming response to the referenced Design Services RFP for the City of Hawthorne Senior Center located at 3901 West El Segundo Boulevard, Hawthorne, California (site). Renovations are planned including the addition of a 2nd floor of approximately 10,000 square feet to the existing 1-story Senior Center structure

(includes an approximate 9,600 SF area) located in the rear parking lot of the City Memorial Center. Renovations to the first floor are also planned which include but not limited to new stairway and elevator to the new 2nd floor, new offices, flooring and a new window wall. An asbestos and lead survey are needed in support of the renovations. In addition, abatement specification documents may be needed based on the findings of the surveys.

Scope of Services

The following tasks are included in our proposed scope of work.

TASK 1 – ASBESTOS AND LEAD SURVEY

- Perform project coordination, participate in project conference calls, and perform project administration tasks
- Michael Cushner, a California Division of Occupational Safety and Health Certified Asbestos Consultant, who is certified as a California Department of Health Lead Related Construction Inspector/Assessor (Appendix A) will perform the asbestos and lead field survey work
- Perform a lead-based paint survey with an X-ray fluorescence (XRF) analyzer

- Inconclusive XRF readings, if any, may require collecting representative paint chip samples
- Submit samples to a certified independent laboratory to be analyzed as follows:
 - Up to 110 suspect asbestos bulk samples will be analyzed for asbestos content using a 72-hour turnaround time
 - Up to 5 of the 90 bulk samples will be analyzed by 400-point count using a next-day turnaround time
 - Up to 6 paint chip samples, if needed, will be analyzed using a 72-hour turnaround time.
- Prepare a report summarizing the sampling tasks and provide recommendations concerning needed abatement and/or cleanup activities
- Assist RA-DA with preparing estimated costs of abatement, based on the survey findings

TASK 2 –ABATEMENT BID SPECIFICATION PREPARATION (IF NEEDED)

- Prior to Spence-Enviro’s preparation of the abatement bidding specification documents, we will meet with your assigned representative to discuss the findings of the surveys (Task 1). Based on these findings, your representative will provide guidance and requested response actions, which may include potential asbestos or lead abatement, encapsulation tasks, paint stabilization tasks, or the material stays in place and managed by an operations and maintenance program
- Based on the guidance provided by your representative and the results of the surveys, Spence-Enviro will prepare an asbestos, and lead abatement bid specification documents in support of the renovation tasks. The document will include the required asbestos and lead abatement scope of work; worker or contractor certification requirements; regulatory notification submittal requirements; abatement and/or stabilization methods and procedures; regulatory requirements; engineering controls and equipment; disposal and manifest requirements; clearance for re-occupancy requirements; and close-out reporting requirements.

Assumptions

We have developed the proposed scope of services and cost estimate based on the following assumptions:

- Exterior and roofing require sampling. Roof access is available through an existing roof hatch or safe access attached ladder to the existing building. Roofing area sample locations will be re-patched with roofing mastic. This is not a professional repair.
- Fieldwork will be completed in two days with one inspector, or potentially one day with two inspectors.
- Full site access to the sampling areas will be granted during normal business hours Monday through Friday.
- The visual observations made, and material sampled for the surveys will be limited to accessible portions of the structure. As such, some materials and/or surfaces that are

enclosed in wall cavities, ceiling, or canopy soffits, and behind plumbing fixtures may be inaccessible.

- If additional laboratory analysis is needed, you will be contacted for an additional budget.
- Preparation of an estimated cost of abatement document is not included.

Schedule

Following receipt of your written authorization to proceed, Spence-Enviro will commence the services described herein and schedule the field survey. We anticipate that the survey report and abatement bid specification documents will be delivered within three weeks of receipt of final laboratory data.

Estimated Fee

Our services will be performed for the estimated fees noted below for each of the tasks and also presented in the attached Tables 1, and 2.

Task 1 - \$10,272 Task 2 - \$2,600 (if needed)

Grand Total of Task 1, and 2 = \$12,872

Upon a Project award selection for RA-DA, and if the terms and conditions of this proposal meet with your approval, please sign, and return our agreement which is presented in Appendix B. Best of luck on your submittal.

Respectfully submitted,



Michael S. Cushner
Principal/Operations Manager

Attachments:

Table 1 – Asbestos and Lead Survey (Task 1)

Table 2 – Abatement Bid Specification Documents (Task 2)

Appendix A Certifications

Appendix B Agreement

Distribution: Addressee (via email)

Table 1 = Asbestos and Lead Survey (Task 1)
City of Hawthorne Senior Center Project

Breakdown of Fee Per Staffing Code				
Project Coordination				
Principal	3 hours	@	\$ 175 /hour	\$ 525.00
Asbestos Consultant	4 hours	@	\$ 135 /hour	\$ 540.00
Lead Inspector	2 hours	@	\$ 110 /hour	\$ 220.00
Subtotal				\$ 1,285.00
Field Services (Asbestos and Lead Survey)				
Asbestos Consultant	10 hours	@	\$ 135 /hour	\$ 1,350.00
Lead Inspector	10 hours	@	\$ 110 /hour	\$ 1,100.00
Field Vehicle	2 days	@	\$ 50 /day	\$ 100.00
Asbestos Sampling Supplies	1 days	@	\$ 30 /day	\$ 30.00
XRF Daily Usage Fee	1 days	@	\$ 650 /day	\$ 650.00
Subtotal				\$ 3,230.00
Laboratory Services				
Asbestos PLM Analysis (72-hour TAT)	110 tests	@	\$ 18 /test	\$ 1,980.00
Asbestos PLM and Point Count Analysis (72-hour TAT)	5 tests	@	\$ 55 /test	\$ 275.00
Lead in Paint Analysis (72-hour TAT)	6 tests	@	\$ 12 /test	\$ 72.00
Subtotal				\$ 2,327.00
Asbestos and Lead Survey Report				
Principal	4 hours	@	\$ 175 /hour	\$ 700.00
Asbestos Consultant	10 hour	@	\$ 135 /hour	\$ 1,350.00
Lead Inspector	10 hours	@	\$ 110 /hour	\$ 1,100.00
Editor	4 hours	@	\$ 70 /hour	\$ 280.00
Subtotal				\$ 3,430.00
Total Estimated Fee For Task 1				\$ 10,272.00

Notes:

PLM = polarized light microscopy

TAT = turn-around time

Table 2 - Abatement Bid and Specification Documents (Task 2)
City of Hawthorne Senior Center Project

Breakdown of Fee Per Staffing Code				
Project Coordination				
Principal	4 hours	@	\$ 175 /hour	\$ 700.00
Asbestos Consultant	6 hours	@	\$ 135 /hour	\$ 810.00
Lead Project Monitor	6 hours	@	\$ 135 /hour	\$ 810.00
Editor	4 hours	@	\$ 70 /hour	\$ 280.00
Subtotal				\$ 2,600.00
Total Estimated Fee For Task 2				\$ 2,600.00

Appendix A

Certifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Michael S Cushner

Name

Certification No. **11-4711**

Expires on **07/20/24**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.





STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Michael Cushner

CERTIFICATE TYPE:

Lead Inspector/Assessor

Lead Project Monitor

NUMBER:

LRC-00002155

LRC-00002154

EXPIRATION DATE:

10/18/2024

10/18/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

Appendix B

Agreement

Agreement

Client agrees with the proposed scope of work, pricing, and approves for Michael Cushner to move forward with the City of Hawthorne Senior Center Project based on the scope of services outlined in the Spence Environmental Proposal document, dated October 20, 2023. One invoice will be prepared and delivered to RA-DA following the deliverable of the reporting documents. Payment is due within seven (7) days of receipt of invoice.

Consultant

Michael Cushner:

Signature:

Date:

Client

RA-DA

Signature:

Name:

Date:

October 19, 2023

Mr. Michael Green, WELL AP
RA-DA
7523 Norton Avenue
West Hollywood, CA 90046



Re: **Hawthorne Senior Center (202320301)**
Engineering / Consulting Proposal and Professional Service Agreement

Dear Michael,

Thank you for the opportunity to collaborate with your firm on this project.

We are pleased to provide this proposal to furnish engineering / consulting services for the above-referenced project. Our total fee is **\$110,500.00**, the details of which are provided in Exhibit B in this document.

Please contact me if you have any questions and/or comments regarding this proposal.

If you find the scope and fees acceptable, please execute this agreement accepting the terms and conditions stated herein. If we are directed to proceed prior to the execution of a contract, the terms outlined in our proposal/agreement shall prevail until such time as an agreement is fully executed.

This proposal will remain open for thirty (30) days from October 19, 2023.

Sincerely,
tk1sc

Mathew Mershimer

Mathew Mershimer, PE
Vice President - Fire & Life Safety

Copy to: Mr. Rick Brysacz, tk1sc
Ms. Amy Hoover, tk1sc

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PROFESSIONAL SERVICES AGREEMENT (“PSA”)


Between tk1sc (SUBCONSULTANT) and ARCHITECT / PRIME CONSULTANT (CLIENT)

This Agreement is entered into effective October 19, 2023, to provide engineering / consulting services for the project named Hawthorne Senior Center (202320301) described in Exhibit A, between RA-DA (Client) and tk1sc.

1. Subconsultant will:
 - a. Provide those Basic Services outlined in the attached Exhibit C and such other related additional services as the parties may mutually agree.
 - b. Direct all Project communications to and through Client unless Client indicates or directs otherwise.
 - c. Assist as reasonably requested in Client’s Project coordination.
 - d. Subconsultant will maintain the insurance program outlined in Exhibit D.
2. Client will compensate Subconsultant for Basic Services pursuant to Exhibit B and for additional services pursuant to Subconsultant’s then-current fee schedule, or as the parties may mutually agree at the time the services are undertaken.
3. This Agreement is subject to the terms and conditions set forth in Exhibit D.

RA-DA (Client) finds the scope and fees acceptable and by executing below has agreed to accept the terms and conditions stated herein. If tk1sc is directed to proceed prior to execution of this professional services agreement, the terms set forth in our proposal/agreement shall prevail until such time as an agreement is fully executed by both parties. If tk1sc’s services are provided at the direction of the client, but in the absence of an executed agreement, the terms set forth in this Professional Services Agreement shall prevail.

tk1sc


 Raymond Swartz, PE, MIES, LEED AP
 Senior Vice President I
 Lic. #E15610

RA-DA (Client)

Name (Signature Above): _____
 Title: _____
 Client Project No.: _____

- Attachments
- Professional Service Agreement**
 - EXHIBIT A – PROJECT DESCRIPTION**
 - EXHIBIT B – COMPENSATION**
 - EXHIBIT C – ENGINEERING AND CONSULTING SCOPE OF SERVICES DESCRIPTIONS**
 - EXHIBIT C(LV) – LOW VOLTAGE SYSTEM CONSULTING SCOPE OF SERVICES**
 - EXHIBIT C(FP) – FIRE PROTECTION ENGINEERING SCOPE OF SERVICES**
 - EXHIBIT D – INSURANCE / TERMS AND CONDITIONS**

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Hawthorne Senior Center (202320301)

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit A

October 19, 2023

Page 3

EXHIBIT A – PROJECT DESCRIPTION

Description of Project

Project Name: Hawthorne Senior Center (202320301)

City / State: Hawthorne, CA

Project Type: Residential

Project Description: To provide fire protection and LV/security consulting/design services.

-----END-----

EXHIBIT B - COMPENSATION

**SEE COVER SHEET FOR
WHAT IS INCLUDED IN
THIS CONTRACT**

A. Compensation for the scope of services in accordance with the attached exhibit(s) shall be based upon the following fixed fee(s):

Engineering / Consulting Services:

Code Consulting	\$ 12,000.00
Fire Sprinkler – Full Design	\$ 30,000.00
Fire Alarm – Full Design	\$ 24,000.00
Technology – Structured Cabling, Security	\$ 35,000.00
Technology – Audio Visual	\$ 9,500.00
Total Fee	\$ 110,500.00

B. Reimbursable expenses are in addition to the compensation listed above and shall include costs for reproductions (copies, binding, blueprints, CADD plotting), mileage, parking costs, postage and messenger delivery charges, transportation (auto rental, taxi, bus, airfare), meals, and lodging, plus other expenses incurred in connection with out-of-town travel (must be approved by Client). Also, they may include costs associated with photographic production techniques, renderings, models, mockups, etc. (with client approval), plus any additional insurance coverage or limits, including professional liability insurance that is requested by Client in excess of that normally carried. Billing for allowed reimbursable expenses will be as follows: **Cost plus 15%**

Hawthorne Senior Center (202320301)

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit B

October 19, 2023

Page 5

- C. For additional services, such as changes to the scope of work after commencement of Contract Documents or preparation of record drawings of existing conditions, the Client shall pay the Engineer on an **hourly** basis as follows:

2023 Hourly Billing Rates – All Engineering / Consulting Services:

All professional services including, but not limited to, Acoustics, Audio-visual, Commissioning, Electrical, Enclosures, Fire Protection, Lighting, Mechanical, Plumbing, Security, Structural, Sustainability, Technologies, and Telecommunications:

Senior Vice President	\$350
Vice President	\$290
Assistant Vice President	\$250
Lead Consultant / Senior Lead Technician	\$220
Senior Consultant / Lead Technician	\$190
Consultant / Senior Technician	\$160
Associate Consultant / Specialist Technician	\$135
Assistant Consultant / Sr. Coordinator Technician	\$120
Sr. Project Coordinator / Coordinator Technician	\$110
Technician Assistant / Coordinator / Project Coordinator	\$100
Administration	\$90

The above hourly rate schedules are firm for twelve months from date of execution of contract with an annual escalation of 5% thereafter.

-----END-----

EXHIBIT C - ENGINEERING AND CONSULTING SCOPE OF SERVICES DESCRIPTIONS

Professional Services

We will provide full-service engineering / consulting services.

Engineering / Consulting Basic Scope of Services Options

Based upon the indicated Professional Services, the following specific Scope of Services options are included in this scope.

Scope Included	Basic Engineering / Consulting / Design Service Description
<input type="checkbox"/>	Mechanical Engineering services.
<input type="checkbox"/>	Electrical Engineering services.
<input type="checkbox"/>	Plumbing Engineering services.
<input type="checkbox"/>	Structural Engineering services.
<input type="checkbox"/>	Architectural Lighting Design services.
<input type="checkbox"/>	Utility Company Coordination services.
<input type="checkbox"/>	Energy & Sustainability Consulting services.
<input checked="" type="checkbox"/>	Fire Protection Engineering services.
<input type="checkbox"/>	Renewables services.
<input checked="" type="checkbox"/>	Technology System Design services.
<input checked="" type="checkbox"/>	Structured Cabling System Design services.
<input checked="" type="checkbox"/>	Audio / Visual System Design services.
<input checked="" type="checkbox"/>	Electronic Access Control Design services.
<input type="checkbox"/>	Emergency Responder Radio Coverage System Design services.
<input type="checkbox"/>	School Integrated Communications System Design services.
<input type="checkbox"/>	Synchronized Clock System Design services.
<input type="checkbox"/>	CATV/MATV System Design services.
<input checked="" type="checkbox"/>	Video Surveillance System Design services
<input checked="" type="checkbox"/>	Intrusion Alarm Design services.

Project Specific Scope Clarifications

Fire Protection:

1. Fire water flow test to be provided by others.
2. As-built fire sprinkler and alarm drawings to be provided in CAD/PDF format.
3. Code Consulting CA phase is excluded.
4. Fire pump/standpipe design/consulting is excluded.
5. Special detection/suppression design/consulting is excluded.

Technology Systems include:

1. Structured Cabling System for data, voice, TV throughout.
 - a. Assume incoming telecom service to the building will remain in the same location.
2. Electronic Access Control, Intrusion Alarm and Video Surveillance Systems.
 - a. Assume these are new systems.
3. 2-way communications system in elevator lobbies above level of egress (code required).
4. Emergency First Responder Radio System Distributed Antenna System (EFRRS-DAS) is excluded. Most jurisdictions to not require for building 3-levels or fewer.

Hawthorne Senior Center (202320301)

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

October 19, 2023

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AV Systems to include:

1. Video Displays with AV inputs and Controls.
2. Speaker Systems for Music and/or AV audio content.
3. AV equipment rack(s).
4. AV system infrastructure.

Engineering / Consulting Sub-Consultants

Sub-consultants are not proposed for this project.

Engineering / Consulting Design and Construction Administration Phases

Phases Included	Phase Descriptions
<input type="checkbox"/>	Feasibility / Programming Phase services.
<input checked="" type="checkbox"/>	Schematic Design Phase services.
<input checked="" type="checkbox"/>	Design Development Phase services.
<input checked="" type="checkbox"/>	Construction Document Phase services (includes Building Department services).
<input checked="" type="checkbox"/>	Construction Administration Phase services (includes Bidding services).

Engineering / Consulting Design Phase Meeting(s)

Design Meeting(s): Two meeting(s) per scope exhibit.

Construction Administration Phase Visit(s)

CA Visit(s): One visit(s) per scope exhibit.

Engineering / Consulting Permit Packages and Construction Phase(s)

Number of Permit Package(s): One

Number of Construction Phase(s): One

LEED Design and Certification

Although we can provide these services, this scope of work does not include design or commissioning related scope efforts in pursuit of a LEED certification.

Building Information Model (BIM) Services

Our scope of work includes our assistance in creating a Building Information Model (BIM) per the requirements of AIA Document E202™ - 2008. As the Model Element Author (MEA) for the in-scope Model Element (ME), we will develop the BIM using the Autodesk Revit program to a level of development summarized in tk1sc BIM Appendix (available upon request). In no event will the ME contain a LOD over 300. tk1sc BIM is approved only for the selected uses below:

Standard BIM Uses					
X	Design Authoring	X	Design Reviews / Model Reviews	X	Design Model 3D Coordination / Clash Detection

Additional BIM Uses

X	Existing Conditions Modeling	X	Asset Management	X	Design Model 3D Coordination / Clash Detection
---	------------------------------	---	------------------	---	---

For definitions of BIM uses reference tk1sc BIM Appendix.

It is understood that while the specific Model Elements may include data that exceeds what is required by the LOD descriptions listed in tk1sc BIM Appendix, Model Users and subsequent Model Element Authors may rely on the accuracy and completeness of a Model Element consistent only with the content required for the specific LOD listed in tk1sc BIM Appendix. Any client changes to the Model Element Table LOD requirements, beyond what is defined in tk1sc BIM Appendix, may incur additional fees.

Reliance on Model Elements

Any use of, or reliance on, a Model Element inconsistent with the LOD indicated within the model element table by subsequent Model Element Authors or Model Users shall be at their sole risk and liability to the new Model Element Author / Model Users.

At any Project milestone, a Project Participant may rely on the accuracy and completeness of a Model Elements only to the extent consistent with the minimum data required for the Model Element’s

LOD for that Project Milestone. Content of a specific Model Element includes data that may exceed the minimum data required for the identified LOD. For tk1sc LOD definitions and model element table, reference tk1sc BIM Appendix.

AutoCAD Projects that require a Revit Coordination Model deliverable, shall rely on the “AutoCAD Coordination Model Element Table” presented in the tk1sc BIM Appendix.

Client Model Update Frequency and Timing

This agreement assumes that the client provided model updates will be using file sharing websites to exchange drawings and models once every two weeks for the length of the project schedule. Additional model updates that occur beyond the two-week interval are subject to an additional service. Our scope of services assumes the model will be “frozen” with no model updates being issued when the project is within – three business day of a project milestone deliverable.

3D Clash Coordination/Clash Detection

Where tk1sc is required to provide 3D coordination or Clash Detection models to the client, coordination elements will uphold the minimum tolerances listed within the tk1sc BIM Appendix.

tk1sc can only perform 3D coordination or Clash detection with model elements authored from a 3D Design Authoring software.

Attendance at or participation in Client BIM Coordination/Clash detection meetings is to include one meeting(s) and be attended by one team member(s), as part of this scope of work.

Attendance at Contractor(s) BIM coordination/Clash detection meetings is not included in this scope of services.

Hawthorne Senior Center (202320301)

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

October 19, 2023

Page 9

tk1sc-to-Contractor Model Transfer

tk1sc is responsible for model elements within their scope of work. Models that will be delivered to the Contractor(s) for continued development will be owned by the Contractor(s) from that point forward. The use of Contractor specific software is not included in this scope of work.

Record Drawing Drafting Services

Although we can provide these services, this scope of work does not include any CAD/BIM drafting of as-built conditions.

Commissioning Scope of Services

Although we can provide these services, this scope of work does not include in any commissioning efforts or services. Our basic engineering services includes any required coordination and BOD documentation as required by a third-party commissioning agent.

-----END-----

EXHIBIT C(LV) – LOW VOLTAGE SYSTEM CONSULTING SCOPE OF SERVICES

A. Schematic Design Services:

1. Confer with the Architect, Owner, and other Consultants to determine design criteria, design, and scope of work.
2. If applicable, review as built / record documentation provided by Client.
3. If applicable, consultant will visually review the reasonably accessible portions of the existing facilities to ascertain in general the accuracy of the Project's applicable "as built" documentation, taking such photographs and preparing such documents for consultant's internal use as are in consultant's judgment appropriate and economically justified; but these service will not involve the preparation of detailed "as built," nor any detailed surveys, any destructive investigation or inspection or any testing of materials or equipment.
4. Provide preliminary single-line diagrams and riser diagrams.
5. Establish approximate sizes and space requirements for new equipment.
6. Prepare schematic plans in the consultant's standard format and level of detail.
7. Provide schematic catalog cut sheets of equipment, as required.
8. Prepare outline specifications in the consultant's standard format and level of detail.

B. Design Development Services:

1. Provide up-to-date single-line diagrams and riser diagrams.
2. Provide up-to-date approximate sizes and space requirements for new equipment.
3. Prepare design development plans in the consultant's standard format and level of detail.
4. Provide design development catalog cut sheets of equipment, as required.
5. Prepare outline specifications in the consultant's standard format and level of detail.

C. Construction Document Services:

1. Prepare in the consultant's standard format and level of detail. Systems will be designed and documented in a performance specification format for design build delivery.

D. Construction Administration Services:

1. Provide support services for assisting prospective bidders related to construction document interpretations, clarifications, and supplement documentation, as required to support the design intent. Provide responses to all pre-bid inquiries from prospective bidders regarding construction documents and specifications.
2. Review shop drawings, manufacturers' prints, submittals, and samples furnished by the Contractor pursuant to the industry-standard protocol set forth in AIA Document A201-2007.
3. Confer with the Architect, Contractors, and other Consultants to resolve related construction issues.
4. Make field observations as directed, per the quantity listed in Exhibit "C-Engineering and Consulting Scope Of Services Descriptions", in order to review the progress of the

work and to be available to address contractor questions, but not to provide construction inspection.

5. Assistance in preparation of Verified Reports, if required.

E. Optional Additional Services Available at an Additional Fee:

1. Submittal of any documents to any governmental agencies.
2. Value engineering services if the in-scope construction costs are within budget.
3. Services resulting from significant changes in the scope of the project's features. The building department submittal documents are considered final design documents. Design changes after submittal to the building department are not included in this proposal. Minor revisions as required due to the normal evolution of the project are included.
4. Early procurement packages separate from the construction document packages.
5. Assistance with RFP bid evaluation, bid leveling, and facilitating Bidding Contractor presentations to the Client and/or Client site visits of Bidding Contractor's projects.
6. Design or engineering related scope efforts for:
7. Emergency Responder and/or Neutral Host Distributed Antenna System (DAS).
8. Paging System.
9. Sound Masking System.
10. WAN / LAN equipment, servers, computer hardware and/or software.
11. Telephone Systems.
12. Lecture Capture Systems.
13. 2-way Emergency Communications Systems.
14. Telepresence-type Video Conferencing systems.
15. Assistive Listening Systems – unless AV design services are being provided for an area requiring Assistive Listening by the Building Code.
16. Acoustic Analysis (although basic practice recommendations will be made, detailed acoustic measurement and analysis is not included).
17. 802.11-type Wi-Fi or DAS RF analysis (although basic practice recommendations will be made, detailed acoustic measurement and analysis is not included).
18. Telecommunications Service Provider Coordination such as application for service, contract negotiations, provisioning or construction coordination.

F. Services Not Included:

1. All backgrounds, and requested architectural details, are to be provided by the Architect in CAD “.dwg” or “.rvt” format.
2. Structural engineering.
3. Any street lighting / signalization drawings or specifications.
4. Detailed cost estimates – although coordination with the project's cost estimator is included.
5. Dimensions and elevations for in-scope devices. This proposal assumes that all critical dimensions of all scope related devices will be documented on the architectural drawings.
6. Off-site work.
7. Payment of any Plan Check fees, Permit fees, Utility Company fees, or fees of any kind.

Hawthorne Senior Center (202320301)

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C (LV)

October 19, 2023

Page 12

8. Physical inspection and/or inventory of any existing equipment and/or systems.
9. Engineer will provide code research relating to reasonably accessible applicable codes and laws for the Project; however, a formal written report outlining the impacts of applicable local codes and ordinances is not included.

-----END-----

EXHIBIT C(FP) - FIRE PROTECTION ENGINEERING SCOPE OF SERVICES

Code Consulting

A. Schematic Design:

1. Building and Fire Code Compliance
 - a. Work with the architect to develop an overall approach to building and fire code compliance.
 - b. Work with all members of the team to identify issues associated with fire protection, life safety, and building code compliance which will need further review and consideration as the project continues.
 - c. Conduct a review of the means of egress/code compliance plans prepared by the architect. One review will occur at the 100% Schematic Design project milestone. Results will be provided to the team by Bluebeam mark-up.
 - d. Document the following in the Fire and Life Safety/Building Code Compliance Report:
 - Occupancy classifications
 - Special requirements based on use and occupancy
 - Building construction type and allowable height and area information
 - Fire-resistance rated construction requirements
 - Fire protection system requirements
 - Means of egress system requirements and design criteria
2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

B. Design Development:

1. Building and Fire Code Compliance
 - a. Work with the architect to refine and further develop the approach to building and fire code compliance.
 - b. Work with all members of the team to proactively identify issues associated with fire, life safety, and building code compliance which need coordination and consideration as the project continues.
 - c. Conduct a review of the means of egress/code compliance plans prepared by the architect. One review will occur at the 100% Design Development project milestone. Results will be provided to the team by Bluebeam mark-up.
 - d. Revise the Fire and Life Safety/Building Code compliance report to document design decisions as the project progresses.
2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

C. Construction Documents:

1. Building and Fire Code Compliance
 - a. Finalize the overall approach to fire life safety and building code compliance
 - b. Finalize the Construction Document-level fire life safety/building code compliance report
 - c. Work with all members of the team to resolve any outstanding fire and life safety/building code compliance-related issues

- d. Conduct a review of the means of egress/code compliance plans prepared by the architect. Two reviews will occur at the 50% and 100% Construction Documents project milestones. Results will be provided to the team by Bluebeam mark-up.
2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

D. Construction Administration:

1. Excluded

Fire Protection System Full Design

A. Schematic Design:

1. Work with members of the design team to identify issues for coordination and consideration as the project progresses. Such issues may include (as applicable):
 - a. Sprinkler zoning
 - b. Sprinkler hazard classifications
 - c. Incoming water supply

Note: Fire pump and standpipe design is excluded and would be an additional fee if determined to be required.

2. Perform one survey of the existing sprinkler system in order to verify the as-built drawings and existing conditions. The absence of as-built drawings would require a more detailed survey as an additional service.
3. Prepare fire sprinkler Basis of Design (BOD) to include system installation and applicable requirements of National Fire Protection Association (NFPA) codes and standards, specifically, NFPA 13.
4. Submit BOD to the Client for review at the 100% Schematic Design (SD) deliverable. Client to provide any necessary feedback and markups for tk1sc to address in one round of comments.

B. Design Development:

1. Review 100% SD Phase architectural, mechanical/electrical/plumbing (MEP), and structural drawings.
2. Provide Design Development (DD) level automatic fire protection design drawings. These drawings will include the following as applicable:
 - a. Project information
 - b. Scope of Work
 - c. Design criteria
 - i. Design densities
 - ii. Hazard classifications
 - iii. Remote area
 - d. Water supply information (by others)
 - e. Phasing notes (if applicable; this is not a construction phasing plan)
 - f. Riser locations
 - g. Generic seismic bracing detail placeholders
 - h. Section/Elevation placeholders
3. Submit drawings sheets to the Client for review at the 100% DD deliverable. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.

C. Construction Documents:

1. Review 100% DD Phase architectural, MEP, and structural drawings.
2. Provide CD Level automatic fire sprinkler design drawings. These drawings will include the following as applicable:
 - a. Project information
 - b. Scope of Work
 - c. Design criteria
 - d. Water supply information (by others)
 - e. Phasing notes (if applicable; this is not a construction phasing plan)
 - f. Fire sprinkler riser location and detail
 - g. Bulk main routing
 - h. Branch line locations and elevations (on architectural floor plans)
 - i. Sprinkler locations and elevations (on reflected ceiling plans (RCPs))
 - j. Hydraulic reference nodes
 - k. Rise and drop locations
 - l. Seismic bracing details
 - m. Seismic joint details
 - n. Hanging details
 - o. Fitting details
 - p. Backflow preventer details (by others)
3. Provide hydraulic calculations and validation of system design from the water supply to the remote area.
4. Assemble manufacturer data sheets for sprinklers, fittings, and other system components.
5. Prepare fire sprinkler specifications to include system installation and applicable requirements of NFPA codes and standards, specifically, NFPA 13.
6. Submit drawings, product data, and specifications to the Client for review. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.
7. Submit drawings, product data, and specifications to the Client for the Authority Having Jurisdiction (AHJ) review. AHJ is to provide any necessary feedback and markups for tk1sc to address one round of comments.

D. Construction Administration:

1. Provide ongoing consulting services during the Construction Administration phase to address Requests for Information (RFIs) and any other questions regarding the design of the fire sprinkler system.

Fire Alarm System Full Design

A. Schematic Design:

1. Work with members of the design team to identify issues for coordination and consideration as the project progresses. Such issues may include (as applicable):
 - a. Fire alarm zoning
 - b. Fire Alarm Control Panel (FACP) or command room (if required) location
2. Perform one survey of the existing fire alarm system in order to verify the as-built drawings and existing conditions. The absence of as-built drawings would require a more detailed survey as an additional service.

3. Prepare fire alarm Basis of Design (BOD) to include system installation and applicable requirements of National Fire Protection Association (NFPA) codes and standards, specifically, NFPA 72, *National Fire Alarm, and Signaling Code*.
4. Submit BOD to the Client for review at the 100% Schematic Design (SD) deliverable. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.

B. Design Development:

1. Review 100% SD Phase architectural, mechanical/electrical/plumbing (MEP), and structural drawings
2. Provide Design Development (DD) level fire alarm system design drawings. These drawings will include the following as applicable:
 - a. Project information
 - b. Scope of Work
 - c. Design criteria
 - i. FACP location
 - ii. Fire alarm system zoning
 - iii. Locations of primary power source
 - iv. System riser location
 - v. Placeholder for battery calculations
 - vi. Placeholder for voltage drop calculations
 - d. Phasing Notes (if applicable; this is not a construction phasing plan)
3. Submit drawings to the Client for review at the 100% DD deliverable. Client to provide any necessary feedback and markups for tk1sc to address in one round of comments.

C. Construction Documents:

1. Review 100% DD Phase architectural, MEP, and structural drawings
2. Provide Construction Documents level fire alarm system design drawings. These drawings will include the following as applicable:
 - a. Project information
 - b. Scope of Work
 - c. Design criteria
 - i. FACP location
 - ii. Fire alarm system zoning
 - iii. Locations of primary power source
 - iv. Location of all devices (notification appliances, initiating devices, and control equipment)
 - v. System riser location
 - vi. Smoke control system zoning
 - vii. Battery calculations
 - viii. Voltage drop calculations
 - d. Phasing notes (if applicable; this is not a construction phasing plan)
3. Assemble manufacturer data sheets for notification appliances, initiating devices, control equipment, and other system components.
4. Prepare fire alarm specifications to include system installation and applicable requirements of NFPA codes and standards, specifically, NFPA 72.

5. Submit drawings, product data, and specifications to the Client for review. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.
6. Submit drawings, product data, and specifications to the Client for the Authority Having Jurisdiction (AHJ) review. AHJ to provide any necessary feedback and markups for tk1sc to address one round of comments.

D. Construction Administration:

1. Provide consulting services during the Construction Administration phase to address Requests for Information (RFIs) and any other questions regarding the design of the fire alarm system.

Unless specifically modified in the Scope Clarifications, the following items will be considered additional services:

- A. Preparation or presentation of formal appeals, engineering judgments, alternate means, and methods, or variances.
- B. Substantial redesign of the automatic sprinkler system once 50% of Construction Documents have been delivered as a result of architectural, mechanical, or structural changes. Any re-design after 100% Construction Documents submission will be considered an additional service.
- C. Fire protection piping more than 5 ft beyond the building (e.g., underground fire supply) unless otherwise noted.
- D. Services resulting from significant changes in the scope of the project's features. The building department submittal documents are considered final design documents. Design changes after submittal to the building department are not included in this proposal. Minor revisions as required due to the normal evolution of the project are included.
- E. Preparation of any computational fluid dynamics (CFD) modeling that goes beyond the modeling included within the scope.
- F. Revisions to previously approved studies, design documents, and/or specifications.
- G. Preparation of filling forms, permits, application forms, etc., as required by the Building Department and/or other agencies having jurisdiction over the project.
- H. Detailed cost estimates.

Scope Not Included

- A. Any code consulting activities detailed in the scope above exclude accessibility (CBC Chapter 11, Americans with Disabilities Act, etc.) consulting.
- B. Plan Check fees, Permit fees, Utility Company fees or fees of any kind will be the responsibility of the Client.
- C. Printing and distribution of documents will be the responsibility of the Client.
- D. Meeting minutes for all meetings as required by the project will be the responsibility of the Client.

-----END-----

EXHIBIT D - INSURANCE / TERMS AND CONDITIONS

- A. Minimum limits and conditions of insurance required:
1. Professional Liability Insurance - \$2 million each claim / \$4 million aggregate, including limited contractual liability coverage.
 2. Workers Compensation Insurance - As required by state law. In addition, consultant waives all rights against Architect and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the worker's compensation and employer's liability insurance obtained by consultant.
 3. Employers Liability Insurance
 - a. Each Accident\$1,000,000
 - b. Disease - Policy Limit\$1,000,000
 - c. Disease - Each Employee\$1,000,000
 4. Commercial General Liability Insurance
 - a. Commercial General Liability Insurance (CGL) with a limit of \$1 million each occurrence and \$2 million aggregate.
 - b. Client shall be included as an additional insured under the CGL policy using "blanket or specific additional insured wording or attached to the certificate of insurance." Consultant's insurance shall be primary.
 5. Commercial Automobile Liability Insurance
 - a. Business automobile coverage will be written with a minimum limit of \$1 million for each accident.
 - b. The automobile liability policy shall include coverage for owned automobiles (where applicable) as well as non-owned and hired automobile coverages.
- B. Policies shall be written by an insurance company "admitted" to do business in the State of California with a minimum rating by A.M. Best & Company of A-X.
- C. Certificates of Insurance evidencing the above coverages shall be provided to the Client. Each certificate shall provide a 30-day written notice of cancellation, except 10 days' notice for non-payment of premium.

EXHIBIT D - INSURANCE / TERMS AND CONDITIONS

The following “Standard Terms and Conditions” shall apply to all of “the Services” carried out by WSP USA BUILDINGS INC., tk1sc or Englekirk (hereinafter “Company”), on behalf of RA-DA “the Client” as of October 19, 2023.

They shall constitute the sole contract between the Company and the Client until such time that they are replaced by a written, agreed, signed, and subsequent “Master Services Agreement.”

1. DEFINITIONS

- a.** “The Services” shall mean the scope of services, duties, and activities provided by the Company to the Client as defined in the attached proposal.
- b.** The “Agreement” refers to these Standard Terms and Conditions subject to this document.

2. AGREEMENT

The Agreement is between the Client and the Company.

- a.** The Client hereby confirms that it is entering into this Agreement wholly on its own behalf and not on behalf of or for the benefit of any other party, and agrees that in the event of any claim for breach of contract arising out of or in connection with this Agreement it shall be entitled to recover from the Company only the losses, if any, it has itself suffered.
- b.** The Company shall in the performance of the Services (as defined in the proposal letter) exercise and will continue to exercise the reasonable skill, care, and diligence to be expected of a properly qualified and competent consultant experienced in the provision of such services as in effect at the time and location where the Services are performed. **NO OTHER REPRESENTATIONS TO CLIENT EXPRESS OR IMPLIED, AND NO WARRANTY OR GUARANTEE IS INCLUDED OR INTENDED IN THIS AGREEMENT OR ANY REPORT, OPINION DOCUMENT OR OTHERWISE.**
- c.** The Company shall not be required to sign any documents, no matter by whom requested, that would result in the Company having to certify, guarantee or warrant the existence of conditions whose existence the Company cannot ascertain. The Client also agrees not to make resolution of any dispute with the Company or payment of any amount due to the Company in any way contingent upon the Company’s signing any such certification.
- d.** The Services shall be provided by the Company for the sole benefit and use of the Client unless otherwise agreed in writing by the parties. Unless otherwise agreed in writing by the parties, no person other than the Client may rely on any report or other communication made in writing or otherwise by the Company in relation to the Services.
- e.** The Company has no responsibility for hazardous or toxic substances or other waste materials found or identified as part of the services and the Company shall have no responsibility for the removal, treatment, storage, transport or disposal of these materials unless specifically agreed in writing with the Client. In any event, the Company shall utilize only the licensed or permitted treatment, storage, or disposal facility or facilities designated by Client.
- f.** The information contained in the proposal is provided in confidence and regarded as commercially sensitive and confidential; in particular, rates, fees, personal information and other information deemed by the Company to be commercially sensitive should not be released by the Client to any other party without the Company’s prior written consent.
- g.** The Client acknowledges and agrees that the Services may be performed in whole or in part by subcontractors selected by the Company in its reasonable discretion. The Company will name Client as a third-party beneficiary of all subcontracts entered into the performance of work under this Agreement unless the Client authorizes otherwise in writing.
- h.** Client agrees that the Company is not responsible for damages arising directly or indirectly from any delays for failure of performance by Client or Client’s contractors or consultants or discovery of any previously undisclosed hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Company to perform its services in an orderly and efficient manner, the Company shall be entitled to a reasonable adjustment in schedule and compensation.

WSP USA
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750 Holiday Drive
Pittsburgh, PA 15220
Tel: +1 412 604-1040
Fax: +1 412 920-7455
wsp.com

3. COMPENSATION

- a. **Compensation.** In consideration of the performance of the Services, the Client shall pay to the Company the fees stated in the proposal.
- b. **Additional Services.** If the Company is required by the Client to provide additional services outside the scope and nature of the Services set out in the proposal letter, the Client shall make payment according to the hourly rates and sums set out in the proposal letter.
- c. **Termination.** In the event that the Client requests the Services to be aborted, the Client shall pay to the Company the fees commensurate with the work completed by the Company. For the avoidance of doubt, the fees will include the preparation of reports or other deliverable items actually carried out whether or not the Client requires them to be issued.
- d. **Currency.** All monies due to the Company shall be paid in US \$ (dollars) unless specifically detailed otherwise.
- e. **Invoices.** Payment is due on the date of each invoice rendered and accounts must be settled in full within 30 days of the date of the invoice. Invoices past due more than 10 days will be assessed at an interest rate based on one percent (1%) per month or the highest applicable rate permitted by law, whichever is less. Notice of any dispute concerning an invoice must be provided in writing within 14 days of receipt of the invoice or the invoice is deemed to be correct and the full sum according to the invoice is due to the Company.
- f. In the event that the Client fails to pay when due any invoice delivered to it by the Company, Company shall thereupon have a lien upon all of the drawings, specifications, plans, documents or other materials or writings prepared by the Company, or at its direction, and then in its possession, and shall be entitled to withhold all such materials from the Client until such time as payment in full of the invoice is made. This lien shall be in addition to, and not in lieu of, any rights or remedies which the Company may have under the Agreement, or at law, equity or otherwise.

4. ACCESS TO INFORMATION

Before the commencement of Services and continuing thereafter, the Client shall immediately notify the Company of any known potential or possible health or safety hazards existing on or near the project site on which Services are to be or are being, performed by Company or its subcontractors, with particular reference to hazardous substances or conditions. The Client shall furnish at the Client's expense all information, requirements, reports, data, surveys, and instructions required by this Agreement. The Company may use such information, requirements, reports, data, surveys, and instructions in performing its Services and is entitled to rely upon the accuracy and completeness thereof. The Company shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by Client and/or Client's consultants and contractors.

5. LIMITATION OF LIABILITY

Client agrees that to the fullest extent permitted by law, the Company's total liability to client and third parties for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to this agreement from any cause or causes, including but not limited to the Company's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall not exceed and shall be limited to the lesser of total compensation paid to and retained by the Company for services pursuant to this agreement or the amount of the Company's insurance provided pursuant to this Agreement. The Company shall not be liable for any for lost revenues, lost profits, incidental, indirect, consequential, special or punitive damages incurred by the Client.

The Company's liability for any claims shall be further limited to such sum as it would be just and equitable for the Company to pay having regard to the extent of the Company's responsibility for the loss or damage suffered as a result of each claim or series of claims in question ("the loss and damage") and on the assumption that:

- a. all other Consultants and all Contractors shall have provided contractual undertakings on terms no less onerous than those applying to the Company in respect of the carrying out of their obligations, and
- b. there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause, and any other party who is responsible to any extent, for the loss and damage that is contractually liable to the Client, and
- c. all other Consultants and all Contractors have paid, or agreed to pay, to the Client, such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

Client hereby acknowledges, understands and agrees that: (1) there are risks inherent to building investigation, analysis, management, and remediation, many of which cannot be ascertained or anticipated prior to or during the course of the Services; (2) due to the inherently limited nature and amount of data resulting from building investigation methods, complete analysis of conditions is not always possible, and, therefore, conditions frequently vary from those anticipated earlier; and (3) technology, methods, accepted professional standards as well as law and policy, are undefined and/or constantly changing and evolving. In light of all of the foregoing and the Company's lack of responsibility for creating the conditions requiring the Services, as a material inducement to and consideration for the Company's agreement to perform the Services on the terms and at the price stated herein CLIENT SPECIFICALLY AGREES THAT THE COMPANY'S LIABILITY SHALL BE STRICTLY LIMITED AS AND TO THOSE CAUSES AND AMOUNTS PROVIDED ABOVE.

6. TERMINATION

Failure of the Client to make payments to Company in accordance with this agreement shall be considered substantial nonperformance and cause for termination. If the Client fails to make payment when due the Company for services and expenses,

the Company may, upon seven (7) days' written notice to the Client, suspend performance of services under this agreement. unless payment in full is received by the Company within seven (7) days of the date of the notice, the suspension shall take effect without further notice. in the event of a suspension of services the Company shall have no liability to the client for delay or damage caused to the client because of such suspension of services.

7. INDEMNIFICATION

The Client shall indemnify the Company and its principals, officers and employees against any liability, claim or expense (including payment of attorneys' fees and disbursements as incurred) in connection with actions, proceedings or claims by any person or entity for monetary losses (and, to the extent permitted by law, property damages and personal injuries) alleged to have occurred in connection with the performance of the Services, unless the sole cause for all such losses, damage or injuries was negligence by the Company. The foregoing shall not affect any rights of the Company to contribution or indemnification from Client. In addition, the Client hereby agrees that the Company, its principals, officers, agents and consultants are hereby released of and from any and all liability or responsibility (i) for the investigation, examination, testing, sampling or other review of any asbestos-containing materials which may be located in or about the project, (ii) for any work undertaken with respect to the removal, encapsulation or other treatment of any such asbestos-containing materials within the project, or (iii) for compliance with any laws, orders, rules or regulations imposed by any federal, state, city or other governmental entity, agency or instrumentality, except to the extent that the Company has expressly agreed in this agreement to undertake responsibility thereof. The Client does hereby agree to indemnify and hold harmless WSP from and against any and all liability, fines, suits, damages, losses, demands, costs and expenses of any kind or nature whatsoever incurred in connection with any claim or proceeding brought against the Company by any party and in any way related to any aspect of items (i), (ii) or (iii) of the immediately preceding sentence. Indemnification shall include the defense of any claims, suits, demands or fines arising therefrom, by counsel approved by the Company in writing that may be brought by the Client or by any third party. The foregoing provisions hereof shall survive the expiration or earlier termination of this agreement.

Client shall cause any and all Contractors, Subcontractors, Material Suppliers and other entities or persons (hereinafter "Contractor") actually responsible for construction to indemnify WSP to the extent permitted by law against risk which are not normally borne by the engineering profession in the form of AIA Document A-201 - General Conditions of the Contract for Construction (1987 Edition), Section 3.18. Client shall also cause Contractor to name WSP as an additional insured on Contractor's Comprehensive General Liability policy.

8. CERTAIN LIMITATIONS ON RESPONSIBILITY

The Company does not assume responsibility for construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in connection with the work. The Company does not assume responsibility for the contractors' failure to carry out the work in accordance with the contract requirements or for stopping the work in the event of such failure. The Company's review of the contractors' performance is not intended to include review of the adequacy of safety measures, in, on or near the construction site. The Company is responsible for its design and reports only and is not liable for unsatisfactory performance of the any other systems resulting from code constraints, improper installation, operation and maintenance.

9. DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this Agreement or the provision of the Services shall be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

10. OWNERSHIP

All intellectual property rights and copyright associated with the Company's services shall remain vested in and the property of the Company. A specific license for use may be granted by the Company. Any such license will be strictly limited to issues associated with the Services. The Company will not accept any liability whatsoever for any use of the materials to which the license is granted for any purpose other than the original intent. In the event that the Client is in default of payment of monies due to the Company, such license is agreed by the parties to be immediately withdrawn and revoked. All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Company as instruments of service shall remain the property of the Company. The Company shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

11. CLIENT'S DUTIES

- a. The Client shall procure access for the Company to the property or properties in respect of which the Services are to be performed.
- b. The Client shall supply to the Company without charge and within reasonable time all necessary and relevant data and information in the possession of the Client or known to him and shall give such assistance as shall reasonably be required by the Company in the performance of the Services.
- c. Where relevant to the Services, the Client shall give the Company adequate notice of any danger or hazard which might cause death or injury to their employees and of which the Client ought reasonably to be aware.
- d. Where relevant to the Services, the Client shall provide to the Company, prior to any intrusive investigations, full details concerning the presence and location of any underground or otherwise located services. If such details are unavailable, the Company will take reasonable precautions to identify such services including the use of specialist equipment. The Client agrees

to reimburse the Company for the reasonable cost of any such precautions. Where no or insufficient information has been provided or is available, the Client agrees to indemnify the Company against any and all resulting losses or costs.

12. BUDGETARY ESTIMATIONS

Unless specifically stated to the contrary, any budgetary opinion or estimate offered by the Company, exclusive of written proposals signed by authorized representatives of the Company, is to be regarded by the Client as broad guidance only. The Company is not liable for any deviation from such budgetary opinions or estimates whatsoever.

13. NO THIRD-PARTY RIGHTS

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Company. Any report issued by the Company is solely for the benefit of the Client for the purposes set out in the report and should not be relied on by third parties, or relied on for any other purpose, without the express written consent of the Company. The Company shall have no liability whatsoever to a person who is not a party to the Agreement unless otherwise agreed in writing.

If requested by the Client, the Company will consider the provision of reliance letters to third parties in a form to be agreed by the Company. In relation to property transactions the provision of such agreements will normally be limited to a lender, a first purchaser and a first tenant, and will be provided on no more than two occasions. Additional fees may be payable for the provision of this service.

14. REPORTING OBLIGATIONS

In states where there is a legal obligation for a licensed professional (employed by the Company) or the Company to report an observed release of a hazardous material or petroleum product to the environment, an imminent threat to human health or the environment, or other incident (as defined by applicable law) to a regulatory agency, the Company shall first notify the Client and its Counsel regarding the nature and timing of the required notification, but in any case will comply with the applicable legal requirements with regard to reporting.

15. SEVERABILITY

If any term or condition of this Agreement is for any reason held to be illegal, invalid, ineffective, inoperable, or otherwise unenforceable by law, it shall be severed and deemed to be deleted from this Agreement and the validity and enforceability of the remainder of this Agreement shall not be affected or impaired thereby.

16. PERSONAL LIABILITY

Notwithstanding anything to the contrary contained in any other provision of this Agreement, the Company's partners, members, agents, directors, officers and/or employees shall have no personal liability whatsoever arising out of or in connection with this Agreement or the performance of the Services hereunder.

17. HEADINGS

The headings or captions within this Agreement shall be deemed set forth in the manner presented for the purposes of reference only and shall not control or otherwise affect the information set forth therein or interpretation thereof.

18. MODIFICATION

This Agreement may be modified or amended only by a written instrument signed by an authorized agent of each party.

19. AUTHORITY

Each individual and entity executing this Agreement hereby represents that he, she or it has the capacity set forth on the signature page hereof with full power and authority to bind the party on whose behalf he, she, or it is executing this Agreement to the terms and provisions hereof, and that such entity has authorized the execution of this Agreement as necessary to bind such entity to the terms and provisions hereof.

20. GOVERNING LAW

This Agreement shall be deemed to be a contract made under the laws of the state of New York, and for all purposes shall be construed in accordance with the laws thereof. Client agrees that any and all disputes between the parties under or relating to the terms and conditions of this Agreement shall be fully and completely adjudicated in any federal or state court located in the state of New York and Client completely and entirely waives any and all jurisdictional defenses it may have now or in the future to the jurisdictional reach of such courts.

21. BUSINESS INTEGRITY

The Company values innovation, unity and trust. We are passionate about our work and care about how we conduct ourselves with all individuals and corporations we interact with. Simply put, this is how we get things done. Our Company's reputation depends on our ability to achieve our core values and to conduct our business ethically. To be clear, we do not, and will not, compromise on compliance with the law or on our business-conduct standards. We simply will not tolerate unethical behavior.

As your professional services provider, we undertake to follow your business integrity rules. This being said, we also invite you to review our Code of Conduct and underlying policies. These guidelines are the Company's standard for maintaining a legally-compliant and ethical workplace. They are available through our website at: <http://www.wsp-pb.com/en/Who-we-are/Corporate-Governance/Corporate-Policies/Code-of-Conduct-and-Policies/>. If you have any questions about our guidelines, please contact one of the local representatives identified on our website.

For situations which pertain to irregularities inconsistent with our guidelines, please report to our independent whistleblowing provider, Expolink. This service is available 24 hours a day, 7 days a week. Information as to numbers and e-mail where to contact the service provider can be found at: <http://www.wsp-pb.com/en/Who-we-are/Corporate-Governance/whistleblowing-service/>. All calls and e-mails are confidential and you can remain anonymous, should you request.

22. ACCEPTANCE OF AGREEMENT

If upon submission of this Agreement to the Client, the Client fails to return a signed copy to the Company and knowingly allows the Company to proceed with the Services, such Services shall be deemed performed pursuant to the Agreement and these Terms and Conditions shall be binding the same as if the Agreement were fully executed.

By receipt and in the absence of a written declaration to the contrary, these initial "Standard Terms and Conditions" are accepted by the Client and deemed to constitute a contract between the Client and the Company for the delivery of the Services and shall be binding the same as if the Agreement were fully executed.

A. *Revised: February 2021*

● RA-DA

RANIA ALOMAR ARCHITECT, INC

7523 Norton Avenue

West Hollywood, CA 90046

T. 323.851.4040

<http://www.ra-da.com/>

rania@ra-da.com

PREPARED WITH CARE FOR THE

● CITY OF HAWTHORNE

REQUEST FOR PROPOSALS -
HAWTHORNE SENIOR CENTER PROJECT -
PROFESSIONAL DESIGN SERVICES

City of Hawthorne
Hawthorne Senior Center
City Clerk Office
4455 West 126TH Street
Hawthorne, CA 90250

●
DUE DATE: 4:00 PM PST / October 24, 2023

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COMPANY QUALIFICATIONS

A. The proposer's implementation plan for the requested services, including at a minimum, those tasks in the Required Services section. Proposed personnel s be able to perform all services listed in the Scope of Work.

FIRM BACKGROUND

RA-DA is a boutique design and architecture firm committed to excellence in design and with the organizational and technical skills of a large firm. RA-DA is staffed by 2 Architects and 6 Architectural Designers. RA-DA is currently licensed to practice architecture in California, Nevada, Texas, Arkansas, New York, and soon Georgia. One of our designers is also a WELL AP should you decide to pursue any sustainability goals for your project.

Based in West Hollywood, California, RA-DA was founded in 2006 by Rania Alomar after a decade of working as a design lead for two prestigious US Architecture firms. Ms. Alomar envisioned the firm as a nimble and highly creative entity and has since built its reputation into one of the strongest burgeoning design forces in the region, evidenced by our AIA Institute National Honors Award.

RA-DA is a full service firm and normally completes all aspect of a project from preliminary programming and concept through construction documentation and construction administration. We often go further even and complete interiors, furnishings and signage.

RA-DA has been designing public architecture since its inception. Most recently RA-DA has completed a Community Center and multiple playgrounds for the City of Long Beach that are similar in size and scope for your project. As well as a slightly larger community center in Bentoville, Arkansas. Full project descriptions and other sample projects are included below.

RA-DA will have additional consultants working under our umbrella, please refer to our organization chart. These would be key to fulfilling your project scope as described in your request for proposals Scope of Services.

As the founder of RA-DA, Rania Alomar will be your primary liaison throughout the course of the contract and takes personal interest and would have direct oversight for the duration of all the associated work. Ms Alomar strongly believe that our acumen for working with complex client groups and previous

experience working with municipalities make us a perfect candidate for the role of architect described in this RFP.

If awarded a contract with you we would maintain a high level of client service and quality product with the goal of a long and continued relationship. We have a proven track record in delivering complex projects on time and on budget and in achieving consensus amongst client groups as you will hear from our references.

We look forward to an opportunity to work with you and hope that this package serves as a convincing sample of our capabilities.

The included project examples were selected to demonstrate our expertise in Public Architecture for variuos municipalities. Not only do we have Community Center experience, but we are able to demonstrate our ability to work with multiple project types that relate directly to this project. Such as private office complexes that show our abilities in creating work spaces for office staff, sports facilities, playgrounds, rental facilities for vendors, and community meeting rooms.



RA-DA Designed Oxnard Gym for the Police Activities League

PROJECT APPROACH

PROJECT UNDERSTANDING

Having studied the Building, Site, Scope of Services and your Request for Proposal, we have familiarized ourselves with the work that needs to be done.

Having completed a number of Community Centers often involving partial renovations of older structures, we have identified key aspects of the project that will need immediate analysis and attention. Lessons learned on similar projects have taught us that complete analysis of the existing structure, the existing power available as well as other infrastructure, and the possibility of hazardous materials must be addressed up front.

Also the approach and possible phasing of construction must be discussed early on with the goal of a seamless and well planned transition.

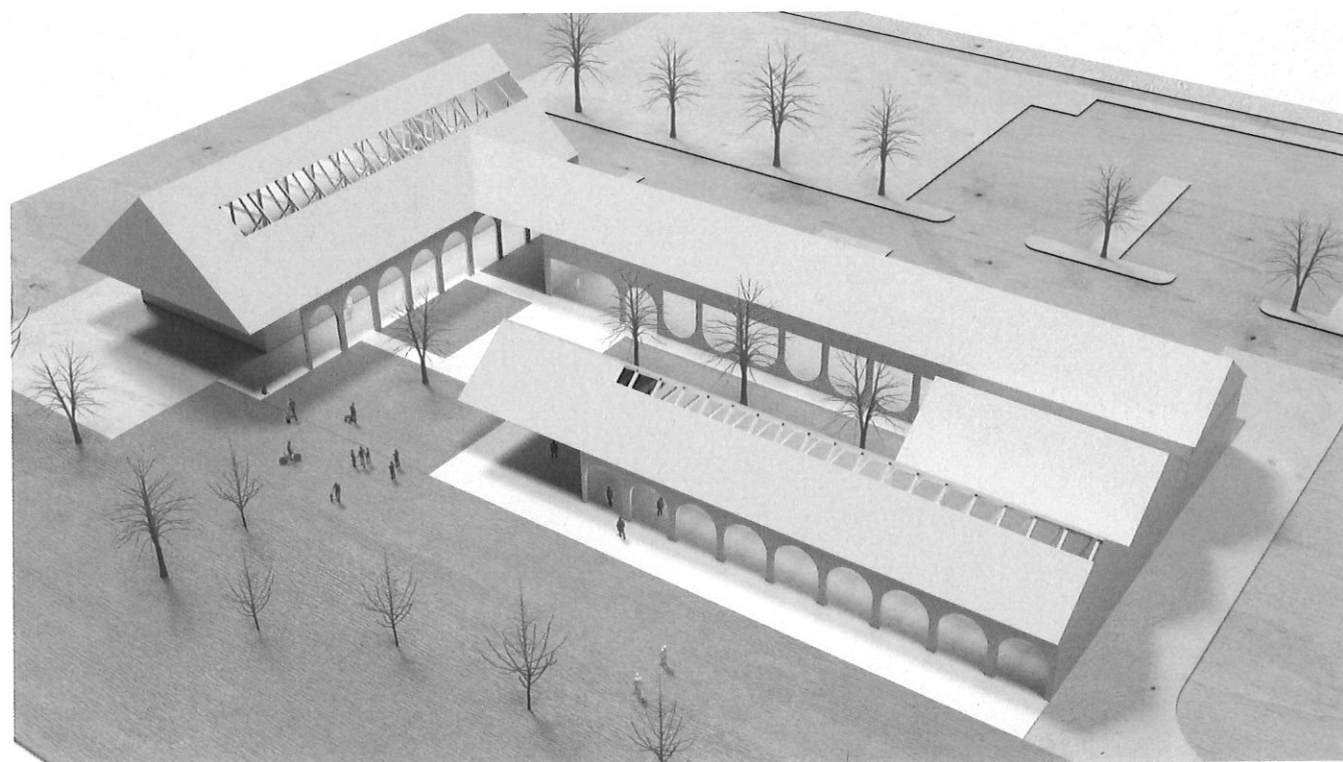
We will need to consider the current uses and how those will be accommodated during construction.

Our task will be to guide you through those options and make smart decisions together.

Our first phase 'Predesign' will be dedicated to analysis of existing conditions and Needs assessment and programming. This phase will include cost analysis and budgeting for the project and will help guide the building scope as we move into design phases.

(Note that we just completed a new 21,000 sf community center on a 6 acre property on time and on budget for \$12M construction budget.)

In addition to our expertise in community center design, we are proud to emphasize our ability to work within budgetary constraints and adhere to strict project schedules. We understand the significance of these factors in ensuring the success of your project. Our team excels in finding innovative solutions that optimize resources and deliver exceptional value without compromising on quality or design integrity. By leveraging our extensive network of suppliers and contractors, we can provide cost-effective options for materials and construction methods, ensuring that your senior center is not only elegant but also financially feasible. Moreover, our well-honed project management skills enable us to meticulously plan and execute each phase of the project, keeping it on track and within the agreed-upon timeline. We are committed to open and transparent communication throughout the process, ensuring that you are regularly updated on progress and any potential adjustments that may arise. By entrusting us with your project, you can have complete confidence that we will deliver a remarkable senior center



Concept image for the Alhambra Community Center

PROJECT APPROACH

that aligns with your budget and meets your deadline without compromising on quality or design excellence.

In our Specific Project Approach at the end of this section we have laid out each phase of work from Concept through Construction Administration. Phases shown are reflected in section E's Schedule.

GENERAL PROJECT APPROACH

The following aspects of our General Approach describe how we would work with you, and a look at our internal office culture. These tenets of practice are applied with small variations as appropriate to each of our projects.

Clear Line of Authority

Our goal is to maintain a simple and clear line of communication between the A/E team and the City. To do this we have designated RA-DA's Principal Rania Alomar as the primary liaison and Project Manager for this Project. The City Project Manager will work directly with Ms Alomar who holds ultimate responsibility on all aspects of the project and will oversee the progress, performance and schedule. Underneath Ms Alomar are the RA-DA team, the QA/QC team and the Engineers and Consultants. RA-DA is responsible for all design work and for the coordination of all the design and engineering disciplines.

Sub-consultant Team

For this RFP, RA-DA has assembled a team that is familiar with community center construction. We have worked with this team of Engineers and Consultants for many years, some since the founding of RA-DA, and they are able to bring an understanding of multiple facility types and any special requirements that come with them. Having navigated multifaceted issues together we are an already established, strong and seamless team.

The City of Hawthorne is already familiar with our Structural Engineer, LFA, as they have recently completed a Concept Design for City Hall. RA-DA has been working with LFA since their inception and cherish this long standing relationship.

First steps & Kick-off

As soon as you contact us to begin your project, Ms Alomar shall assemble the team to review site

and scope together. We shall begin our preliminary analysis and also review the schedule for the work and a preliminary approach to QA / QC procedures. The Project Schedule will become our 'map' for the project and will be updated at the end of each phase. Once massaged to achieve the required result, and agreed upon in our early kick-off meeting with the city, we will rigorously abide by this established schedule.

The kick-off meeting is an important start to our relationship. The entire A/E team, any specialty consultants, and all interested stakeholders on the Client side shall attend.

This meeting has both general and specific goals.

General Goals:

- Know all the stakeholders of the project
- Establish communication protocols
- Review the City's documentation, delivery, and submittals standards and requirements
- Review our QA/QC plan
- Develop Responsibility Matrix
- Review the Project Schedule and upcoming tasks

Specific goals:

We will have a discussion about goals and thoughts regarding the existing building and site. Additional specific goals will arise as we begin our code, program, design and cost analysis.

Collaborative Approach / Coordination

Successful delivery of your project means completing the project on time and on budget and exceeding design expectations, giving the city as much value for your dollar as possible. It also means a design and construction process that is organized and seamless, where issues are resolved quickly and effectively and every member of the team, from client, to architect and engineers, to contractor and subcontractors are communicating effectively and working together toward the same goal.

Proactive communication will start in the pre-design phase of the project and continue through the documentation phase keeping all team members constantly informed. This communication will partly take form in weekly internal project meetings between the A/E team and regular planned meetings or workshops with the City

PROJECT APPROACH

Project Manager and User Groups. Meeting minutes and current documents will be shared in a central location on the 'Cloud' so that they are always accessible to all team members including the Client. Once the project has been awarded to a contractor, this collaboration will continue with weekly site meetings.

Response Follow Through

In order to fulfill client expectations and provide a quality project, we make sure that all team members are fully aware of the project goals and are kept up to date as these may be elaborated upon or changed during the process. Changes made during design or construction often become a pitfall for errors for the design and the construction team if they are not clearly communicated and immediately and thoroughly addressed.

After our initial kick off meeting, where goals are discussed, all key personnel will be updated with meeting minutes from all team and client meetings. The program and a 'Master Checklist of Client Decisions' will be posted to the Cloud and updated as the project progresses. Changes and their impacts will be clearly identified in a changes log, and followed up on.

In-House Communication and Document Checks

As well as checking the other disciplines' work, each micro-team (consultants and engineers) will cross-check their own work within their immediate group. This process is formalized into a weekly internal review and is also an ongoing process of more senior staff looking over the shoulders of the team members and making sure the team is efficient and accurate in their production. They will repeatedly check progress against our Corporate Quality Control Plan and with Client meeting notes and our own internal redline sets and checklists generated in our coordination meetings. These Peer reviews enable quality issues to be identified earlier in the project and therefore increases the likelihood of the quality issues being resolved within the planned time allocation.

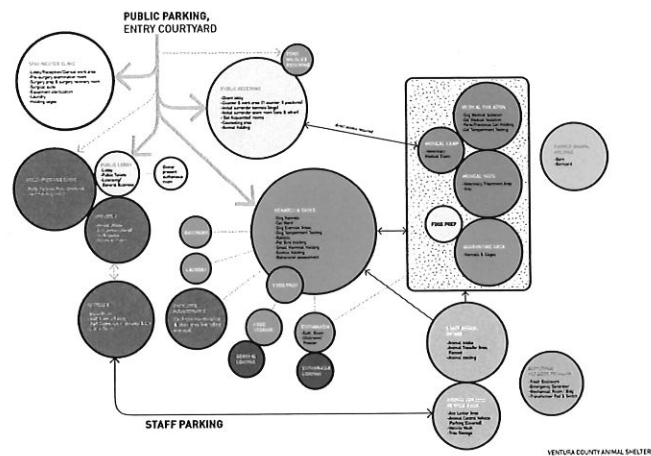


Design Rendering for Bentonville Pet Resource and Community Center

Design Reviews

We consider the Client Group an integral part of our team and a key contributor to a successful project. We provide an open-book environment giving you access to all current documents. We plan intermittent Design Reviews and Workshops at structured intervals to provide opportunities for collaboration. Our goal is to keep you fully informed on all aspects of the project. We have found that this collaborative approach encourages appropriate and timely decisions and often mitigates design changes made during the construction phase of a project.

Our schedule for projects identifies milestones for submission of interim sets of coordinated A/E documents with an updated Basis of Design Report to the Client Group. This submittal is typically followed by a 'Design Review period' allowing the Client group and all stakeholder ample opportunity to review the documents before attending the Design Workshop or presentation meeting. Our early design meetings are often structured as workshops that start with a design presentation and continue to show options on layouts and certain features such as materials and finishes, or review issues and decisions that have come up during design. We will guide you through decisions with clear and thorough information and will always keep you informed on potential cost, schedule, and quality impact on the project if there is any. We will also use these meetings to review any need for value engineering and fully studied options to you in this regard. All value engineering decisions will be made together.



Program Massing Study Ventura County VCAS

Incorporating Client Input

Any adjustments, verifications or change requests made in these meetings will be documented clearly in our meeting notes and distributed throughout the team. We will create a 'Master Checklist of Client Decisions' that clearly lists the changes and the disciplines that it affects. This chart is a shared live document that we add to in each phase of design. As the different disciplines address their affected scope, they mark off the checklist so that we can manage the updates made to the documents.

The Master Checklist also provides us a method to verify that all client comments and decisions have been implemented into the project. The City's ability to review this list at any time is an added advantage and makes the process of reviewing the A/E team's documents much easier.

Cost Control & Value Engineering

A key component of a successful project is achieving the City's stated budget. RA-DA has an impeccable history of managing cost on a variety of types and scales of projects. Over the years we have successfully designed and built facilities that are cost-efficient and within budget parameters without sacrificing design excellence and quality.

Starting at the Pre-Design phase, the design team approaches global and detailed design decisions for your project with the budget parameters as one of the fundamental criteria, constantly reviewing decisions in relation to cost and value.

Often, a challenge to cost control during design is deficient Consultants performance. We have

subverted this risk by including consultants that have immense credibility and experience on their own and many of whom we have worked with numerous times before. We require that the Consultants are involved in site investigations and pre-design conferences and we make sure they are updated in a timely manner on all client meeting minutes and changes. The entire A/E Team remain ultimately responsible for construction cost estimating, value engineering and cost management.

Any add services that may be anticipated outside the scope in the RFP have been addressed as separate line items in our attached fee proposal.

Stage-Gate Reviews:

There are formal reviews at the end of each major project milestone and especially the final coordination prior to construction to assess all activities and deliverables completed to date and gain approval from our project manager to continue to the next project phase. A key component of these is the quality and constructibility reviews by RA-DA and by our third party quality control officer. This will include all disciplines' documents and specifications including any other management documents that have been prepared for inclusion. The specifications-review in the construction document phase is an important component of quality control and has proved invaluable in our low change order rates.

Schedule Administration

RA-DA has an impeccable reputation in delivering projects on time. Good planning and rigorous adherence to schedule ensures that we meet the stated project timeline. At every phase in the project we will review and update the schedule as necessary. We will mitigate any unforeseen issues by planning early meetings with jurisdictional agencies, and performing due diligence on utilities, and the site prior to the start of construction. We will continue to work through the construction phase of the project with the contractor to anticipate any potential issues or conflicts in an effort to avert unforeseen issues that may impact the project timeline.

We are savvy on product lead times during the design phase and systematically include this information in our documents so that the contractor

PROJECT APPROACH

is aware of their impact on the critical path and can schedule accordingly.

Technology

The entire RA-DA team is proficient in all the latest technology associated with today's building and sustainable design practices. We are each highly skilled in a variety of the current drafting and 3D tools, including Revit, and can easily adapt to a platform of your choice. All our projects are developed in three dimensions both for design and for coordination purposes between the disciplines. We use photo-realistic renderings to communicate our design and have found these skills especially useful when garnering consensus not only from the client group but also neighborhoods, committees and public agencies whenever applicable. We use Microsoft Project to create Gantt charts for scheduling and share checklists and other team communications centrally using applications such as Google Docs so that the entire team is aware of progress and critical items throughout the project. Our frequent team meetings take place via video conference which allows us to meet regularly without the inefficiencies of travel time.



Early Design Rendering for Bentonville Pet Resource and Community Center

3-D Modeling

Using Revit, the design team will generate an accurate three-dimensional model of the project to allow ease of navigation throughout the spaces and will model critical aspects of the design with lighting and materials depicted for the client and also to help coordinate these amongst the team members and ultimately communicate them to the subcontractors.

Energy / Sustainability

Although LEED is not a part of this project it is a prescriptive way of addressing sustainability, but there is much more that we can do that is more fundamental to the design. Creating spaces that are integrated in nature, create healthy, happy environments to live in, work in and visit.

WELL building standards move one step further in sustainability by addressing the human component and how we interact with our built environment. It looks at movement of all things from air, water, light and food access. The requirements help facilitate more sustainable approaches to those systems. RA-DA has a WELL AP on staff should you choose that route for your project.

Please refer to our statement of qualifications section for a LEED Silver Community Center project we have designed for the City of Long Beach.

Close Out

At substantial completion RA-DA shall attend a site meeting with the construction manager and client and contractor to generate a final punch list of items for final completion by the contractor. At the completion of these items by the contractor the project will be ready for City Inspection. RA-DA will continue to work with the project stakeholders to ensure flagged items are dealt with before re-inspection and certificate of occupancy is granted.

RA-DA will also prepare all required close out documentation including specifications, finishes and as-built drawings that the City may require.

SPECIFIC PROJECT APPROACH

PROJECT DESCRIPTION

Construction Type: To be determined
Construction: Approximately 20,000 square feet new and tenant improvement
Total Development Budget: unknown
Project Schedule: 11 months

PHASE 1 - Programming / Discovery and Concept (~ 2 weeks.) Discovery

SITE VISIT: RA-DA shall visit the site along with our consultants.

DEEP DIVE: In a kickoff meeting and additional early

COVER LETTER

October 24th, 2023

Akbar Farokhi
Director of Engineering, City of Hawthorne

Akbar Farokhi, Marcial Ramos, and members of the Selection Committee,

We are pleased to present you with our response to the Request for Proposals for Design Services for the City of Hawthorne Senior Center project. This submittal contains all required documentation specified in your request for proposals.

RA-DA is an award-winning full service design and architecture firm. RA-DA's standards for documentation, communication, and coordination are extremely high, with an aim toward client service and project performance. You will find that our portfolio includes projects very similar to this in size and scope. We have carefully read your RFP and understand the scope of services. We have performed in this regard numerous times on City projects and will continue that approach here.

Much of our work is regional, completing a variety of projects for various local municipalities. RA-DA is currently listed as an On-Call Architect for the cities of Long Beach, Placentia, and Anaheim as well as Los Angeles County Beaches and Harbors and the Los Angeles County Development Authority.

We have recently completed a 21,000sf Community Center in Bentonville Arkansas (The Pet Resource Center) and have that full team ready to get started on your project if awarded. As well as this, we have completed a number of public projects for the City of Long Beach. These include a new wing addition at Houghton Park Community Center and a renovation of the 1950s existing building. We are currently in construction on the renovation of the Scherer Park Community Center also for the City of Long Beach.

With our experience in multiple project types, we have partnered with public entities to develop a new Office and Headquarters for Merced County Waste Management, a library for the City of Redondo Beach, sports facilities and a gym building for the City of Oxnard, Animal Shelters for the City of Los Angeles and Porterville, and a Masterplan for the County of Ventura. Many of these projects were completed with the team we are proposing here. This allows us to deliver a team that has real world experience in this project type and allows us to avoid some of the pit falls of dealing both with new construction and the complexities of improvements and integration of existing structures.

On behalf of our team, we would like to state our sincere interest in working on this project with you and build a quality working relationship with the City of Hawthorne. We can assure you of our full commitment should we be chosen to bring your Community Center Renovation Project to fruition.

Yours truly,



Rania Alomar, AIA
Principal and Founder, RA-DA
7523 Norton Avenue, West Hollywood, CA 90046
T. 323 851-4040 // E. rania@ra-da.com

PROJECT APPROACH

review meetings, we will develop a 'GOALS' package with the client and from this generate a preliminary program.

PROGRAM: RA-DA shall mock up a program document for the facility based on information collected in the Deep Dive.

UTILITIES: In this phase we will also collect all pertinent information on the site including sewer capacity, survey information, and any existing records and history.

ZONING & BUILDING CODE: The A/E team will prepare a zoning and building code analysis for the project. This will determine key program elements such as additional parking and restrooms required.

Layout

RA-DA will complete massing studies as a basis to generate 3 concept layouts for the project.

Concept Workshop

In our first workshop with the team at Hawthorne we will present 3 Concept Schemes for the project. The goal here is to have an open and robust discussion on the pros and cons and best way to move forward. This is often a test of priorities and ultimate goals for the project. We will discuss options, ideas, and refinements within that scheme. This meeting will provide an opportunity for feedback and some hands-on design collaboration.

Concept Development

RA-DA shall develop one idea based on the discussion in the Concept Workshop. This is often a variation of different aspects of 2 or 3 of the schemes. We will present this Concept presentation toward the end of this phase with the intention of coming to a consensus on the big ideas that are to drive the design.

PHASE 2 - Schematic Design (SD) (~ 8 wks.)

Schematic Design

Once we have agreed upon the concept and general layout, RA-DA shall develop a general set of architectural drawings for the project. We will start with a refinement of the building and site planning, and work with the team at Hawthorne to reach a refined plan that addresses all your needs.

The scheme may shift slightly in this phase as the

ideas become more real, but the general scheme will remain in tact. We will start to look at design features, lighting and materials and will build a 3D model of the project so that we can easily walk through with the team and you can get a good understanding of the spaces and solutions. We will also start research on key components that are relevant to the project.

Consultant Coordination

We will confer with the consultants to understand civil, structural, mechanical, electrical and plumbing impacts on the site and project. The Engineering team will develop a basic set of drawings that describes general approaches and identifies any utility needs that may impact the project and require further coordination with the City.

Cost Estimate

We will work with our estimator to generate a cost estimate for budgeting purposes based on the set of schematic drawings. This will be our first proper estimate of the approach we have chosen. We will use this estimate as a budget for the project and address any items that are coming in high at this early stage in an effort to control cost. If needed we will generate a list of 'value engineering' items for review with the client group.

Design Workshop

Once we have a set of drawings generated, we will have a design review meeting with the client group. This will be an opportunity to review the project together and address questions and issues. We will also review any value engineering items that may be necessary to keep us safely within budget. Feedback from this meeting will be critical to the development of the drawings and project.

Outreach / Funding

If needed for any future needs we would generate a few key 3D images and a color plan that describe the project. These can be used for public presentation either for City or Community meetings, publicity, or construction fence screening if desired. Once the needs of the City are known RA-DA will bring in a consultant for any public outreach that may be wanted. This scope will be in addition to our provided fee as it is unknown at the time of submittal.

PROJECT APPROACH

PHASE 3 - Design Development (DD) (~ 10 wks.)

Design Development

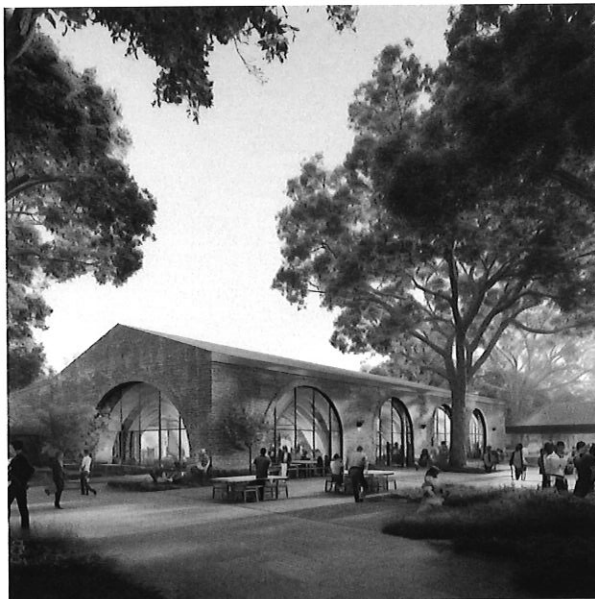
Once we have reviewed the project with the client and updated the drawings to reflect feedback and any value engineering items, RA-DA shall start to develop the project further. We will look at and coordinate lighting, details, materials, FFE, MEP systems, signage etc. for the project. We will refine the ideas and the approach and heavily research key components that might be integral to the project.

Design Workshop

Midway in this phase, we will present progress to you in a design review meeting that allows input and feedback on the progress of the design. As you know, much of our design work is done in 3D, so walk-throughs and screen shots will facilitate this process. Full final renderings are not included here but can certainly be provided if needed or desired.

Consultant Coordination

RA- DA shall continue to work with Mechanical, Electrical, Plumbing, Civil, Landscape and Structural engineers to coordinate the development of these systems and integrate them into the architectural drawings.



Concept study rendering example

PHASE 4 - Construction Documentation (CD) (16 wks.)

Construction Documentation

Once we have reviewed the DD package with the client group and incorporated feedback into the set, RA-DA and the consultants shall develop a full set

of drawings to describe the design and to prepare for plan check submittal.

These drawings shall also be ready for pricing by selected contractors.

Consultant Coordination

We shall continue to work with the consultants to coordinate all the systems in the project and incorporate their information into our drawings. As well as a full specifications package for the project.

PHASE 5 - Permit & Bid (12 wks)

Permitting

We will submit all the drawings to plan check and communicate all comments and corrections sent to us (pictures or scans of the set). Once comments are received we will review and update our drawings with corrections and address any issues they may have. We typically provide updated drawings package with a corrections worksheet that lists all of the comments and the answers to those comments so that the plan checker can easily review the updates and corrections in an effort to make this process as seamless as possible.

Bidding Administration (BA)

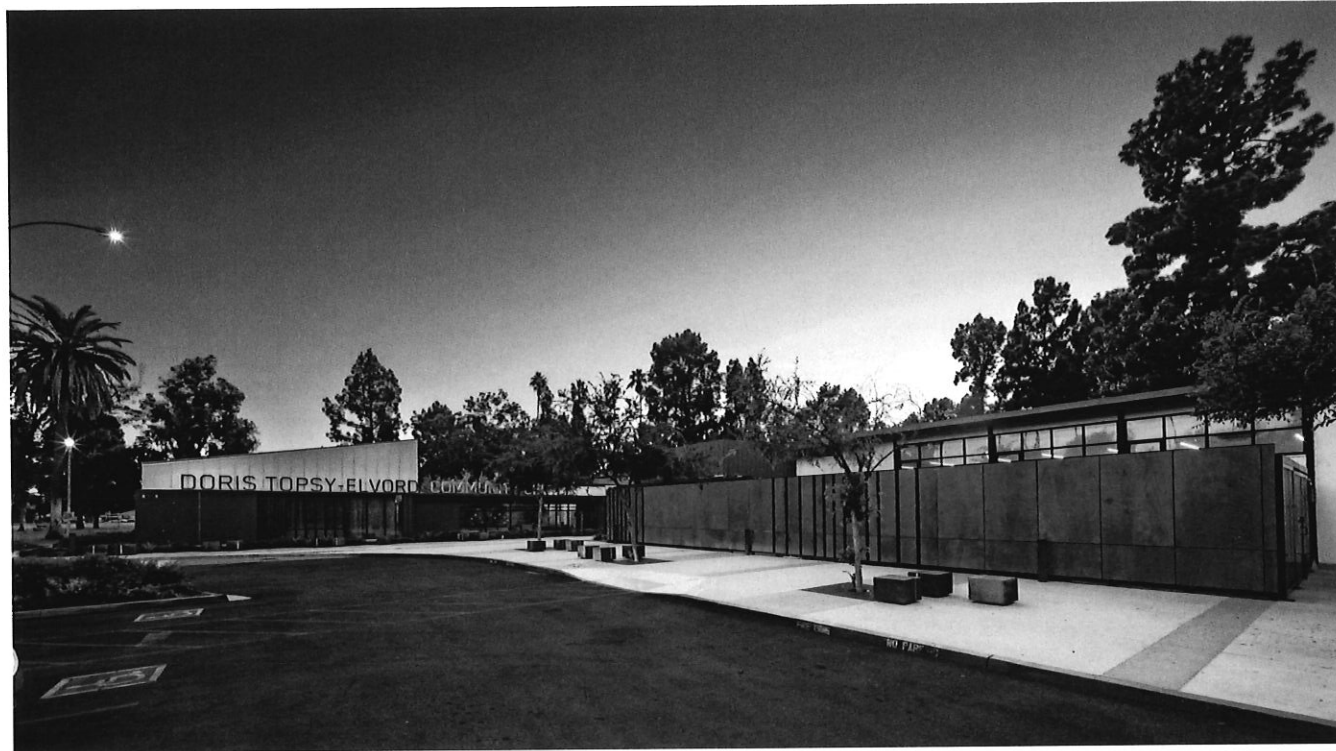
While the drawings are out for plan check review, we shall issue complete sets to contractors so that they may bid on the drawings. RA-DA and our consultants shall be available to answer questions and issue addenda as necessary. At the end of the bid phase, we shall compile an updated set of drawings for Construction that also incorporate the plan check corrections. This shall be the 'Construction Set'.

RA-DA will not perform a formal bid leveling but will review the bids with the client in this phase to advise on the process.

PHASE 6 - Construction Administration

RA-DA shall be available for a weekly construction meetings, sometimes via teleconference and sometimes in person to review progress and answer contractor questions. This shall occur over a contiguous 16 month period. We shall also provide formal written responses to questions (RFIs) to clarify design intent and review shop drawings and submittals. We do not expect to have a staff member on site every week but if needed our project manager lives in the vicinity of the project site.

HOUGHTON PARK COMMUNITY CENTER - LEED SILVER



Location: Long Beach, California
Size: 6,500 SF new / 25,000 SF renovation

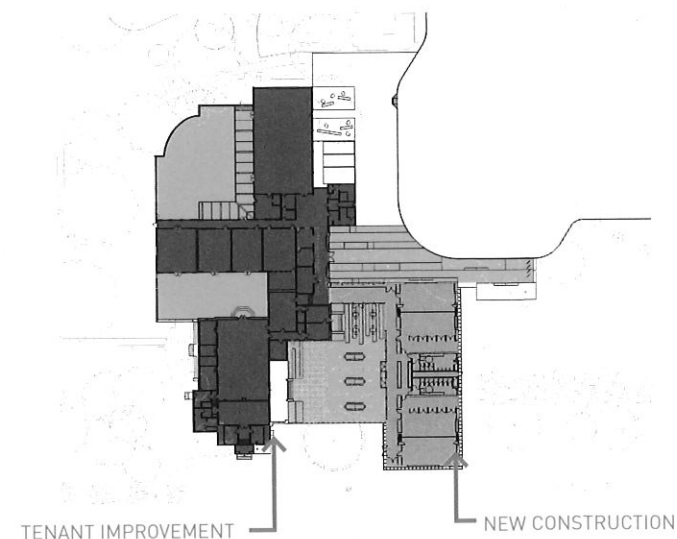
Owner Reference Information

Client: The City of Long Beach
Contact Name: Tony Resendez
T 562.570.6258
E tony.resendez@longbeach.gov

Start Date: August 2017
Completion Date: March 2019

The City hired us to design this community center that would be a new building adjacent to their existing community center. Our scope on this project included a new parking lot, a new 6500 sf LEED silver certified building and the renovation of their existing building that was built in stages in the 1930s, the 1950s, and the 1980s. The entrance to the main building was relocated to be at the knuckle where the new and the old meet, directly southwest from the parking lot, making it clearly visible to those driving in. A reorganized front plaza creates a drop off zone for buses and visitors.

The new addition is situated to the east of the existing building creating an enclosed courtyard space between it and the 1930's building and is connected by an open, but covered walkway. The new wing is a rectangular building that extends south into the park. It houses 2 large multipurpose rooms and a central core for restrooms and a reception area. The main restrooms are accessed from the central courtyard space but two public restrooms face out to the park providing park goers access to that amenity without having to enter the



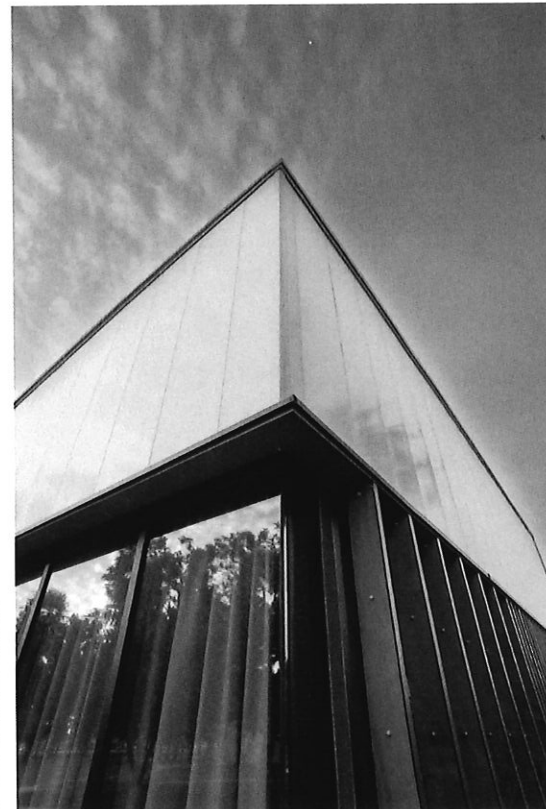
HOUGHTON PARK COMMUNITY CENTER - LEED SILVER



building. The roof of the new building is split into three parts, mirroring the functions inside the building and the existing buildings.

Our scope in this project consists of a new building AND the renovation and retrofit of the existing community center. The retrofit took form in phases and was split logically between what needed to happen for the new community center to function properly and also remedying existing damage.

Since we re-organized access to the building, relocating the reception and administration areas, the front portion of the building needed to be retrofitted.



Part of Tenant Improvement Area

After ^
Before >



BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

2023 LONDON DESIGN AWARDS - GOLD WINNER , 2023 BLT DESIGN AWARDS HONORABLE MENTION



Location:

Bentonville, Arkansas
Size: 24,500 SF

Owner Reference Information:

Client: Best Friends Animal Society
Contact Name: Rose Molina, Project Manager
Contact Information:
5001 Angel Canyon Rd
Kanab, UT 8474
T: 435.644.2001 x4384

SCOPE:

RA-DA provided full A/E services including:

- Concept Design
- Programming
- Schematic Design
- Design Development
- Interiors Signage
- Bid Documents
- Construction Documents
- Permitting
- Construction Administration

Start Date: November 2019

Completion Date: March 2023

BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

PHILOSOPHY

As the first building of its kind, the Pet Resource Center is a reformed animal-shelter-of sorts. There is one key element intentionally omitted - the kennels. Its function is similar in many ways to an animal shelter, but its fundamental philosophy is the polar opposite.

A NEW WAY

During Covid many shelters were shut down and as a result, a large network of foster parents emerged. Best Friends capitalized on this and halfway through design, we decided that the kennels had to go: The goal was to build a shelter of the future: People need a place where they can connect with animals in a setting that is un-institutional. We needed a home for community, animals, and nature to come together. So, we designed a village. This was going to be different, and the building would be a model for Cities and Counties Country-wide, and even world-wide.

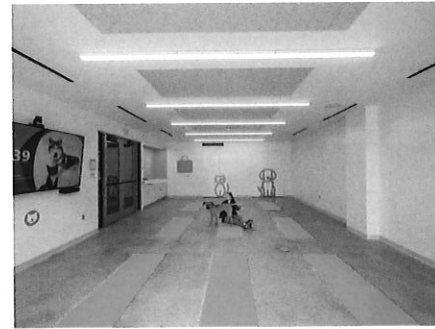
A CUSTOMIZED PROGRAM

This meant a different approach to the design of the building. We had to rethink the purpose, the flow and the program. This Center needed to be community-focused, inclusive, and welcoming. We needed to pull the public into the world of Best Friends and get them involved, either to donate, volunteer, adopt or foster. It needed to support its affiliated rescues, foster parents, and the animals. It needed to provide adequate medical care and spay and neuter services. It needed to educate on all aspects of animal care including dog behavior or kitten feeding. It would even provide a community pantry for parents that were in need. The spaces are designed around these functions and creatively support these aspirations.

SITE / ENGAGE AND CONNECT PEOPLE TO PLACE:
The building is positioned centrally within the future site of 8th Street Gateway Park, a 100 acre park currently being developed by the City. The design team worked with the park designers to integrate



internal staff open work space



modular community center room



public lobby entrance



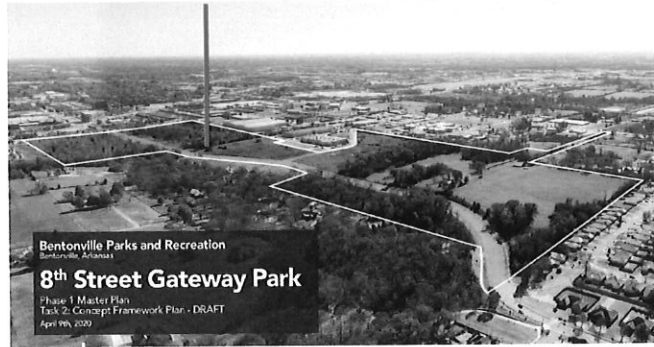
exterior stadium seating



interior seating and slide

BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

the building's planning and access into the overall Master plan, making sure it was smartly integrated and directly responding to park-goers and future surroundings.



Set back from 8th Street, visitors can access the building either on foot, bicycle or by car. Reminiscent of traditional southern architecture, a wide front porch faces a main green oval "Hillside Meadow" filled with local flora and fauna central to the Park Master plan. Pedestrian and bicycle paths weave through and around the building that is divided into two halves. Park-goers can walk through without entering and glimpse the many functions in the building from weekend adoption events to training seminars in the yards. They pass under the centrally located 'Volunteer Bridge', a critical function of the facility and an offer to the public to enter and get involved.

THE BUILDING: COMMUNITY AND CONNECTION
The building form makes a logical split between the main Community spaces to the north and the more technical Medical and Support spaces to the south. The linking elements are the front porch and courtyard spaces and the Volunteer Bridge. With parking to the south, and pulled away from the building, visitors approach on foot toward the front porch, passing a large dog-themed mural by a local artist. The Medical wing is pulled back so that a clear path to the front door is revealed. This side entry to the main lobby space is intentionally incidental and as such, inclusive to all. Visitors can 'slip in' easily without much pomp. The axis of the main community lobby space provides stunning views of the park to the east and west capturing the sunrise in the winter and the sunset in the summer through its high peaked roofs and providing park-

goers respite.

Interior and Exterior spaces are connected wherever possible with open views and large operable glass doors. The two levels of the Community Wing also visually connected. The openness of the space invites and encourages exploration with access given throughout the facility. Even the administrative space is open to view from the main lobby although most staff is working out in the main space making them easily approachable.

Stadium seating and a slide (just for fun) takes guests downstairs to the dog enrichment room and second community room where Best Friends holds Adoption events, Dog Yoga classes amongst other community events.

A critical backbone to the success of the non-profit: The volunteer bridge, is held in esteem as it straddles the lower courtyard and is clearly visible from both the Community and Medical Wing Entries. Every space within this wing is highly flexible: almost all spaces are open and furniture movable to accommodate change and the growth of the facility.



volunteer bridge



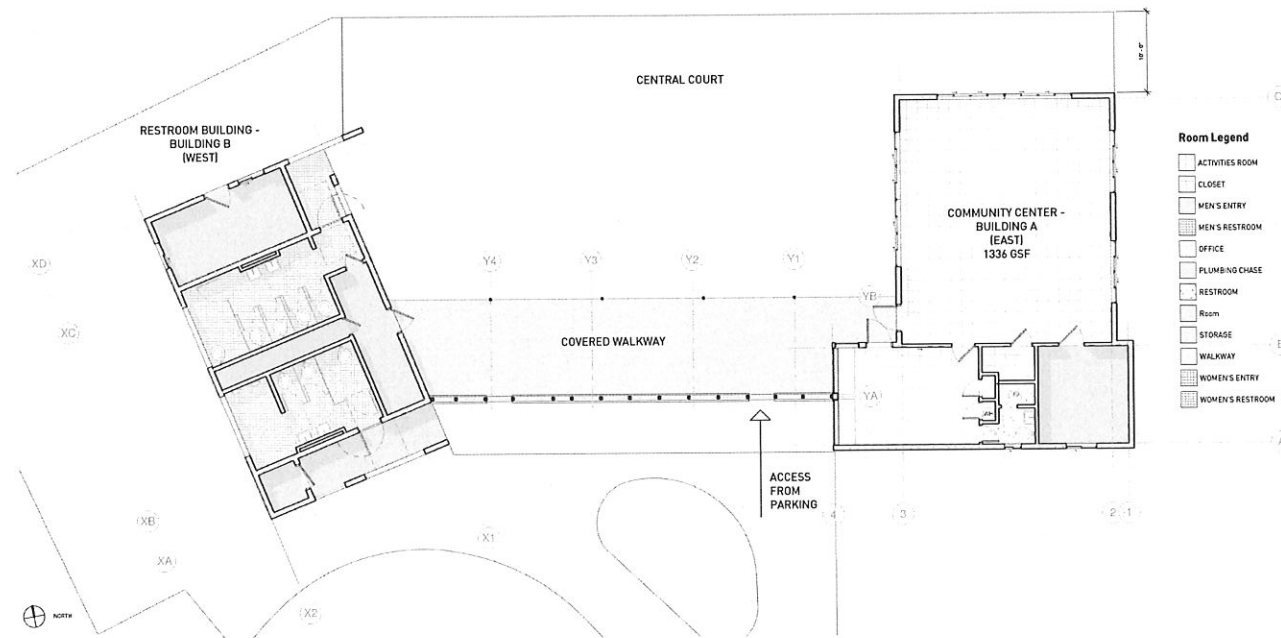
upper cafe patio seating overlooking dog play yards

SCHERER PARK COMMUNITY CENTER

Location: Long Beach, California

Size: 2,200 SF renovation

Completion Date: Currently in Bid Phase



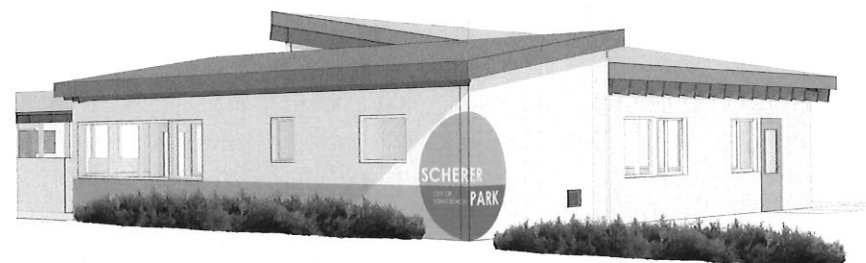
The City of Long Beach approached RA-DA through our On-Call contract to renovate an existing Community Center and bring the site up to Code. The Scherer Park Community Center is a 2232 square foot building located at 4660 Long Beach Boulevard in Long Beach California and was constructed circa 1959.

PROJECT DESCRIPTION.

Interior Tenant improvement of a single story existing community center, office, kitchenette, exterior site improvements, and restroom building.

RA-DA is providing full A/E services including:

- Concept Design
- Programming
- Schematic Design
- Design Development
- Interiors Signage
- Bid Documents
- Construction Documents
- Permitting
- Construction Administration



1 SCHERER PARK COMMUNITY CENTER
RA-DA // 06.24.2022

CAMPUS PARK GYM WINGS REMODEL Oxnard, CA



CONTACT

Client: City of Oxnard
Ralph Alamillo, Project Manager
Phone: (805) 385-8341
Email: ralph.alamillo@ci.oxnard.ca.us

SERVICES PROVIDED

- Programming
- Design
- Construction Docs
- Permitting
- Construction Admin

ABOUT

Type: Tenant Improvement
Size: 30,000 SF
Budget: \$3 million
Date Opened: Projected 2014

Team:

Rania Alomar - Design Lead
Jesse Madrid - Designer

John Labib + Assoc., Structural Engineer

RA-DA is currently designing the Campus Park Gym Wings Remodel for the City of Oxnard in conjunction with the city's Police Activities League (P.A.L.) - an after-school crime prevention program.

The project is a 30,000 sf renovation of an existing concrete bunker into a modern community building, housing a variety of activities from video and sound production studios for P.A.L., to dance studio and strength and cardio training facility.

RA-DA PROJECT EXPERIENCE

RFP HAWTHORNE SENIOR CENTER
RA-DA RESPONSE **A**

REDONDO BEACH PUBLIC LIBRARY Redondo Beach, CA



Location: Redondo Beach, CA
Completed: September 2010
Type: New Library
Size: 13,000 sq ft
Cost: \$3,000,000

Client:
City of Redondo Beach
Contact: Jean Scully, Library
Director
303 North Pacific Coast Highway,
Redondo Beach, CA 90277
Phone: (310) 318-0676
Email: jean.scully@redondo.org

Success Factors:
On Time: **Yes**
Within Budget: **Yes**
Claim History: **None**

About:
RA-DA was brought on the team to design the interiors for the new public library and new community center in Redondo Beach, after Rania Alomar had designed the building while at another firm.

Our approach focused on designing the perfect lighting and materials that complemented the exterior of the building. We also designed the Signage and Wayfinding package for the building.



THE BEACH FRONT AT LONG BEACH - TIDELANDS IMPROVEMENT PROJECT

Address: 333 W. Ocean Blvd - 5098 E. Ocean Blvd, Long Beach, CA 90805

Client: The City of Long Beach. See Reference Section for Contact Information

Start Date: August 2015

Completion dates: Bayshore Masterplan-June 2018, Lifeguard Stations-August 2019, Junipero and Granada Beaches- March 2021, Alamitos Beach-July 2022

Total 6 structures along 2.5 miles of beach front. Project included: 2 New Playgrounds, New Restaurant Building, New Water Play Feature, New Smart Restrooms, New Covered Trash Enclosure, New Rental Facility, 2 Existing Concession Stand Tenant Improvements including Rental Facilities, Master Planning, and Lifeguard Stand Renovations.

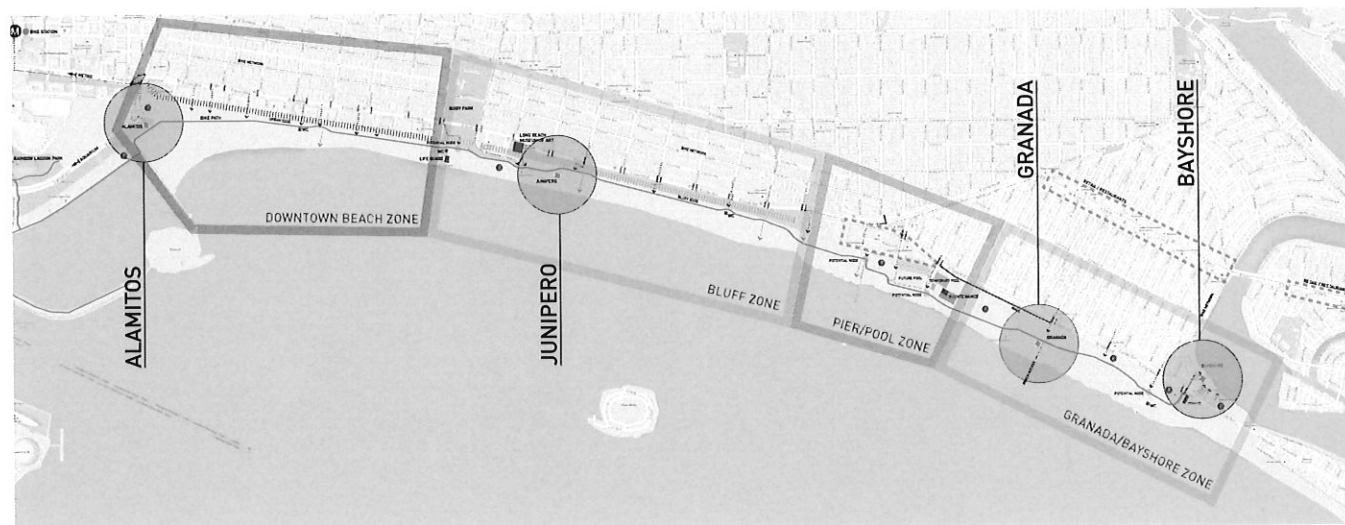
SERVICES PROVIDED:

- Site Assessment / Interior Planning
- Master planning
- Community Outreach
- Concept Design
- Programming
- Schematic Design
- Design Development
- Interiors Signage / Graphic Design
- Bid Documents
- Construction Documents
- Permitting
- Construction Administration
- Site Photography

Sub-consultants used/proposed for your project:

- Landscape Architect - SALT Landscape Architects
- Structural Engineer - Labib Funk & Associates
- Cost Estimate: Jacobus and Yuang
- Low Voltage: TK1SC

Below please find each section of the project broken out by node.



ALAMITOS BEACH

Location: Long Beach, California

Scope: Demolish and replace 1-story, 2,234 SQ.FT. beach concession stand with 2 new buildings.

Building A, 4,240 SQ.FT., 2-story, type V-B concession stand and cafe with first floor decks, roof deck, and game area. Building B, 1157 SQ.FT., 1-story, type V-B public restroom, rinse station, and bike rental facility. Playground, public promenade area, shade structure and pylon way finder signage.- Expand and improve beach parking including new EV stations and future infrastructure for future stations.

Completion Date: July 2022



The City of Long Beach engaged RA-DA to design an approach to activating the beach front for the City. The beach was an under utilized amenity and so with a relatively small budget we came up with ideas to activate nodes along the beach pedestrian and bike path that would make this a destination and a comfortable place to be.

As a highly visible project, we underwent in depth Public Outreach to engage all the neighborhood groups and locals to build consensus.

RA-DA conducted two community Open Houses for both the Alamos Beach Concession Building project and the Granada, Junipero, and Bayshore Concession Building renovation projects.

Since Alamos is at one end of this stretch of beach we designed it to become the 'head' or starting point of the Beach Front. Here we demolished the existing concession building and constructed a new cafe, smart restrooms, vendor rental building, playground, expanded parking, covered lockable trash enclosure building, rinse station, and seatings

RA-DA PROJECT EXPERIENCE

alongside the boardwalk with the idea of creating a promenade. The improvement includes the restaurant and cafe building that spills out into a large ground level outdoor deck and roof deck providing magnificent views of the oceanfront.



Our solution was to create these activity nodes at intervals along the popular pedestrian and bike path and to coincide those nodes with the existing run-down concession buildings. As those buildings give us an infrastructure to work with and help control cost, we would renovate the structures and provide localized amenities that would make them great places to be. Simple elements such as shade, a boardwalk, seating, and a vibrant cafe front would engage passers by and create rest stops along the path.

Although LEED Certification was not a requirement of this project RA-DA always designs in a matter that is conscious of it's impact on the projects surroundings and environment. Careful attention was paid to minimize the footprint of the building, yet the building opens up like a 'Game Box' by the use of various sliding panels and openings to activate its surroundings and achieve a more prominent design impact.

Consideration for Low Impact Development was a main priority since this was located on the beach where drainage is a major consideration. RA-DA worked closely with the Coastal Commission during the planning and permit stages as this State Agency has specific policies that must be adhered to to protect the coastal habitat during new development.

New technologies have also been employed for the restroom facilities. A "Smart Locking System" was installed so the building may be locked remotely or set on timers to minimize the need of the Parks Department to visit the site on a twice daily schedule.

For the "soft" siding when the building is open RA-DA chose to use a new 100% sustainable wood product, Accoya, which also has excellent weathering properties for this type of wet and windy environment. Also drought tolerant native plants were selected by the Landscape Architect to enhance the beauty and ease care for the flora on the project.

Adjacent and convenient to the café zone is a playground which in turn leads to a restroom building and rental building that provides amenities for beach goers. The playground at Alamitos themed 'Dunes' is for older kids and allows parents to sit on an adjacent deck and eat or drink while their kids play. The project is oriented in alignment with the pedestrian and bike path and is pulled back slightly to create a promenade zone in front of it. It is designed so that the plaza in the back is replaced with a drop off area for the restaurant with the idea that the primary public space (plaza and promenade) is pushed to the front of the building and takes advantage of the views.



JUNIPERO BEACH TENANT IMPROVEMENTS AND PLAY FEATURES

Includes Tenant Improvements, Playground, Shade Structure, Basketball Courts, Rental Facilities, Fitness Stations, and future Skating Rink and Pickle ball Courts

Locations: Junipero 333 W. Ocean Blvd, Long Beach, CA 90802

Completion date: March 2021



The Junipero existing building provided a baseline infrastructure that supports this site. It has restrooms, beach amenities (such as rinse stations), a kitchen and café windows. Our design maintains these elements as the fundamental infrastructure for the location but greatly enhanced the experience.

To tie all sites to each other, we carried over a key design element that we used to activate the space and drive the design at Alamitos. That was the creation of a 'boardwalk'. This Boardwalk is a social space that connects the café window to the pedestrian and bike path.

Another key design feature that we use at all the sites is the pylon sign paired with the logo wall. The intent is to provide visibility and identity to each location. So that the concession stand is visible from a distance and easier to locate and to serve as a meeting point for the community.



RA-DA PROJECT EXPERIENCE

RFP HAWTHORNE SENIOR CENTER
RA-DA RESPONSE **A**

GRANADA BEACH TENANT IMPROVEMENTS AND PLAY FEATURES

Includes Tenant Improvement, Water Feature, Shade Structure, Rental Facilities, Fitness Stations, and Dog Wash Station.

Locations: 5098 E Ocean Blvd, Long Beach, CA 90802

Completion date: March 2021



Granada Beach Children's Water Feature

At Granada, we have a much smaller play area intended for smaller children. We have themed this 'Tide Pool' and have small hand pump stations to keep the toddlers busy while parents grab a bite to eat. This is a water feature that contains different interactive ways of moving water through a channel with hand pumps, water trays, and an Archimede's

Screw. We have also included a fitness station just north of the pedestrian path and in addition have a dog wash station at the edge of the parking lot to mark an entry point to Rosie's Dog Park and a home for all the scattered signage and other dog amenities such as trash cans, bags, and bulletin boards.

LONG BEACH BAYSHORE MASTER PLAN

RA-DA was tasked with a new Master Plan for the Bayshore and Leeway Boat Launch area at the Eastern point of the Beach Front for the City of Long Beach. RA-DA conducted in depth community outreach and explored the many opportunities available for this area of the beach. As part of the

broader Tideland's Improvement Project RA-DA continued with the branding and "node" concept that is used throughout the project. Signage, color, amenities such as shade structures, concessions, rinse stations, and play grounds were incorporated to bolster the use of this great City area.



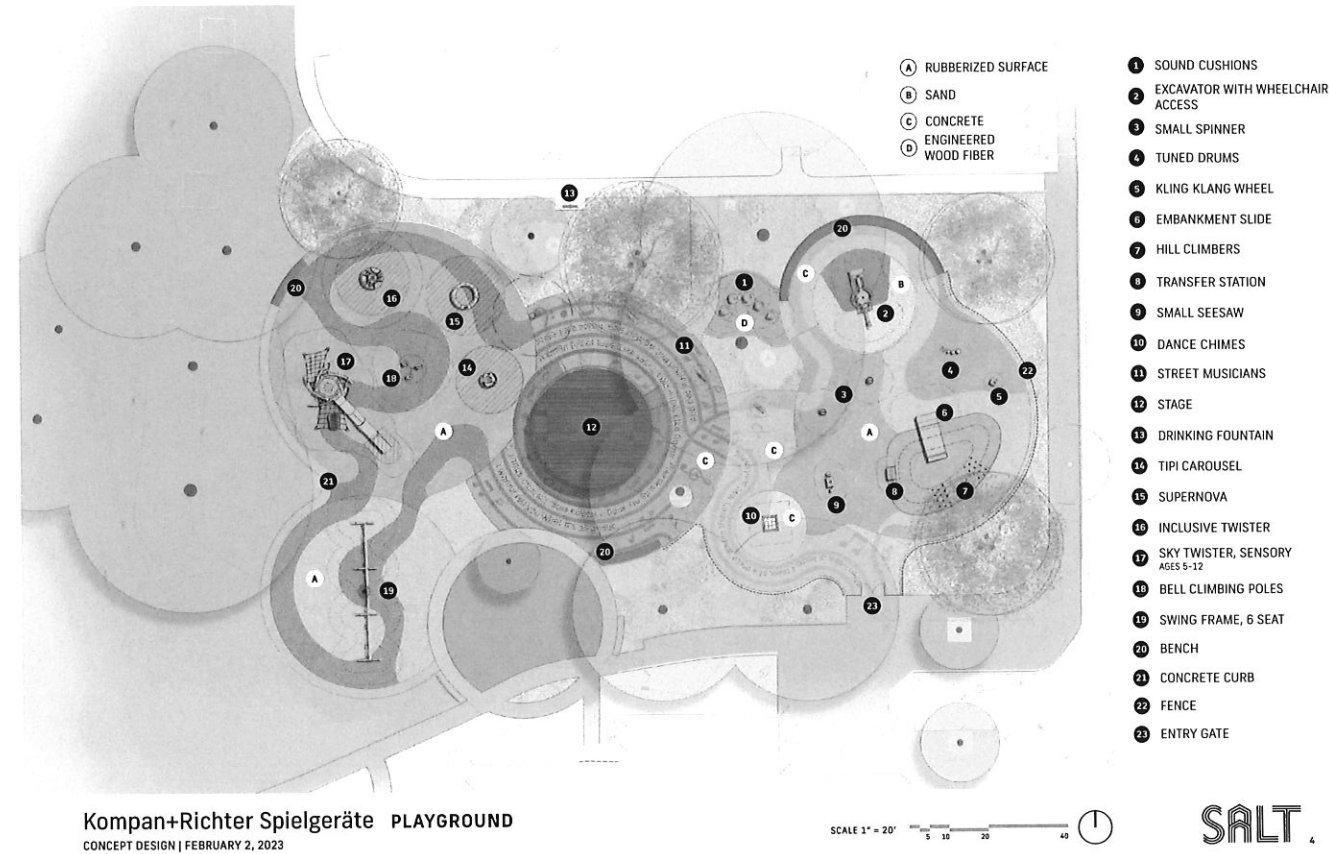
3-D Renderings used for community outreach and to convey possible ideas for the proposed improvements

HOUGHTON PARK SOUND GARDEN PLAYGROUND - SALT & RA-DA

Location: Long Beach, California

Size: 15,000 SF

Completion Date: Currently in Public Outreach Phase



The Houghton Playground redevelopment project is located in North Long Beach, California. Houghton Park is bounded by Orange Avenue to the east, Atlantic Avenue to the west, Artesia Boulevard to the north, and Harding Street to the south.

Adjacent to the playground is the Community Center to the south, as well as a basketball court, tennis courts, and a volleyball court to the north. To the east of Houghton Playground is the parking lot, and to the west is the park with circulation paths connecting to the sports field and picnic areas.

The vision for the redevelopment project is to design a multifunction playground for children and adults inspired by music that reflects the energy and diversity of the community.

Parking Lot

Along the east edge of the playground, there will be a new 5' wide concrete walkway, native California

planting and a decorative fence with undulating vertical posts resembling musical chimes. The fence and integrated signage will be colorful and cohesive with the facade colors of the community center. These interventions will welcome visitors and securely buffer the ages 2-5 playground from the parking lot.

The Playground

The playground area has many established trees, which provide ample shade and will remain in the renovated playground design. To the south of the playground is an existing sound garden which will be incorporated into the new design. A circular pattern and strategy will be implemented throughout the space, creating various zones. The color palette from the existing sound garden will be incorporated into the new play equipment, concrete paving and rubberize surfacing, applying a cohesive design language.

RA-DA PROJECT EXPERIENCE

The playground will have three primary zones for different age groups: ages 2-5 area, ages 5-12 area and an all-ages area that is at the center of the playground.

Providing security and seating for visitors, the 2-5 area will be secured with decorative fencing and circular benches with backs. The area will include a berm with a slide and climbing ropes, a see saw, spinners and sound cushions. In addition, interactive musical equipment like drums, a cling clang disc and dance chimes will be located throughout the play area. The 2-5 area will provide a variety of opportunities for different energy levels and creativity.

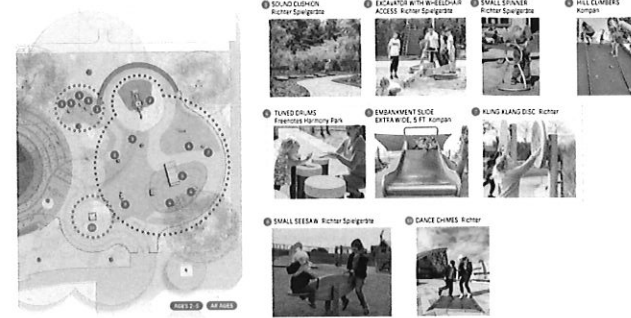
The 5-12 area will be located to the west portion of the playground. The main feature of the area will be the Skytwister. The Skytwister is a structure integrating a slide, climbing nets, spinning panels and a circular swing. In addition, there will be several active play equipment: the Tipi Carousel for single users and the Inclusive Twister and Supernova for small group play. At the center of the 5-12 area, a Climbing Bell will challenge visitors to climb up a pole to tap bells at the top.

Adjacent to the 5-12 area and the existing sound garden is an area dedicated to a 6-seater swing. The swing will feature three types of swings, accommodating all ages and including two accessible harness swings.

At the heart of the playground is all ages area. The area will feature a wood platform that can be utilized in a number of ways, promoting creative play, performance or seating. The wood platform will be surrounded by interactive musically-themed pieces: three Street Musicians create a deep gong-like sound when they are spun in circles. In addition, graphics would be incorporated into the paving, illustrating a musical staff and notes.

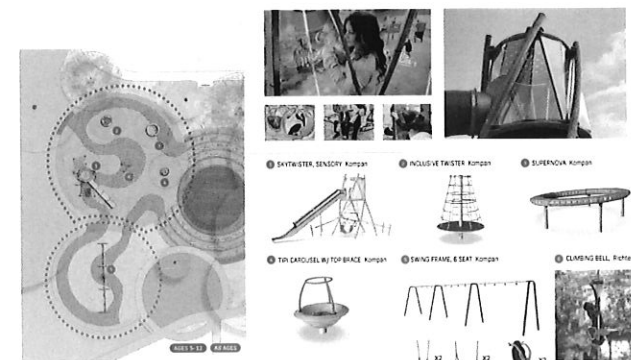
Planting Strategy

The overall planting strategy implements low water use plants and California natives. The vegetation would surround the playground to create a buffer and provide screening from the sports courts to the north. The planting palette will be mostly evergreens, perennials and grasses to soften the playground edges and transitional edges along the pathways.



Kompan+Richter Spielgeräte MUSIC NOTE GARDEN
CONCEPT DESIGN (FEBRUARY 2, 2023)

SALT.



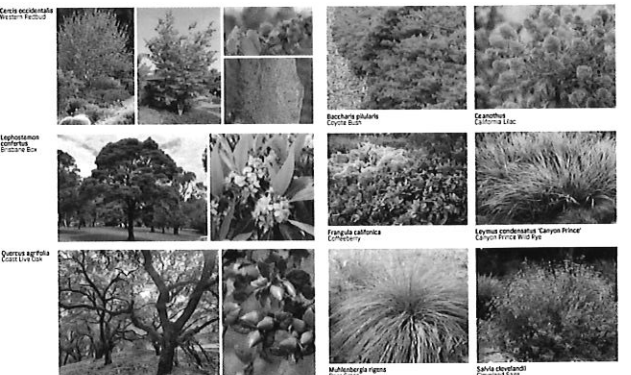
Kompan+Richter Spielgeräte WINDSTRINGS QUARTET
CONCEPT DESIGN (FEBRUARY 2, 2023)

SALT.



Kompan+Richter Spielgeräte JAZZ ENSEMBLE
CONCEPT DESIGN (FEBRUARY 2, 2023)

SALT.



Softscapd PALETTE
CONCEPT DESIGN (FEBRUARY 2, 2023)

SALT.

RA-DA PROJECT EXPERIENCE

RFP HAWTHORNE SENIOR CENTER
RA-DA RESPONSE **A**

DOCMAGIC

Torrance, California

Size: 24,000 SF

Dates: Phase 1 - Oct. 2010 to Jul. 2012

Phase 2 - Nov. 2018 to Apr. 2019

CONTACT

Client: Mike Zarrilli

T 800.649.1362

E mike@docmagic.com

RA-DA

Lead Architect: Rania Alomar

Team: Catherine Wu and Michael Green.

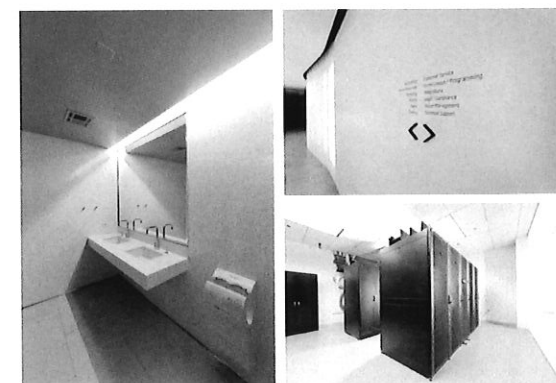
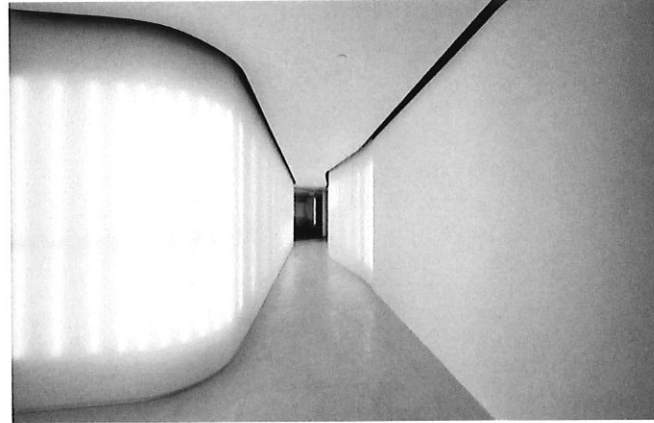
SERVICES PROVIDED

- Program
- Design
- Furniture (FF&E)
- Signage
- Documentation
- Permitting
- Construction Administration

The design of this interior work space, for a technology company that transmits highly sensitive information over the Internet, had to convey the company's strong virtual presence through an equally powerful physical environment. This objective was achieved, in short, with the unique play of light and careful sculpting of passageways that connect the open work spaces.

The problem of how the architecture could convey the transfer of information was solved by mapping light fixtures in a complex binary pattern behind translucent walls, creating the "fuzzy" edge that implied the virtual. Two different kinds of spaces were identified in the project. The first was "places of movement," characterized by a person's fleeting experience of spending only a few minutes in the space. These spaces would receive the glowing walls. The second was "places of congregation," such as meeting rooms and work areas, where people would sit for hours. These are more static in nature and characterized by bright colors to contrast with the bare and pristine light corridors.

The detailing of these spaces was so important. The light corridors had to be absolute in their minimalism in order to achieve the feeling of the virtual. All evidence of reality had to be banished.



RA-DA PROJECT EXPERIENCE

No attachment details are visible in any of these walls, although they fit tightly against each other to prevent light leakage. The walls are easily movable, allowing the light fixtures to be accessible. Any heat build-up behind the wall is quickly carried away with the air conditioning system, and the space is fully conditioned and lit without any punctures in the ceiling.



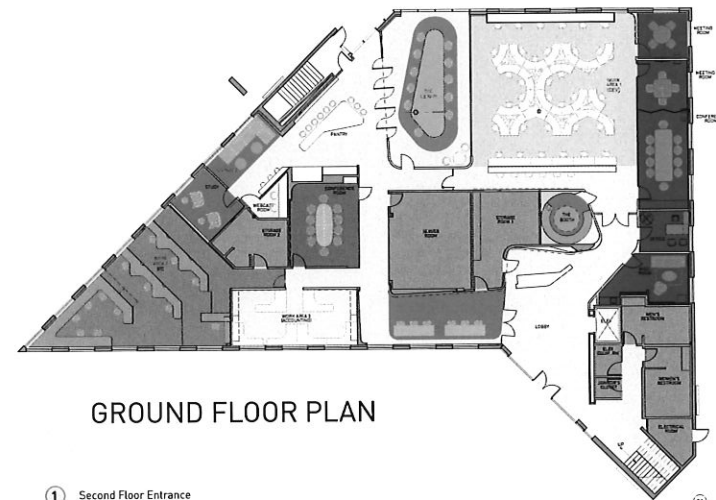
The project represents the original commitment to the study of a single paradigm that so eloquently embodies an obscure goal and the follow-through from concept to reality.

WORK SPACES

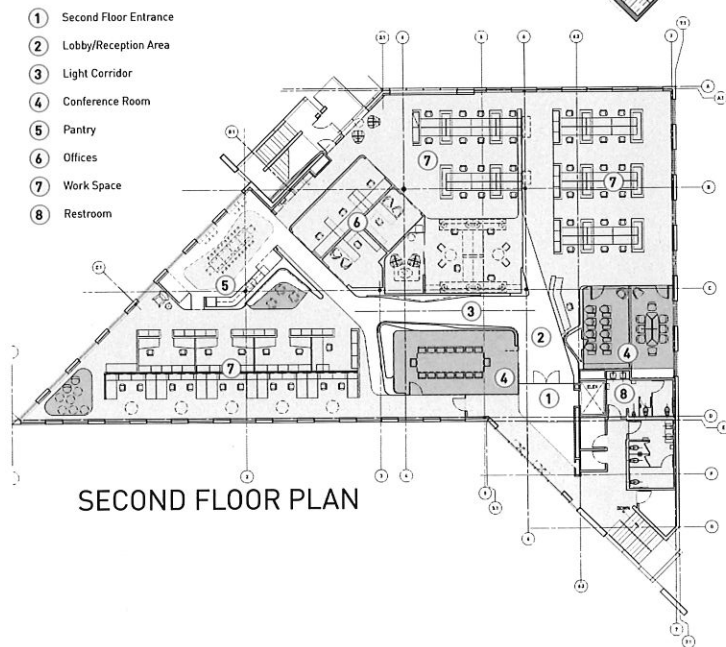
The work spaces are contrastingly open, accentuating the experience of the light corridors that connect the spaces.

Color acoustic panels separate the desks and enliven these spaces. Each color denotes a different department.

The ceiling plane further defines the different areas albeit in a subtle way, allowing these spaces to remain thoroughly open.



GROUND FLOOR PLAN



SECOND FLOOR PLAN



DIGITAL OCEAN HEADQUARTERS

Location: New York, New York

Size: 26,000 SF

Completion Date: Oct 2017



CONTACT

Client: DigitalOcean - New York, NY

T 516.472.0719

E frank@dtcownersrep.com

SERVICES PROVIDED

- Programming
- Design
- Construction Docs
- Permitting
- Bid Support
- Construction Administration

The DigitalOcean Headquarters is one of our many private client projects to demonstrate our expertise in creating large flowing office spaces.

DigitalOcean is a fast-growing tech company based in New York. This was the renovation of 3 floor plates in a Manhattan high rise to accommodate their staff. A variety of different types of spaces accommodate different modes of working. A mostly open floor plate created the need for a series of enclosed meeting rooms and phone rooms to

allow staff the ability to quickly meet on projects and have privacy. A 'lockdown' room is enclosed and dimly lit housing 10 temporary desk spaces that allow staff to hunker down in the case of an approaching deadline. Bold carpet stripes traverse the entire floor plate and brand the space. The rest of the palette is light and warm, making this a comfortable, non-corporate environment.

OUR EXPERIENCE

Nailing the culture of this relatively new company

COMPANY QUALIFICATIONS

was key in our early explorations for the design. This was their first move into a formal office and they had not been through this exercise before. They had a clear sense of identity though so our task was to hone in on that and figure out how to articulate that in the architecture.

After a series of concept studies, the client selected a scheme that we called 'Secret Circuit'. The idea behind this scheme was to leave the space as open as possible and use a series of boxes to strategically and discreetly organize the space. The boxes provide private meeting and office space, to balance the open work plan. They envelop columns and are offset from one another creating negative space between them used for work zones, small meeting zones and lounge zones. There is a certain level of discovery as people move through the space, encountering different kinds of open space and enclosed volumes. This sense of a looser floor plan and organization fit with the culture of the young firm. The Owners work closely together but still need private offices. Both offices have sliding glass double doors that open onto a central space. This space provides a forecourt to their compact offices and serves as a quick informal meeting space. Their

doors are mostly open so they can easily discuss issues and talk about ideas.

All enclosed rooms are strategically positioned throughout the floor plate to that the negative space between them can be used. The boxes themselves are birch plywood on the exterior and the interior. Each is planted on a black pad that mimics a shadow cast from a strong sun. The narrow spaces between these rooms provide semi-private nooks where people can step out of a meeting and take a quick phone call or have a quick chat. The boxes are further articulated to host such small meetings by carving in seating opportunities wherever possible. The boxes also work to envelop all but one of the columns in the space. This simplifies the obstructions and perception of the space.

To offset the density and openness of the general work spaces, we provided the staff with a 'Lockdown Room'. The intent in here is that if they are on a deadline or there happens to be a lot of activity in the office that day, they can escape to this quiet room that is free of phones and distractions and focus on getting their work done.





RELEVANT EXPERIENCE - LFA



Project Name: Lakers Training Facility

Location: El Segundo, CA

Services: Structural Engineering

Start & End Dates: 2014– 2017

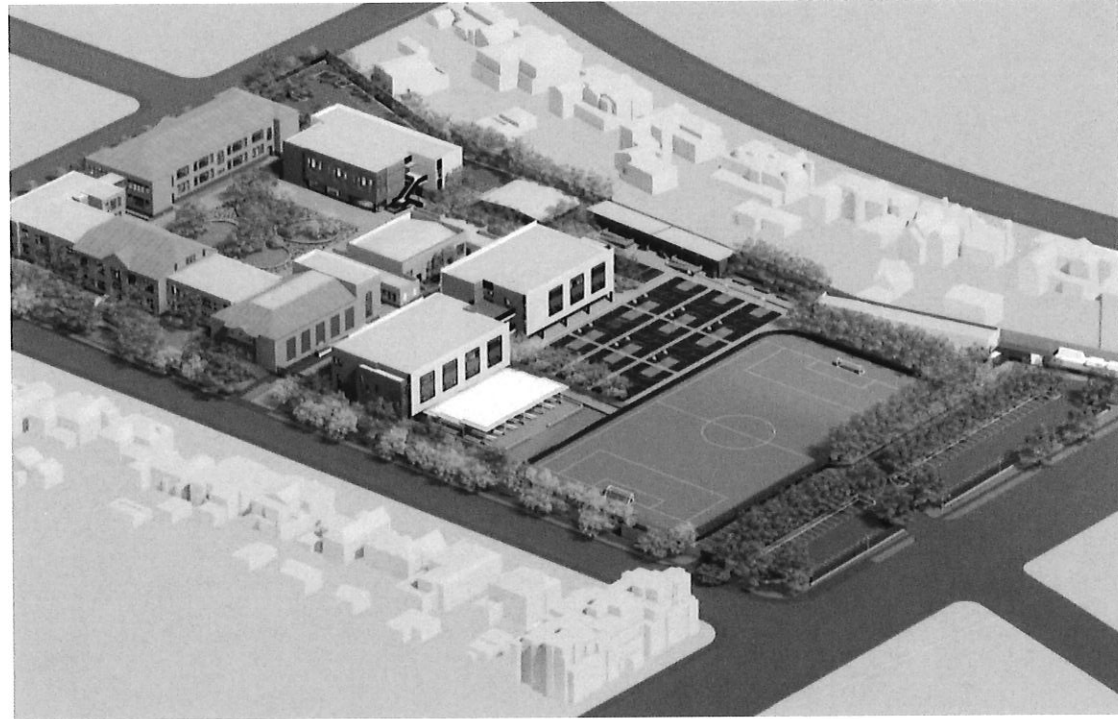
Budget: \$80M

Contact/Team Member: John Labib, S.E.

Description of Project: Built in partnership with UCLA Health, the Lakers Training Facility offers countless resources for team success and empowerment. The 121,900 SF facility includes state-of-the-art amenities, including a 750-seat court, offices for business purposes, plyometric training rooms, a theater/screen room, and a barbershop, amongst others.

Embedded into the exterior of the building are 275 vertical fins, where changing colors of the infamous purple and yellow illuminate the Lakers' logo in the evening. All high-functioning interior and exterior features of this training facility set a new standard for all arenas of the sports world.

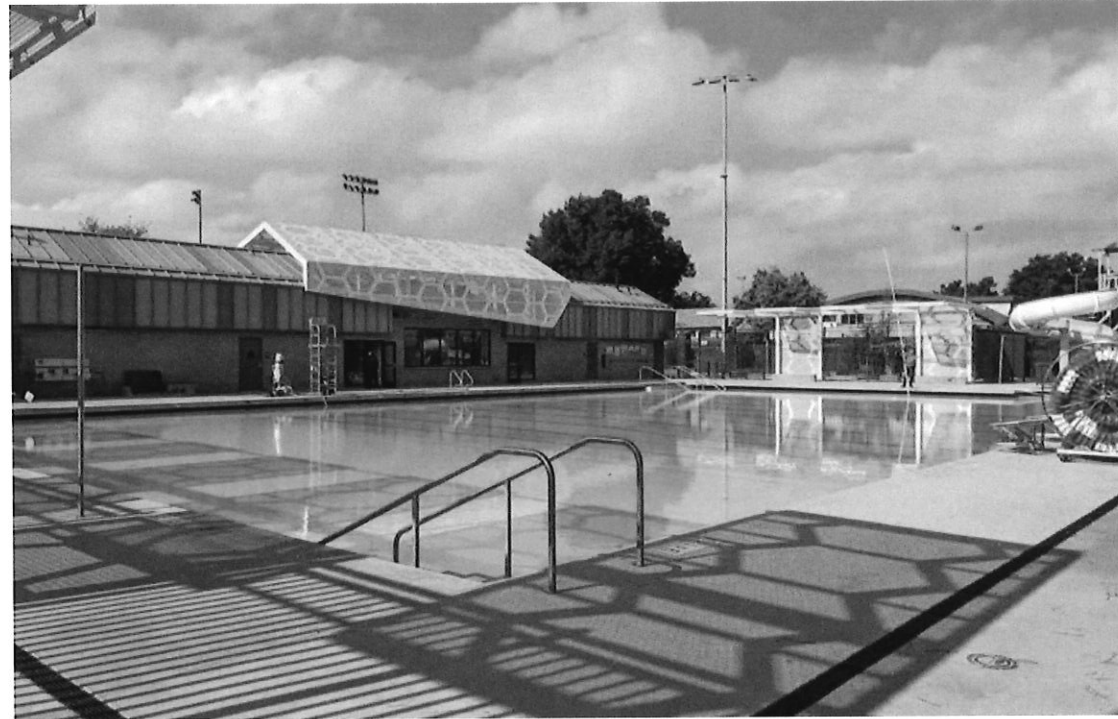
319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com



Project Name: John Burroughs Middle School
Location: Hancock Park, CA
Services: Structural Engineering
Start & End Dates: 2017 – present
Budget: \$23M
Contact/Team Member: John Labib, S.E.

Description of Project: The John Burroughs Middle School project is an extensive modernization initiative that will help the historic institution meet LAUSD design standards. The selected master plan includes the design of 3 new buildings: a food services + classroom building, a 2-story classroom building, and a maintenance + operation building. Further, existing structures totaling approximately 100,000 SF will be upgraded to current LAUSD design standards and seismic code.

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(213) 239 9700
info@labibfunk.com | www.labibfunk.com



Project Name: Van Ness Pool House*
Location: Los Angeles, CA
Services: Structural Engineering
Start & End Dates: 2019 –2020
Budget: \$8M
Contact/Team Member: Jacob Rodriguez, S.E.

Description of Project: This project, in partnership with the City of Los Angeles Bureau of Engineering, involved the renovation of the existing aquatic facility in Van Ness Park. The structural scope included the design of the new 5,000 SF bathhouse and site shade structures. The bathhouse and swimming pool are outfitted with the latest state-of-the-art equipment; as well as heating systems, filters, and pumps designed to allow for year-round operation.

* Indicates principal experience prior to joining LFA



Project Name: Atascadero City Hall Seismic Retrofit & Mitigation, Atascadero*

Location: Atascadero, CA

Services: Structural Engineering

Start & End Dates: 2011 - 2013

Budget: \$21.7M (originally estimated at \$35M)

Team Member/Contact: Jacob Rodriguez, S.E.

Reference: Stephanie Kingsnorth | Principal | Pfeiffer Partners | skingsnorth@pfeifferpartners.com | 626.818.7248

Description of Project: Following the aftermath of the San Simeon earthquake, the historic Atascadero City Hall was severely damaged and in desperate need of restoration. Despite a total lack of historical records, a meticulous evaluation revealed an unreinforced masonry structure, with a very light steel frame. The building had to be separated into two projects: 1. FEMA repair and hazard mitigation, and 2. Additive alternates and upgrades to improve the original building. Some of these additional repairs included the installation of 248 micro-piles; new shotcrete on the interior of the exterior walls on floors 1-3 (now tied to the original masonry using helical anchors); and the installation of FRP (fiber reinforced polymer) on the interior of the rebuilt upper rotunda.

* Indicates principal experience prior to joining LFA

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com



Project Name: City of Glendale Brand Library & Art Center*

Location: Glendale, CA

Services: Structural Engineering

Start & End Dates: 2012 - 2016

Budget: \$9.5M

Contact/Team Member: Jacob Rodriguez, S.E.

Reference: Debra Gerod | Partner | Gruen & Associates | gerod@gruenassociates.com | 323.927.4270

Description of Project: After more than 50 years of serving the Glendale community, the Brand library, formerly a mansion, was in dire need of a seismic retrofit after evaluations revealed the structure's use of unreinforced masonry walls: a major safety concern for the City. After much analysis, the team used connection modifications and discreet foundation improvements to seismically strengthen the structure without any visible evidence, successfully meeting life safety requirements and restoring the structure to its original luster.

* Indicates principal experience prior to joining LFA

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El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com



ADDITIONAL CIVIC/GOVERNMENT PROJECTS

New Construction

1. **San Angelo Community Center, La Puente**
2. **San Pedro Community Center, San Pedro**
3. **Redondo Beach Library, Redondo Beach**
4. **Potrero Heights Community Center, Montebello**
5. **The Creek at Dominguez Hills, Carson**
6. **AEG Conference Center Expansion, Los Angeles**
7. **Ventura Fire Station No. 43, Simi Valley***
8. **Los Angeles Benjamin Franklin Library BOE, Los Angeles***
9. **Long Beach Court House, Long Beach***
10. **LAX Middlefield Satellite Concourse**
11. **VA West LA Housing, Westwood**
12. **Breacher Training Facility, Camp Pendleton**
13. **New Regimental Battalion Headquarters, Camp Pendleton**
14. **Armory Building, Camp Pendleton**

Renovation & Seismic Evaluation/Retrofit

1. **City of Hawthorne Seismic Retrofit (Includes Civic Center), Hawthorne**
2. **The Yard at California Plaza, Los Angeles***
3. **Reseda Pool Renovation, Reseda**
4. **VA San Diego Rooftop Renovation, San Diego**
5. **The Hollywood Palladium Renovation and Preservation, Los Angeles**
6. **Kenneth Hahn State Recreation Area - Bridge Enhancement Project, Los Angeles**



7. **WDI Research Facilities Renovation, Glendale**
8. **VFW Building Evaluation and Renovation, Inglewood**
9. **Federal Building Renovation, 300 N. Los Angeles St., Los Angeles**
10. **Danville Electrical Substation, NAWA China Lake**
11. **Pt Mugu Demo & Consolidate Building 36 Renovation, Pt. Mugu**
12. **Bachelor's Enlisted Quarters, Pt. Mugu**
13. **Former Amphibious Assault Headquarters, Camp Pendleton**
14. **DDGI 000 Training Facility, Naval Base San Diego**
15. **Alcatraz Photovoltaic Project, San Francisco**
16. **City of Watsonville Municipal Photovoltaic Project, Watsonville**
17. **City of San Francisco Chinatown Rooftop Photovoltaic Project, San Francisco**
18. **City of Hawthorne Seismic Retrofit, Hawthorne**
19. **City of Pasadena Central Library Seismic Retrofit Peer Review, Pasadena***
20. **City of Glendale Brand Library & Art Center, Glendale***
21. **Atascadero City Hall Seismic Retrofit & Mitigation, Atascadero***
22. **Commercial Exchange Building Adaptive Reuse, Los Angeles***
23. **Glenarm Power Plant FEMA Retrofit, Pasadena***
24. **VA Long Beach Building 8 Seismic Retrofit***
25. **Commercial Exchange Building Adaptive Reuse, Los Angeles***
26. **Huntington Federal Building, GSA Seismic Evaluation, Huntington, WV**
27. **J. Corman Federal Building, GSA Seismic and Progressive Collapse, Los Angeles,**
28. **March Air Force Reserve Base Building 2305, Seismic Evaluation, Riverside**
29. **Roybal Federal Building, GSA Seismic and Progressive Collapse Studies, Los Angeles**



- 30. BEQs Renovation and Seismic Upgrade, Camp Pendleton**
- 31. Beverly Hills Post Office Retrofit PBEE / Passive Energy Dissipation, Beverly Hills**
- 32. NBC Bridge Peer Review, Burbank**

Civil

- 33. La Villa Puente, La Puente**
- 34. Campus Kilpatrick, Malibu***
- 35. VA West LA Veteran's Home, Westwood ***
- 36. VA West LA Streetlight Retrofit, Westwood ***
- 37. USDA APHIS Facility, El Segundo***
- 38. USC Hoffman Hall, Los Angeles***
- 39. International Brotherhood of Electrical Workers – Local 18, Los Angeles***
- 40. Calabasas Civic Center, Library and City Hall, Calabasas***
- 41. The Mother's Club Community Center, Pasadena***
- 42. BCHD EIR/ Bike Path/ Campus improvement, Redondo Beach**
- 43. Rancho Los Cerritos Stormwater Improvement, Long Beach**

INSTITUTIONAL/SPORTS PROJECTS

- 1. SoFi Stadium, Inglewood**
- 2. John Burroughs Middle School Modernization, Los Angeles**
- 3. El Segundo High School Modernization, El Segundo**
- 4. LA Live Office Buildings A & B, Los Angeles**
- 5. LA Clippers Training Facility, Playa Del Rey**
- 6. UCLA Lakers Training Facility, El Segundo**



7. Buckley School Auditorium, Los Angeles
8. Vistamar High School, El Segundo
9. The Creek at Dominguez Hills, Carson
10. Colorado Campus Renovation, Santa Monica
11. Camino Nuevo High School, Los Angeles
12. Saddleback College, Mission Viejo
13. Caruso Hall, Loyola High School, Los Angeles
14. Getty Villa, Malibu
15. Garland Theatre, Pasadena
16. Chapman University Villa Park Orchard Student Housing, Orange*
17. Claremont Consortium, Claremont
18. Chadwick School Aquatic & Wellness Center, Palos Verdes
19. Camp Shalom Retreat, Malibu
20. Fallbrook Library, Fallbrook
21. Fenton Primary Care Center, Los Angeles
22. Caltech Keck Institute, Pasadena
23. Palm Springs Art Museum, Palm Springs
24. Museum Of Neon Art, Glendale
25. Oaks Christian Middle School, Westlake
26. UCLA Kaufman Hall Seismic Retrofit and Renovation, Los Angeles*
27. UCLA Apartment Buildings, Los Angeles



- 28. UCLA Wooden Center and Parking Structure, Los Angeles***
- 29. UCLA Parking Structure #32, Los Angeles***
- 30. UCLA Housing & Real Estate, Portfolio of 80 residential properties & office buildings, Los Angeles**
- 31. University of California Riverside - Rivera Library, Riverside***
- 32. University of California Santa Barbara, New Housing Complex, 30 apartment buildings, Santa Barbara**
- 33. Value Schools Westmoreland & Toberman, Los Angeles**
- 34. Xavier College Auditorium, Los Angeles**
- 35. Beverly Hills Post Office, Beverly Hills**
- 36. The Buckley School, Sherman Oaks**
- 37. St. Paul the Apostle Parish, Los Angeles***
- 38. Mirman School, Los Angeles***
- 39. The Oaks School, Los Angeles***
- 40. Harvey Mudd College Teaching and Learning Center, Claremont***
- 41. LMU William H. Hannon Library (LEED Gold), Los Angeles***
- 42. USC Fertitta Hall, Los Angeles***
- 43. USC Caruso Catholic Center, Los Angeles***
- 44. USC Michelson Center for Convergent Bioscience, Los Angeles***
- 45. Pomona College - Richard C. Seaver Biology Building (LEED Silver)***

** Indicates principal experience prior to LFA*

SECTION B:

ORGANIZATION CHART_

KEY PERSONNEL RESUMES_

REFERENCES_

PROJECT TEAM

ORGANIZATION CHART

CITY OF HAWTHORNE

Akbar Farokhi, Director of Engineering
Public Works Department
4455 West 126th Street
Hawthorne, CA 90250

PROJECT ARCHITECT

*Rania Alomar Architect, Inc. dba RA-DA
West Hollywood, CA*

CORE TEAM:

PRINCIPAL IN CHARGE
RA-DA

-Rania Alomar, AIA

ARCHITECT / PROJECT MANAGER
RA-DA

-Catherine Wu, AIA

ARCHITECTURAL DESIGNER
RA-DA

-Luisana Hernandez

PROJECT MANAGER / DESIGNER
RA-DA

-Michael Green, WELL AP

ADDITIONAL ARCHITECTURAL DESIGNERS & SUPPORT:

-Delara Rahim

-Hayley Kleeman

-Stephanie Odenheimer

-Greg Wartak

SUB-CONSULTANT TEAM

STRUCTURAL / SURVEY

Labib, Funk & Associates
El Segundo, CA
- John Labib, SE Principal

MEP

Maximum Energy Professionals
Torrance, CA
- Glenn Tanner, PE Principal

FIRE / LOW VOLTAGE / LIFE SAFETY

TK1SC
Irvine, CA
- Mathew Mershimer, PE, CFPS Director

COST ESTIMATING

Jacobus & Yuang, Inc.
Camarillo, CA
- Cobus Malan, Principal

SPECIFICATIONS

KM Architectural Consulting
Naples, ID
- Kathryn Marek, Principal

LANDSCAPE ARCHITECT

SALT
Los Angeles, CA
- Allen Compton, Principal

BUILDING ENVELOPE ENGINEERS

D7
Newport Beach, CA
- Ed Sapigao, AIA

KITCHEN CONSULTANT

TriMark
Irvine, CA
- Eric Smith, Vice President Design

ELEVATOR CONSULTANT

Architectural Elevator Consulting
Seattle, WA
- Bob Nicholson, President

HAZARDOUS MATERIAL ABATEMENT

Spence Environmental Corp
Long Beach, CA
- Mike Cushner, President

GEOTECHNICAL ENGINEER

Geocon West, Inc
Irvine, CA
- Jelisa Thomas Adams, Vice President

KEY PERSONNEL

B. A statement of qualifications and experience for each individual expected to perform responsible portions of the work. The proposer's experience and history in performing this type of work.

Rania Alomar will be the primary contact for the City of Monrovia along with RA-DA's Project Manager Catherine Wu. A brief description of their experience is listed here.

DESIGN PRINCIPAL & PRIMARY CONTACT:

Rania Alomar, AIA, NCARB. License No. C-29809

Ms Alomar is designated as the Overall Project Executive for all Projects. She holds ultimate responsibility on all aspects of project design and will be dedicated to all projects from early phases all the way through to construction. She will oversee the progress, performance and schedule of projects.

SELECTED PROJECT EXPERIENCE

- BENTONVILLE PET RESOURCE & COMMUNITY CENTER - New Construction
- PORTERVILLE ANIMAL SHELTER AND SITE UPGRADES - Tenant Improvement
- JUNIPERO BEACH SPORTS FACILITIES - New Construction
- SCHERER PARK COMMUNITY CENTER - Renovation
- MERCED SOLID WASTE ADMINISTRATION BUILDING - New Building
- HOUGHTON PARK COMMUNITY CENTER - New Building
- HOUGHTON PARK EXISTING BUILDING RENOVATION - Renovation
- ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND - New Building
- LONG BEACH, BEACH FRONT RENOVATIONS - Renovation
- DIGITAL OCEAN HEADQUARTERS - Tenant Improvement
- GFP REAL ESTATE - Tenant Improvement
- DOCMAGIC - Tenant Improvement
- OXNARD COMMUNITY CENTER - Tenant Improvement
- REDONDO BEACH LIBRARY - New Building
- ORANGE COAST COMMUNITY COLLEGE - Tenant Improvement
- USC MCKAY CENTER - New Building
- UC IRVINE CAMPUS SURGE BUILDING AND PARKING STRUCTURE
- RIVER RIDGE GOLF COURSE CLUBHOUSE RESTROOMS

PROJECT ARCHITECT & PROJECT MANAGER:

Catherine Wu, AIA License No. C-37323

Ms Wu has been with RA-DA since 2012, and was a key part of the team getting the Long Beach project, referenced here, to completion. She will serve as project manager on this contract, shepherding the design through all phases and leading coordination efforts with the Engineers and consultants. Her strong ability to communicate design and coordinate with consultants also ensures that no part of the design goes without meticulous attention. She has the ability and experience to ultimately coordinate the work into a cohesive set. Ms. Wu was also a key team member in the design of the Houghton Community Center, Long Beach Beach Front Project, and the award winning Best Friends Adoption Center.

SELECTED PROJECT EXPERIENCE

- BENTONVILLE PET RESOURCE & COMMUNITY CENTER - New Construction
- PORTERVILLE ANIMAL SHELTER AND SITE UPGRADES - Tenant Improvement
- HOUGHTON PARK COMMUNITY CENTER - New Building
- HOUGHTON PARK EXISTING BUILDING RENOVATION - Renovation
- ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND - New Building
- LONG BEACH, BEACH FRONT RENOVATIONS - Renovation
- DIGITAL OCEAN HEADQUARTERS - Tenant Improvement
- GFP REAL ESTATE - Tenant Improvement

KEY PERSONNEL RESUMES RA-DA, Architects

Education

B.A. Hons in Architecture
Manchester University, School of Architecture.
Manchester, England. 1993

Masters in Architecture
SCI-Arc / Southern California Institute of
Architecture.
Los Angeles, California. 1997

Registration/Certification

Registered Architect, State of California.
C-29809
Registered Architect, State of New York. 034265

NCARB / National Council of Architectural
Registration Boards

Professional Affiliations

AIA / American Institute of Architects
AWA / Association for Women in Architecture

Design Awards

NBBJ Design award, 2000
AIA Next LA Award, 2002
LA Cultural Affairs Award, 2003
LA Business Council Design Award, 2004
AIA Next LA Award, 2007
LA Business Council Design Award, 2009
Grand Prize Winner, Sustainable Practices Award, 2012
AIA Institute Honors Award for Interior Architecture, 2013
AIA Emerging Professionals, 2013
Vision Awards, Floor Focus, 2013
LA Business Council Los Angeles Architect Awards, 2013
SCI-Arc 40/40, 2013
NYCxDesign, 2017

abbrev. list of Publications

The Los Angeles Times
The New York Times
Interior Design Magazine
Architect Magazine
Architectural Record
Installation Magazine
SCI-Arc News
Form LA
Huffington Post
Filter magazine
Animal Sheltering Magazine
Specs+Spaces
B1 Design
Arch Daily
Archello
Soma
OnOffice
FX Magazine
Tile Magazine
Floor Focus
Design Boom
Curbed LA
CBS News
Blue Ant Studio
Los Angeles Magazine
W magazine
Distinction Magazine
Sunset Magazine
LA Architect
Angeleno Interiors
"Office Interiors" book by Links
"Cool Shops Los Angeles" book by teNeues

RANIA ALOMAR, AIA, NCARB Principal & Design Lead, RA-DA

With a strong and extensive background in public architecture, Rania Alomar has developed acumen and love for civic places. Her first project after graduate school was the Staples Center, a ground-breaking and world renowned arena. She quickly emerged as one of the lead designers recognized for her exceptional ability to work with demanding clients, to tackle difficult construction techniques and resolve challenging design issues. This experience led to a series of prestigious projects where Rania led the design team to innovative and successful solutions.

She has worked with a broad base of client types: ranging from private developers and owners to community colleges to cities.

In close collaboration with these clients, she has pioneered new prototypes, implemented innovative sustainable design techniques, and worked with tiny budgets and stringent deadlines and still achieved aesthetically, functionally and economically successful buildings.

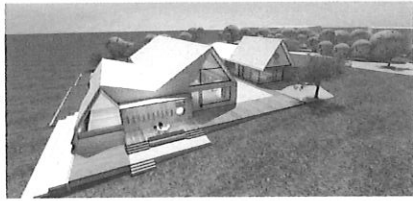
Known for her creativity and vision, Rania's open-minded approach has led to a widely varied design portfolio, and architectural solutions that have garnered some of the most prestigious awards in her field. Her work has been published in numerous papers and magazines including the Los Angeles Times, the New York Times, Interior Design Magazine, LA Architect and more.

Ms. Alomar will lead our team in the design of all aspects of this project. She will work with you through each phase of the design and will be available during construction for site visits, working with our internal team to find solutions to design issues as they arise.

Her primary focus on projects is maintaining design excellence and client satisfaction.

KEY PERSONNEL RESUMES RA-DA, Architects

Selected List of Previous Experience **CIVIC/MUNICIPAL/PUBLIC**



BEST FRIENDS ANIMAL SOCIETY PET RESOURCE & COMMUNITY CENTER, Bentonville, AR
Project Description: A 25,000 sf The 'PET RESOURCE CENTER' is a different kind of facility focusing on providing resources as well acting as an adoption center. This facility is a new prototype for animal care, it is envisioned as a life-saving center and will be a shelter of the future and transport hub for relocating at risk animals from kill shelter to other locations that need adoptable animals.
Role: Architect



TIDELANDS IMPROVEMENT PROJECT, Long Beach, CA
Project Description: A total 6 structures along 2.5 miles of beach front. Project included: 2 New Playgrounds, New Restaurant Building, New Water Play Feature, New Smart Restrooms, New Covered Trash Enclosure, New Rental Facility, 2 Existing Concession Stand Tenant Improvements including Rental Facilities, Master Planning, and Lifeguard Stand Renovations.
Role: Architect



HOUGHTON PARK COMMUNITY CENTER, Long Beach, CA
Project Description: A 6500 sf LEED silver certified new building and the renovation of their existing 25,000 sf building that was built in stages in the 1930s, the 1950s, and the 1980s. The entrance to the main building was relocated to be at the knuckle where the new and the old meet, directly southwest from the parking lot, making it clearly visible to those driving in. A reorganized front plaza creates a drop off zone for buses and visitors.
Role: Architect



PROJECT DELIVERY METHOD (C.M. AT RISK)
U.S.C. JOHN MCKAY CENTER - ALL SPORTS BUILDING, Los Angeles, CA
Project Description: Teamed with mega-firm HNTB, RA-DA was the interior design firm for the new USC building: a 100,000sf facility on campus to house a complete athletics program including administrative office, training, lockers for the football team and general classrooms for the students.
Role: Lead Architect



CITY OF OXNARD YOUTH AND COMMUNITY CENTER, Oxnard, CA
Project Description: A 30,000 sf renovation of an existing concrete bunker into a modern community building, housing a variety of activities from video and sound production studios to dance studio and strength and cardio training facility.
Role: Lead Architect

REDONDO BEACH NORTH BRANCH LIBRARY, Redondo Beach, CA
Project Description: A 13,000 SF library and community center. This LEED Gold level building is playful and impactful, delivering a surprising presence for such a modest budget.
Role: Lead Architect

RIVER RIDGE GOLF COURSE MAINTENANCE, CONCESSION, & RESTROOM BUILDINGS, Oxnard, CA
Project Description: The River Ridge Golf Course is built on a landfill and owned by the City of Oxnard. RA-DA was engaged to design a series of buildings for the golf course. These ranged from public restroom and concession facilities, maintenance, and storage facilities.
Role: Lead Architect

KEY PERSONNEL RESUMES RA-DA, Architects

Selected List of Previous Experience

WORKSPACE INTERIORS & MASTERPLANNING



DOC MAGIC, Torrance, CA

Project Description: A radically forward-thinking design for an 18,000 sf company headquarters.

Role: Lead Architect



SONOS CAMPUS MASTERPLAN AND CAMBRIDGE STUDIO, Cambridge, MA

Project Description: A complete new master plan consisting of three separate buildings linked by outdoor lounges and walkways for the Santa Barbara headquarters of Sonos - the wireless speaker company.

Role: Lead Architect



GERSHMAN OFFICES, Los Angeles, CA

Project Description: Tenant Improvement of 1,800 sf Office suite with and ADA restroom upgrade, including 4 offices, Pantry, Workroom, & Reception/Lounge. Complete modernization and renovation of all finishes & fixtures.

Role: Lead Architect



BUGABOO HEADQUARTERS, El Segundo, CA

Project Description: An elegant and simple 10,000 sf office space for the company's US headquarters in an old existing warehouse building.

Role: Lead Architect



RIVER RIDGE GOLF COURSE CLUBHOUSE RESTROOMS, Oxnard, CA

Project Description: The renovation of their existing 4 public restrooms to upgrade the clubhouse facility.

Role: Lead Architect

72ANDSUNNY OFFICE #2, El Segundo, CA

Project Description: A 10,000sf office space for the growing advertising agency in the heart of Marina Del Rey.

Role: Lead Architect

ARCHITECTS OFFICE, El Segundo, CA

Project Description: A 6700sf open and innovative office space..

Role: Lead Architect

72ANDSUNNY OFFICE #1, El Segundo, CA

Project Description: A 5000sf expansion and refurbishment of the hip young advertising agency's space to house 30 people.

Role: Lead Architect

THE SPACE AT CHASE, El Segundo, CA

Project Description: Situated at the far end of the upper concourse inside the baseball park in Phoenix Arizona, this cutting edge, open and flexible work space maintains incredible views of the park and the game.

Role: Lead Architect

PPUSA HEADQUARTERS, El Segundo, CA

Project Description: A 25,000sf office space for the growing development company in Indianapolis.

Role: Lead Architect

KEY PERSONNEL RESUMES RA-DA, Architects

Selected List of Previous Experience

ANIMAL FACILITIES - SHELTERS, RESCUES, HOSPITALS, WELLNESS CENTERS



BEST FRIENDS ANIMAL SOCIETY ADOPTION CENTER, New York, NY

Project Description: A 5,000 sf renovation of an existing ground level retail space and basement level back of house in a building in Soho, New York. This was a flagship space for the non-profit that not only creatively houses animals for adoption but also serves as a brand and message center, providing the public and opportunity to get involved in their mission.

Role: Architect



BEST FRIENDS ANIMAL SOCIETY LIFE SAVING CENTER, Houston, TX

Project Description: (Unbuilt) An 23,200 sf renovation of an existing steel mill into an Animal Facility. This facility is a new prototype for animal care and rather than following traditional shelter models, it is envisioned as a life-saving center and will be a shelter of the future.

Role: Architect



WESTSIDE GERMAN SHEPHERD RESCUE, Los Angeles, CA

Project Description: An 11,000 sf renovation of an existing warehouse into a hi-tech Animal Facility. The facility houses 60 kennels, administrative facilities, exam and birthing rooms, a grooming room, laundry facility and large community room adjacent to the lobby.

Role: Architect



BEST FRIENDS ANIMAL SOCIETY PET RESOURCE CENTER, Bentonville, AR

Project Description: A 25,000 sf The 'PET RESOURCE CENTER' is a different kind of facility focusing on providing resources as well acting as an adoption center. This facility is a new prototype for animal care, it is envisioned as a life-saving center and will be a shelter of the future and transport hub for relocating at risk animals from kill shelter to other locations that need adoptable animals.

Role: Architect



VENTURA COUNTY ANIMAL RESOURCE CENTER, Camarillo, California

Project Description: High Level Master planning of their current facility to improve the current state of operations and incorporate modernized housing for the animals and a reworking of the site for better flow. The subsequent phasing of this masterplan, breaking it down into manageable phases that cause minimal disruption to the functionality of the facility and the health of the animals.

Role: Architectural Designer

SOUTH LOS ANGELES ANIMAL SERVICES CENTER 2, CHESTERFIELD SQUARE, L.A., CA

Project Description: An award-winning design for a very unique facility for the City of Los Angeles. At one and a half acres and 260 kennels, this is one of the largest facilities in the country. Also a sustainable LEED Silver rated design.

RA-DA also developed the signage and branding for this project.

Role: Architect

KEY PERSONNEL RESUMES RA-DA, Architects

Selected List of Previous Experience RETAIL



SONOS STUDIO, Los Angeles, CA
Project Description: A retail space that transforms into a nighttime music venue for Sonos - the wireless speaker company. Quickly becoming a center of music and cultural events in the heart of Los Angeles.
Role: Lead Architect

KITSON, Various Southern California Locations
Project Description: New store concept and planning for 3 new stores in Southern California for this hyper-trendy retail.
Role: Lead Architect

KLASS PAWN, Santa Monica, CA
Project Description: A modern pawn shop in the heart of Santa Monica
Role: Lead Architect

DEYERMOND BOOKS, Santa Monica, CA
Project Description: A new bookstore and gallery on Main Street in Santa Monica.
Role: Lead Architect



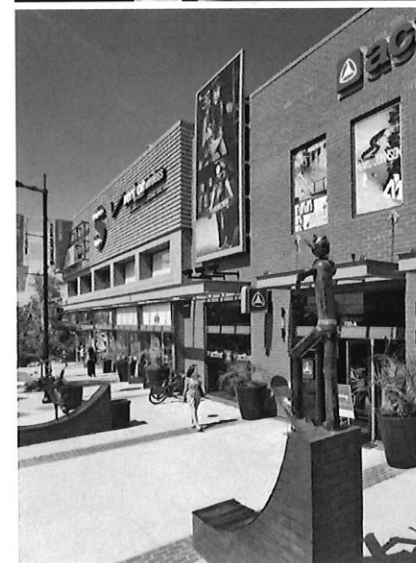
BUGABOO US SHOWROOM, El Segundo, CA
Project Description: The only product showroom in the United States.
Role: Lead Architect

YOGOYA YOGURT, China
Project Description: A new franchise of high end yogurt shops in China
Role: Lead Architect



BUGABOO CONCEPT STORES, Various Locations
Project Description: Concept design for extremely high end design boutique stores. Ms. Alomar was invited to design their first and prototype series of stores for America and beyond.
Role: Lead Architect

WOODFIELD CROSSING, Indianapolis, IN
Project Description: A 24 acre retail and entertainment development in Indianapolis to include 500,000sf retail, a 5000-seat performance theatre, a 2000-seat amphitheater, a boutique hotel, luxury condominiums, and parking structure.
Role: Lead Architect



PLAZA EL SEGUNDO, El Segundo, CA
Project Description: A fresh look at retail makes this a unique project. A series of different shopping experiences target different demographics and provide 500,000 sf of lifestyle and youth retail in a contiguous development. RA-DA also developed the signage and branding for this project.
Role: Lead Architect

EQUATOR COFFEE, Venice, CA
Project Description: A new coffee bar and kitchen integrated into the existing bookstore.
Role: Lead Architect

EQUATOR BOOKS, Venice, CA
Project Description: A highly acclaimed design for a green and unique bookstore / gallery that has become a center for culture in Venice, California.
Role: Lead Architect

KEY PERSONNEL RESUMES RA-DA, Architects

Selected List of Previous Experience

SPORTS & ENTERTAINMENT



STAPLES CENTER, Los Angeles, CA

Project Description: AA 20,000-seat NBA and NHL state-of-the-art arena with suites, restaurants, clubs, retail and office space.
Role: Lead Architect

CLIPPERS' TRAINING FACILITY, Playa Vista, CA

Project Description: A 10,000 sf training facility with offices, locker rooms, and court.
Role: Lead Architect

CITIZEN'S BANK ARENA, Ontario, Canada

Project Description: A 10,000-seat arena to cater to sports and entertainment events for the quickly growing city of Ontario.
Role: Lead Architect

CHICAGO FIRE STADIUM, Chicago, IL

Project Description: A 20,000-seat soccer stadium with full stage and capabilities for rock concerts
Role: Lead Architect

ORANGE COAST COLLEGE FITNESS CENTER, Costa Mesa, CA

Project Description: A 30,000 sf facility that included locker rooms for the football team and strength and training rooms for curriculum classes.
Role: Lead Architect



AL AIN SPORTS CITY, UAE

Project Description: A design for an entire new city in UAE dedicated to life and sports. To include a professional soccer stadium, an arena, a natatorium, a tennis stadium, various practice fields and courts, housing, recreation centers and parks, offices and more.
Role: Lead Architect

ALBUQUERQUE ARENA, Albuquerque, NM

Project Description: A 9000-seat arena in the heart of downtown Albuquerque developed from programming through schematic design. A variety of sites were studied with a complex and political client group to achieve a design that was both exciting and within the limited budget.
Role: Lead Architect



WEST COVINA SPORTSPLEX, GOLF COURSE CLUBHOUSE, West Covina, CA

Project Description: A 43-acre development that includes an 18-hole municipal golf course with club house, a 'Big League Dreams' venue, with restaurant, volleyball, soccer included and a commercial retail center.
Role: Lead Architect

PHILADELPHIA EAGLES STADIUM, Philadelphia, PA

Project Description: A new 65,000 seat NFL stadium with a variety of high end clubs and restaurants, a number of suites, and full stadium amenities.
Role: Lead Architect



RIO DE JANEIRO CONVENTION CENTER AND ARENA, Rio De Janeiro, Brazil

Project Description: Complete conceptual design for a development group.
Role: Lead Architect

SALVADOR SOCCER STADIUM, South America

Project Description: Complete conceptual design of a 20,000 seat stadium for a development group based in South America.
Role: Lead Architect

DODGE THEATER, Phoenix, AZ

Project Description: A 5000-seat flexible performance theatre with the ability to host a wide range of event types from off-Broadway theatre to boxing to concerts and more. This building is a new prototype in the range of event spaces.
Role: Lead Architect

KEY PERSONNEL RESUMES
RA-DA, Architects

CATHERINE WU, AIA

Project Manager and Architect

Education

Masters of Architecture
College of Architecture & Urban Design
UCLA Los Angeles, California. 2014

B.A. in Architecture
University of Hong Kong
Hong Kong, SAR. 2009

Registration/Certification

Registered Architect, State of
California. C-37323

Design Awards

NYCxDesign, 2017

Ms Wu has been with RA-DA for over 10 years. She is a diligent and talented architect with broad experience in new construction and building renovation. Her design sensibility and attention to detail will prove to be a great asset in this project.

Ms Wu works closely with Ms Alomar early on in the project phases to transform design ideas into a strong working set of drawings. Her strong understanding of good architecture allows her the ability to realize ideas into elegant spaces.

Her strong ability to communicate design and coordinate with consultants also ensures that no part of the design goes without meticulous attention. She has the ability and experience to ultimately coordinate the work into a cohesive set.

SELECTED ANIMAL FACILITIES & PUBLIC PROJECT EXPERIENCE

BENTONVILLE PET RESOURCE CENTER - New Building

PORTERVILLE ANIMAL SHELTER, Porterville, CA

Project Description - Renovation of an existing structure for a new animal shelter including: dog park, frontage street improvements, and a new section of "Rails to Trails" adjacent to the building

Role - Architect / Project Manager

BEST FRIENDS ANIMAL SOCIETY ADOPTION CENTER, New York, NY

Project Description - A 5,000 SF renovation of an existing ground level retail space and basement level back of house in a building in SOHO, New York. This was a flagship space for the non-profit that not only creatively houses animals for adoption but also serves as a brand and messaging center, providing the public an opportunity to get involved in their mission.

Role - Architectural Designer / Project Manager

TIDELAND'S IMPROVEMENT PROJECT, Long Beach, CA

Project Description - The redesign of the beach front in Long Beach to include the renovation of existing concession buildings, the addition of a new restaurant building with outdoors space, restrooms, showers, and a large playground. Also, the addition of a series of 'Activity Nodes' along the bike and pedestrian path.

Role - Project Manager

HOUGHTON PARK COMMUNITY CENTER, Long Beach, CA

Project Description - A new 6,500 SF building to house multipurpose rooms, restrooms, and a programmable courtyard space. The renovation of the existing 10,000 SF community center adjacent and a new parking lot. LEED Silver.

Role - Project Manager

DIGITAL OCEAN HEADQUARTERS, New York, NY

Project Description - A 20,000 SF renovation that consists of two floors in a Manhattan high rise. This is the HQ for a modern tech office.

Role - Architectural Designer



KEY PERSONNEL RESUMES
RA-DA, Architects

MICHAEL GREEN, WELL AP

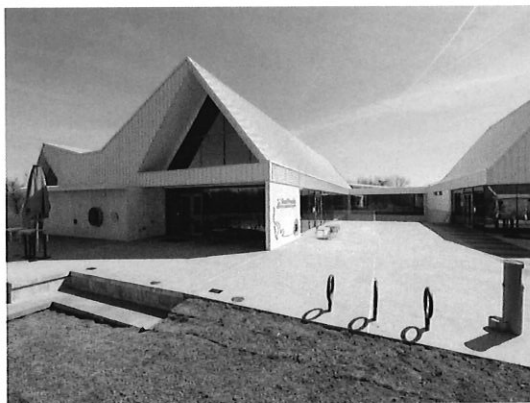
Project Manager / Designer, RA-DA

Education

Fine Art
Luther College
Decorah, IA 1991

Fine Art and Design
University of Iowa
Iowa City, IA 1996

Registration/Certification
WELL AP



Mr Green has been with RA-DA since 2017 and has been involved in all aspects of project fulfillment from design to construction administration. His work on projects has made him very familiar with the processes, project coordination, plan check processes of multiple municipalities, and construction administration. As the Project Manager he will remain available and in communication with the entire team and Client and manage the schedule, milestones and submittals. Mr Green will manage the plan check submittals and continue through the project into Construction Administration. Mr Green is fluent in project management software such as Procore.

Mr. Green is also WELL AP certified and is available to usher projects through the WELL certification process.

SELECTED PROJECT EXPERIENCE

- **BENTONVILLE PET RESOURCE & COMMUNITY CENTER** - New Building
- **LONG BEACH HOMEKEY CONVERSION PROJECTS**
- **SCHERER PARK COMMUNITY CENTER**, City of Long Beach
- **HOUGHTON PARK COMMUNITY CENTER**, City of Long Beach - Construction Administration
- **JUNIPERO & GRANADA, CONCESSION BUILDINGS**, City of Long Beach - New Building & Construction Administration
- **JUNIPERO SPORTS COURTS & ROLLER RINK**, City of Long Beach
- **LONG BEACH PRIDE TOWER**, City of Long Beach
- **ALAMITOS CAFE AND CONCESSION BUILDING**, City of Long Beach - New Building
- **BENTONVILLE PET RESOURCE CENTER** - New Building
- **DOCMAGIC**, City Of Torrance - Tenant Improvement
- **BLUE SPACE**, City of Los Angeles- Tenant Improvement
- **NKLA**, City of Los Angeles - Tenant Improvement
- **YORBA RANCH SHOPPING CENTER**- Tenant Improvement
- **PORTERVILLE ANIMAL SHELTER**- Tenant Improvement
- **GFP REAL ESTATE** - Tenant Improvement

KEY PERSONNEL RESUMES
RA-DA, Architects

LUISANA HERNANDEZ
Architectural Designer

Ms Hernandez has been with RA-DA since 2015 and has focused her skills on design and documentation of a variety of different types of projects. She is typically on board early on in a project and works closely with Ms Alomar on design and continues on a project through the construction documents phase to ensure that early design concepts are carried through into all aspects of the project.

SELECTED PROJECT EXPERIENCE

- **SCHERER PARK COMMUNITY CENTER** - Tenant Improvement
- **MERCED COUNTY ADMINISTRATION BUILDING**- New Building
- **BENTONVILLE PET RESOURCE CENTER** - New Building
- **BEST FRIENDS HOUSTON** - Adaptive reuse of existing structure
- **HOUGHTON PARK COMMUNITY CENTER** - New Building
- **HOUGHTON PARK EXISTING BUILDING RENOVATION** - Renovation
- **ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND** - New Building
- **LONG BEACH, BEACH FRONT RENOVATIONS** -Renovation
- **DIGITAL OCEAN HEADQUARTERS** - Tenant Improvement
- **GFP REAL ESTATE** - Tenant Improvement
- **PROJECT HOMEKEY** - Tenant Improvement

Education
B.A. in Architecture
Southern California Institute of
Architecture
Los Angeles 2015

Associates of Architecture
Miami-Dade College
Miami 2012



CONSULTANTS:

STRUCTURAL ENGINEER

Labib Funk & Associates - RA-DA has been working with Mr Labib since the beginning of our and his practices, and have built a long standing strong relationship. He has provided engineering services on our Long Beach Tidelands Project as well as many of our private client contracts. Mr. Labib is highly responsive and has been a great reputation for minimal change orders both in design and in construction.

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

MEP - MEP and RA-DA currently are working together on two Project Homekey hotel conversions for the City of Long Beach. Due to their attention to detail and fast turn around we wanted to bring them into our team for this project. And all future projects

FIRE, LIFE SAFETY, A/V, LOW VOLTAGE

TK1SC - tk1sc and RA-DA have been worked together on all of our Long Beach on-call projects listed in our project section. They include both Houghton and Scherer Parks Community Centers and the Tideland's Improvement Project.

COST ESTIMATOR

Jacobus and Yuang - JYI has been providing cost estimations for RA-DA for more than 10 years. JYI is RA-DA's go to for any project we are pursuing and/or awarded.

SPECIFICATION WRITER

KMAC - Kathryn Miller started working with RA-DA as our specification writer starting with the Porterville Animal Shelter. Because of her high standard of work we have continued working with her on 4 additional projects since then. Ms Miller is added to all of our pursuits that require specifications.

LANDSCAPE ARCHITECT

SALT Landscape Architects - SALT and RA-DA have been working together for many years and have completed a variety of municipal projects together. Currently we are working together on an additional Playground at Houghton Park. You may find our initial experience at Houghton in our project experience section.

KITCHEN CONSULTANT

TriMark - Eric Smith has provided RA-DA with kitchen consulting services since our first project that required a kitchen. When Mr Smith moved to TriMark in 2017, RA-DA followed him there.

ELEVATOR CONSULTANT

Architectural Elevator Consulting - Bob Nicholson recently worked with us on a beach front restaurant for the City of Long Beach. Mr. Nicholson's work was comprehensive and thorough and we are confident in his abilities to provide the needed guidance for installation and inspection support on your project.

BUILDING ENVELOPE ENGINEER

D7 - Bob Nicholson recently worked with us on a beach front restaurant for the City of Long Beach. Mr. Nicholson's work was comprehensive and thorough and we are confident in his abilities to provide the needed guidance for installation and inspection support on your project.

HAZARDOUS MATERIALS

Spence Environmental - Mike Cushner recently completed an environmental assessment and abatement plan for our Scherer Park Community Center for the City of Long Beach. Mr. Cushner's work was comprehensive and thorough. Having recently become a Principal for Spence Environmental we wanted to keep and further pursue our work with Mr Cushner.

SUB-CONSULTANT RESUMES

LFA, Structural Engineer

EDUCATION **JOHN LABIB, S.E. Principal**

M.S./Civil Engineering/
University of California,
Berkeley

B.S./ Civil Engineering/
University of California, Irvine
UC Irvine Engineering Hall of
Fame

2018 UC Irvine School of
Engineering Commencement
Speaker

PROFESSIONAL LICENSES

Registered Structural
Engineer, California

Registered Civil Engineer,
California

ORGANIZATIONS

Structural Engineers
Association of California
(SEAOC) – Member S.E.

American Concrete Institute
(ACI)

ABOUT

Mr. Labib has been involved in a wide variety of projects including new commercial buildings, institutional / educational projects, seismic rehabilitation, and earthquake safety evaluations. Mr. Labib is responsible for structural concepts, quality assurance, and overall project and office management. Mr. Labib has over 25 years of engineering experience and is currently on the Industry Leaders Committee for the Structural Engineers Associates of Southern California.

SELECTED PROJECT EXPERIENCE

- Renovation & Seismic Evaluation/Retrofit
 - Beverly Wilshire Hotel Renovation, Beverly Hills
 - Blue Cross Headquarters Office Building, Woodland Hills
 - UCLA Apartment Buildings, Los Angeles: 558 Glenrock, 641 Landfair, 827 Levering & 10855 Weyburn
 - Dodger Stadium Seismic Retrofit and New Stadium Club , Los Angeles*
 - Value Schools Westmoreland & Toberman, Los Angeles
 - Westside Towers Office Buildings, Los Angeles*
 - 222 S. Hill Seismic Upgrade to meet County Requirements, Los Angeles
 - Wilshire-Mullen Non Ductile Concrete Adaptive Reuse, Los Angeles
 - 200 W. Ocean Blvd Seismic Upgrade and Adaptive Reuse, Long Beach
 - 2500 Wilshire Non Ductile Concrete Adaptive Reuse, Los Angeles
 - 3807 Wilshire Non Ductile Concrete Adaptive Reuse, Los Angeles
 - J. Paul Getty Villa Museum – Museum, Ranch House & Labs, Malibu*
 - Ritz Carlton Hotel Renovation, San Francisco*
 - St Vibiana Cathedral, Los Angeles*
 - UCLA Kaufman Hall, Los Angeles*
 - University of California Riverside, Rivera Library, Riverside*
 - 813 Flower Street Hotel Non-Ductile Concrete Ordinance Upgrade, Los Angeles
- Commercial/Office**
- Los Angeles Lakers Training Facility, El Segundo
 - 3540 Wilshire Performance Based Design retrofit of steel office tower using viscous dampers
 - 611 W. 6th Street Non-linear Performance Based Analysis and Evaluation, Los Angeles – 40 Stories.
 - 925 S. La Brea Concrete Office Building, Los Angeles
 - 1001 Orange Concrete Office Building, Los Angeles
 - 926 Sycamore Concrete Office Building, Los Angeles
 - 1302 La Brea Concrete Retail Building, Los Angeles
 - Sunset–Bronson Concrete Production Office, Los Angeles
 - Playa Vista Parcels 4&5 Commercial Creative Office, Playa Vista
 - Los Angeles Clippers Training Facility, Los Angeles
 - MBUSA Headquarters, Long Beach
 - New Production Building, Sunset Bronson Studios
 - National Typewriter Building, Santa Monica

SUB-CONSULTANT RESUMES

TK1SC, MEP / FIRE / LIFE SAFETY / LOW VOLTAGE**MATHEW MERSHIMER, PE, CFPS - Director****EDUCATION**

- California Polytechnic State University
- MS Fire Protection Engineering
- California State University, Long Beach
- BS Mechanical Engineering

LICENSE / REGISTRATION

- Professional Engineer - CA

AFFILIATIONS

- National Fire Protection Association
- Society of Fire Protection Engineers

Mathew brings 10 years of experience in numerous fire protection arenas, including fire protection system design, code consulting, testing, instructing, and as an Authority Having Jurisdiction (AHJ) for local municipalities and Federal Government Agencies. His federal experience includes Federal Aviation Authority (FAA) & various military branches performing instructor taught courses, designs, design reviews, testing and witness services, and facility assessment activities centered on fire system and life safety deficiencies. Mathew continues performing design reviews and designing fire suppression and alarm systems for government and commercial facilities, including office, healthcare, residential, industrial, oil and gas, theme parks, research laboratories, airport structures, and other vertical markets.

PROJECT EXPERIENCE**LOS ANGELES DEPARTMENT OF WATER AND POWER PUMP STATIONS,
Los Angeles, CA**

In coordination with WSP, evaluate 62 pump stations for LADWP for fire protection and provide an overall evaluation of condition and steps moving forward. This project is on-going.

ORANGE COUNTY SANITATION DISTRICT*, Orange County, CA

Performed T.I. and new construction projects that range from Group B, S, H & Other occupancies. Work performed included fire sprinkler/ fire alarm design, life safety & code consulting, water flow testing, site inspections, and assisting with Fire Marshal interactions. This includes working on unique industrial occupancies that may not always fit within the code allowing for us to provide creative solutions when necessary. Projects include: P1-105, P2-98, P2-92, P1-128, J-124, P1-101 & J-117.

SAN CLEMENTE WATER DISTRICT*, San Clemente, CA

Performed T.I. work on an existing building containing electrical switch gears, an emergency generator, the addition of a new server room, and the underground maintenance tunnels. Work performed included and new pre-action fire sprinkler design, fire alarm updates, along with a new aerosol fire suppression system. Services ranged from bid level design and project specifications, bid walk support along with construction administration services.

COACHELLA VALLEY WATER DISTRICT*, Indio, CA

Performed T.I. work on existing buildings containing wastewater treatment processes. Work performed included and new pre-action/deluge/wet fire sprinkler design, fire alarm updates, along with a new aerosol fire suppression system. Services ranged from bid level design and project specifications, bid walk support along with construction administration services.

SUB-CONSULTANT RESUMES

JACOBUS & YUANG INC, *Cost Estimator***Cobus Malan**, *Principal Quantity Surveyor*

Education
Bachelor of Science, in
Quantity Surveying
University of the
Witwatersrand, South Africa,
1980

Professional Affiliations
American Association of Cost
Engineers (Member No. 2087)
American Institute of Architects
(Member No. 30138264)

As Executive Principal, Cobus Malan has a Bachelor of Science degree in Quantity Surveying (Construction Cost Professional), from the highly accredited University of the Witwatersrand in South Africa. He has acquired at least 37 years in-depth diverse construction costing experience in all aspects of work, from the perspective of a professional Quantity Surveying and estimating practice, as well as working with general contractors, design professionals, design build contractors and developers. In capacity as Quantity Surveyor, Cobus uses his diverse experience in applying first principals to construction cost estimating, by paying particular attention to the multi-trade detailed cost consequential aspects of a project. His consulting experience is supplemented by assisting in evaluation and settlement of Change Orders, helping to keep a finger on the pulse of industry costs. This experience is also enhanced through the research he performs in capacity as Associate Editor for the nationally published SPI Cost Publications. Recreational Center and Park projects furthermore constitute a perfect match in regard to Cobus' attention to detail matched with his multi-trade experience and the firm's in-house multi-disciplinary estimating skills.

SELECTED PROJECT EXPERIENCE

- Cabrillo Recreation Center Rehabilitation, Santa Barbara, CA [\$4.339 Million]
- City of Lompoc Senior Recreation Center, Lompoc, CA [\$4.368 Million]
- Corona Park Recreation Building, Huntington Park, CA [\$978 Million]
- Westchester Recreation Center Community Building, Los Angeles, CA [\$1.383 Million]
- Carson Passive Park, Carson, CA [\$642 Million]
- Charter Oak Park General Improvements, Los Angeles, CA [\$623 Million]
- Kellogg/Hollister Community Park, City of Goleta, CA [\$2.872 Million]
- Johnny Carson Park Revitalization, Burbank, CA [\$3.929 Million]
- Live Oak Park, Santa Barbara, CA [\$961 Million]
- Miraloma Park Improvements, Anaheim, CA [\$3.524 Million]
- MLK Fitness Park, Los Angeles, CA [\$315,855]
- Veterans Memorial Regional County Park, Sylmar, CA [\$875 Million]
- Walnut Creek Habitat & Open Space, San Dimas, CA [7.712 Million]

SUB-CONSULTANT RESUMES

KMAC, *Specification Writer*

Kathryn Marek AIA, CSI, CCCA, SCIP, NCARB

275 Windswept Court

Naples, ID 83847

Phone: (213) 503-2064

Email: kmarchconsult@earthlink.net

Summary: Significant experience in the technical aspects of architectural practice and construction. Extensive experience in administering projects with private, public, and government funding and regulations. Effective manager with ability to create, maintain, and direct systems for complex projects, including long term developments with multiple issues and project teams. Licensed Architect with strong technical background in building materials and techniques. Proven ability to diagnose and troubleshoot building problems during development and construction.

Experience and Achievements

2017 -- present Principal
KM Architectural Consulting, PLLC, Naples, Idaho

KM Architectural Consulting specializes in the production of technical specifications for use as Construction Documents. I am experienced with multiple platforms, including BSD Speclink, and SpecsIntact, for the production of documents for both public and private jobs.

My work consists of the creation of specifications that delineate the qualitative characteristics needed in materials, equipment, and facility systems for construction, as well as designating product options and installation requirements. Information is drawn from Drawings and meetings, as well as from interviews with the project team. The information is collated, reviewed, and combined with the Owner's required documentation, operational guidelines, and internal safety standards into technical documents that form part of the Construction Contract documents.

2012 – 2017 Senior Specifier
Walt Disney Imagineering, Glendale, California

1998 –2012 Project Architect, Specification Writer, Technical Resource Manager
AECOM, Los Angeles, California

1996 – 1998 Project Engineer
Del Amo Construction, Inc., Torrance, CA

1995 – 1996 Project Assistant
L.A. Young & Associates, Inc., Redondo Beach, CA

Accreditation: Registered Architect, State of California – License #C31170, State of Idaho – License #AR-986095, State of Florida – License # AR 100882
NCARB Accreditation #64535
CCCA (CSI Certified Construction Contract Administrator)
CDT (CSI Construction Document Technologist)

Education: Bachelor of Architecture (B.Arch) and Bachelor of Science (B.S.) in Environmental Design, Ball State University 1995

SUB-CONSULTANT RESUMES

SALT, Landscape Architects**EDUCATION**

BSLA, Landscape Architecture,
Cal Poly Pomona, Pomona, California.

MFA, Photography,

California Institute of the Arts,

Valencia, California.

B S, Physics, Davidson College, Davidson,
North Carolina.

State of California SBE

Los Angeles County SBE

City of Los Angeles EBE, LBE, LASBE, OBE

RECOGNITION AND LEADERSHIP

City of Los Angeles Pedestrian Advisory
Committee
2012 – present. Co-chair.

USC

2016. Presentation of work on "Green
Infrastructure". "Landscape As Necessity",
Debate series lecture.

California Institute of the Arts
2015. «Nothing Ventured Nothing Gained»,
Artists Entrepreneurs Panel

AIA – Urban Design Committee
2014. "Avalon Green Alleyways – Green
Infrastructure", lecture.

ASLA Emerging Professionals.
2014. "Professional Resiliency", lecture.

deLaB – Making LA
2014. "Glassell Park Transit Shelter –
Lessons Learned", lecture.

ASLA National Conference
2014. "Take Back the Boulevard: Case Study
in Grass-Roots Complete Streets", lecture.

CalPoly Pomona
2015. Landscape guest critic, Landscape
Architecture program.

Woodbury University
2014. Landscape guest critic, department
of Architecture.

CalPoly Pomona
2013. Landscape guest critic, Landscape
Architecture program.

Merit Award, Fenton Primary Center
2014. NAC Architecture, Pasadena AIA.

Merit Award, Wild Beast Pavillion, CalArts
2013. HplusF Architecture, AIA California.

National Honor Award, "So What?" Film
2008. ASLA.

ALLEN COMPTON, Principal**SELECTED PROJECT EXPERIENCE****Pershing Square, Los Angeles, CA**

-Competition winner for redesign of 5 acre park in downtown Los Angeles.

Metro Station, Riyadh, Saudi Arabia

-Planting design for the plaza and atrium gardens at the new main metro station in the center of Riyadh.

Snapchat Offices, Venice, CA

-Open space design.

Crenshaw Performing Arts High School, LAUSD, Los Angeles

-Open space areas for new performing arts theater and classroom building.

Green Alleyways, Trust for Public Land, Los Angeles

-New green infrastructure for the Avalon community through the renovation of dilapidated alleyways.

Take Back the Boulevard Campaign, Eagle Rock, Los Angeles

-Pro-bono consulting to local committee seeking pedestrian improvements on Colorado Blvd.

Platform Park, Culver City

-Temporary public park adjacent to Metro station to provide flexible programming space with shaded seating, stages, and bike storage facilities.

Antonio Maria Lugo Academy, Los Angeles

-Outdoor playground and outdoor classroom spaces, including custom kindergarten tunnels and chalk-walls as well as active play spaces, a vegetable garden, and outdoor work counters.

Pat Brown Charter School, Los Angeles

-Sustainable, low-water usage landscape for a new charter school as well as an active recreation field.

Pepperdine University, Malibu, CA.

-Planting around the renovated Firestone Fieldhouse and Raleigh Runnels Memorial Pool to meet county fire codes, low-water goals, and achieve a cohesive landscape plan.

Fenton Primary Center, Fenton Charter Public Schools, Sylmar, CA

-New playground and outdoor learning environments with integrated low-water gardens and native Oak grove.

Emerson Middle School, LAUSD, Westwood, Los Angeles

-Extensive low-water landscape to compliment new gymnasium and outdoor athletic facilities as well as a large community-facing landscape.

Cahuenga Peak Monuments, Griffith Park, Los Angeles

-Donor monument signage, trail markers, and trailhead landscaping for Cahuenga Peak parcel of land annexed to Griffith Park.

Wild Beast Garden, California Institute of the Arts, Valencia, CA

-10,000 square foot native and low-water plant garden and outdoor amphitheater seating.

SUB-CONSULTANT RESUMES

D7, Envelope Engineer

Edward Sapigao, AIA - Consultant

Cal Poly, San Luis Obispo, CA – BS in
Architectural Engineering

LICENSE

California Architect since 1990
C-21158

PROFESSIONAL MEMBERSHIP

American Institute of Architects
Roof Consultants Institute (RCI)
aka International Building Envelope
Consultants (IBEC)

Continuing Education:

- RCI Hawaii Workshop
- Stucco as Weather Protection System SoCal RCI
- Water Testing: ASTM Method of Testing. Understanding the method of leak investigation, Chicago RCI
- Stucco Repair: Means and Method. The University of Wisconsin, Madison, Wisconsin
- Mold as a Liability: The Rise of Health & Financing. Litigation in Mold Issues. Contributing Factors for Mold Infestation Examples of Effective End Product
- Roof Design/Construction to Avoid Moisture-Related Problems: Water Shedding vs. Waterproofing Roof Components—Key Issues, Presentation of Components and Defects
- Specific Requirements in Effect for Development Projects: Compliance During the Construction Process as well as Expectation for Post-Construction
- Preventing and Solving Moisture-Related Problems in Buildings Design and Construction Requirements for New & Existing facilities
- Fundamentals: Roofs, Walls, Foundations, HVAC Systems
- Advanced Thermal and Moisture In-depth understanding of thermal and moisture design considerations.
- Advanced Thermal Calculation Methods Annual energy estimates, cooling load calculations and calculations of temperatures within cross sections.
- Cool and Reflective Roof Technology Principles of moist air and the effects of moisture on building insulation and other materials

Over thirty (30) years experience as a Licensed Architect in California specializing in all aspects of building envelope weatherizing and waterproofing. Ed is actively involved with waterproofing consulting services, forensic investigations and site inspection service for residential, commercial and institutional facilities. Ed has been designated as an expert witness in numerous litigation cases and attending trial. Overall forensics services include peer review for plans, roofing and waterproofing details, specification development, provide leak investigations, repair reports, site inspection services, due diligence services, plan review for certification, and construction documents on repair projects.

SELECTED PROJECT EXPERIENCE

- UC Berkeley Stadium Renovation, Berkeley, CA: Renovation of the existing UC Berkeley Memorial Stadium. Review and coordinate the development all roofing and waterproofing related details during the SD, DD and CD phase of the documents development. Coordinate work with other disciplines related to roofing and waterproofing. Provided CA services.
- UCLA Dykstra Hall Residence, Los Angeles, CA: Exterior envelope refurbishment of the exterior windows, doors and roof system. Field investigation the existing condition to develop the required details. Coordinate the development all roofing, waterproofing and window details during the SD, DD and CD phase of the documents development. Provided CA Services.
- Raymond Renaissance Theatre, Pasadena, CA: The conversion of a 1920's theater with addition for a 155,000 SF mix-use commercial/residential building. Existing theater conversion includes residential units, open retail space to preserve the interior open volume. Peer review and provided periodic site inspections. Review shop drawing and RFI responses.
- Walt Disney Resort, Anaheim, CA: The re-roof of multiple buildings in the Disneyland Park and Hotel area. The re-roof projects include a hotel, and several themed facilities. The services include field investigation of the existing roofing system, bid support, CA services and site Quality assurance services.
- Variety Boys and Girls Club, Boyle Heights, CA: New sports gym and classes for after school activities. The consulting services include review of all waterproofing related details, RFI's, mock-up review and quality assurance.
- Century Hill Association, Century City, Los Angeles, CA: Developed a repair program for a 20-acres complex with 13 separate condominium buildings for 384 residential units. A subterranean parking structure exists under the 20-acre site. The program included crawl space remediation, crawl space building leaks, and leak investigation for multiple water leaks into the subterranean parking structure, provided budget cost, bid repair documents and various presentations to HOA.
- Sage Hill High Music Building, Newport Coast, CA: New music building seismically separated from an existing gymnasium. The consulting services include development of all waterproofing related details, bid review, RFI's and quality assurance.
- Madison Park Apartment, Rancho Cucamonga, CA: On-site inspection for 20 apartment buildings with 800 units. The work was phased from building to building over a period of 20-months. The repairs included exterior siding replacement to plaster finish, new exterior deck walkway traffic coating, re-roof and window replacements. Provide weekly site inspection and provide field revised details for unforeseen conditions.
- Granite Park Condominium, Pasadena, CA: New 72-unit high-end condominium with a subterranean parking structure, exterior balconies, and penthouse roof area. Scope included review of window water testing program, mock-up, and quality assurance.

SUB-CONSULTANT RESUMES

SPENCE ENVIRONMENTAL, *Hazardous Material Abatement*

Education

BS, Management, Widener
University

**Registrations, Certifications,
Licenses**

California Division of
Occupational Safety and Health
Certified Asbestos Consultant
(CAC) No. 11-4711

California Department of Public
Health (CDPH) Lead-Related
Construction Inspector/
Assessor (LRC I/A) No. LRC-
00002155

CDPH LRC Project Monitor No.
LRC-00002154

Mold – Indoor Air Quality
Inspector Certification

OSHA 40-Hour HAZWOPER
with Annual 8-Hour Refresher

MICHAEL S. CUSHNER, *Principal and Project Manager*

Michael Cushner has over 21 years of environmental consulting experience. He has been responsible for the project coordination and technical thoroughness of a variety of environmental consulting services tasks related to hazardous building materials (HBMs) for a diverse range of clients including municipalities, transportation agencies, architectural and engineering firms, K-12 educational facilities, and residential clients. Mike's typical client support is associated with planned building renovations, demolition tasks, United States Asbestos Hazard Emergency Response Act (AHERA) compliance, or assessments of current conditions related to asbestos-containing materials, lead-based paint, polychlorinated biphenyls (PCBs), universal wastes, and mold and indoor air quality. Specific tasks he performs include interpreting regulations related to HBMs; performing asbestos, lead, and PCB surveys; developing asbestos operations and maintenance programs; performing AHERA periodic and 3-year re-assessments for K-12 schools, and moisture and mold evaluations; developing cost estimates; preparing abatement specifications and abatement plan; supporting contractor bidding tasks; performing abatement monitoring and clearance sampling; and preparing and reviewing reports associated with these tasks. Michael has also provides technical guidance to environmental staff personnel for all fieldwork and reporting assignments. Michael' technical knowledge, communication skills, and business skills have resulted in client retention, and exceptional client feedback.

Representative Work Experience:

2023 Current: Spence Environmental Inc. Long Beach, CA. Principal, and Project Manager
2022 – 2023: Polytechnique Environmental Inc., Bellflower, CA. Senior Consultant
2018– 2022: Ninyo & Moore, Irvine, CA. Senior Scientist
2015– 2018: Ninyo & Moore, Irvine, CA. Senior Project Environmental Scientist
2011– 2015: Ninyo & Moore, Irvine, CA. Project Environmental Scientist
2009-2011: Ninyo & Moore, Irvine, CA. Senior Staff Environmental Scientist
2004 – 2009: Professional Services Industries, Long Beach, CA. Staff Scientist
2002 – 2004: AVP Consulting Engineers, Inc., Anaheim, CA. Staff Asbestos Inspector/Monitor
1986 - 2002: Sodexho-Marriott International, East and West Coast USA Hospital Locations. Various Management and Safety related Positions in Healthcare Food & Nutrition Departments

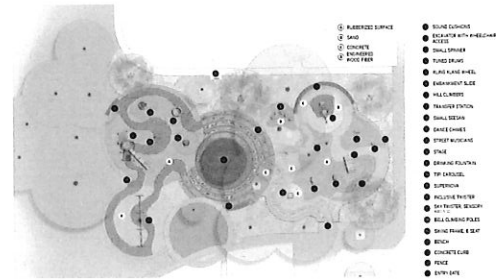
REFERENCES

Include references of persons, firms, or agencies that the City of Hawthorne may contact to verify the experience of the proposer.

Project: Houghton Park Community Center & The Tideland's Improvement Project
Size: 16,500 sq ft Community Center and 2.5 Miles of Beach Front Improvements
Scope: Program, Design, Furniture, Signage, Documentation, Permitting, Construction Administration
Contact: Tony Resendez / Capital Projects Coordinator
 411 W. Ocean Blvd, 5th Fl.
 Long Beach, CA 90802
 T: 562.570.6258
 E: tony.resendez@longbeach.gov



Project: Houghton Park Playground, Pride Tower Renovation and Public Art & Junipero Beach Sports Area
Size: Multiple varies sized projects.
Scope: Program, Design, Signage, Documentation, Permitting, Construction Administration
Contact: Amelia Bodek / Public Works Project Manager
 411 W. Ocean Blvd, 5th Fl.
 Long Beach, CA 90802
 T: 562.570.5696
 E: amelia.bodek@longbeach.gov



Project: Scherer Park Community Center Renovation
Size: 3,000 sq ft
Scope: Program, Design, Signage, Documentation, Permitting, Construction Administration
Contact: Justin Beck / Capital Projects Coordinator
 411 W. Ocean Blvd, 5th Fl.
 Long Beach, CA 90802
 T: 562.570.6964
 E: justin.beck@longbeach.gov



REFERENCES

Project: Bentonville Pet Resource & Community Center

Size: 11,000 sq ft

Scope: Program, Design, Furniture, Signage, Documentation, Permitting, Construction Administration

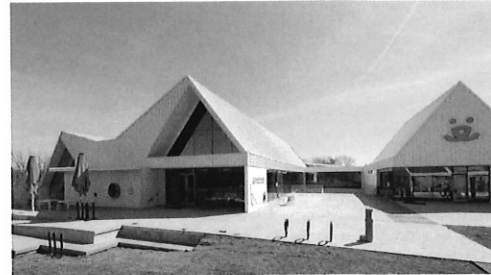
Contact: Rose Molina / Senior Project Manager

5001 Angel Canyon Rd

Kanab, UT 84741

T: 435.644.2001 x4384

E: rosem@bestfriends.org



Project: Ventura County VCAS Master Plan

Size: 5 acres

Scope: Discovery & Data Collection, Program, Concept Design & Analysis, Masterplan, Phasing Analysis

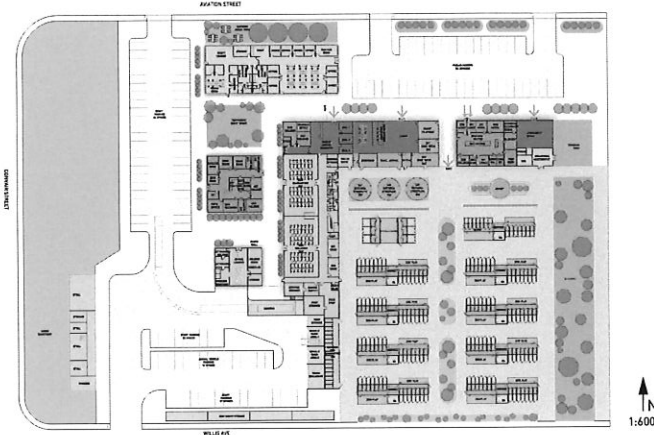
Contact: Jonathan Jacobson

600 Aviation Dr.

Camarillo, CA 93010

T: 805.665.0268

E: Jonathan.Jacobson@ventura.org



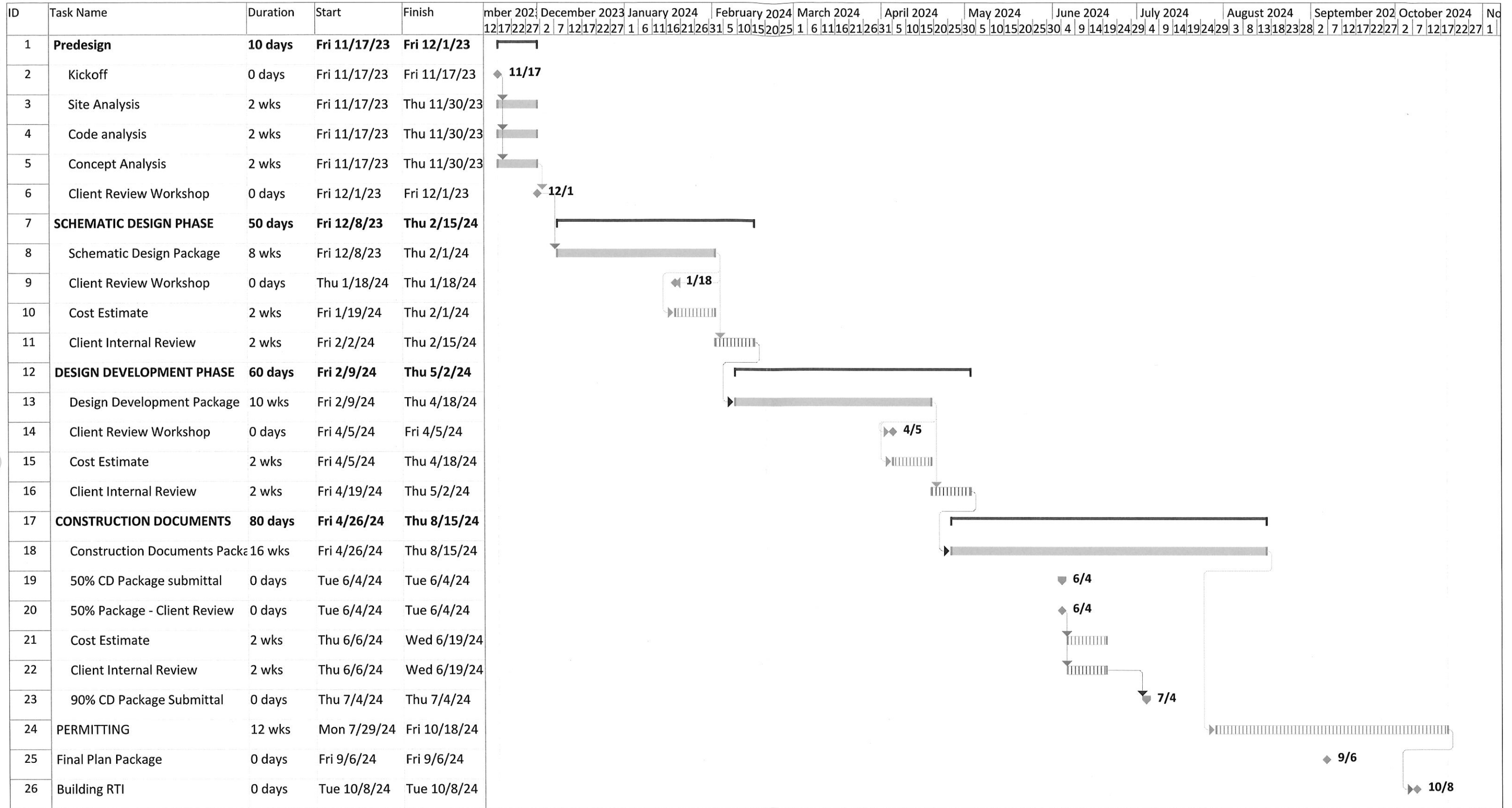
SEE SEPARATE ENVELOPE FOR

SECTION C:
COST PROPOSAL_

SECTION D:
FEE SCHEDULE_

SECTION E:
PRELIMINARY PROJECT SCHEDULE_

E. Indicate ability to perform work during the contractual agreement period.



Project: msproj11 Date: Mon 10/16/23	Task	[Solid Grey Bar]	Project Summary	[Dashed Grey Bar]	Inactive Milestone	[Light Grey Bar]	Manual Summary Rollup	[Dark Grey Bar]	Deadline	[Down Arrow]
	Split	[Dotted Grey Bar]	External Tasks	[Solid Grey Bar]	Inactive Summary	[Light Grey Bar]	Manual Summary	[Dark Grey Bar]	Progress	[Horizontal Line]
	Milestone	[Diamond]	External Milestone	[Diamond]	Manual Task	[Solid Grey Bar]	Start-only	[Square]	Manual Progress	[Horizontal Line]
	Summary	[Thick Solid Grey Bar]	Inactive Task	[Dashed Grey Bar]	Duration-only	[Solid Grey Bar]	Finish-only	[Square]		

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, Consultant will maintain insurance in conformance with the requirements set forth below. Consultant will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Consultant agrees to amend, supplement or endorse the existing coverage to do so. Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this Agreement and which is applicable to a given loss, will be available to City.

Consultant shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the equivalent. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

Professional Liability Coverage. Consultant shall maintain in-force Professional Liability Insurance (and/or errors & Omissions Insurance) for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations be by the Consultant or by its employees, or subconsultants. The amount of this insurance shall not be less than one million dollars (\$ 1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.