

Proposal for RFP #25-004

July 29, 2025

➔ **Construction Management
and Inspection Services**
For CIP 699 Parking Structure Lot "C"
Improvements

City of Hermosa Beach





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As requested in the RFP, our proposed fee has been submitted and uploaded as a separate file on PlanetBids.

SECTION 1 | COVER LETTER

July 29, 2025

Ms. Karla Vargas
Assistant Engineer
Public Works Department
1315 Valley Drive, Suite 100
Hermosa Beach, CA 90254

RE: Proposal for RFP 25-004 Construction Management and Inspection Services for CIP 699 Parking Structure Lot "C" Improvements

Dear Ms. Vargas:

H.W. Lochner, Inc. (Lochner), appreciates the opportunity to submit our qualification to the City of Hermosa Beach for Construction Management and Inspection Services for the CIP 699 Parking Structure Lot "C" Improvement Projects. Lochner, along with our trusted partners Padilla & Associates, Inc. (Padilla) and Twining, Inc. (Twining), has assembled a capable and experienced team to successfully help to deliver your project to the residents of Hermosa Beach.

Lochner has over 35 years of specialization in program management, civil engineering design, planning, construction management, and construction inspection work serving public agencies in the area. Our work for Southern California municipal agencies involves rails, BRT, street improvements, pavement rehabilitation and resurfacing, bike paths, curbs, gutters, and sidewalks; pipelines and wet utilities including water main replacement, bio-swales, storm drains, sewer lines and pump stations, and pipeline relining; structures, including libraries, fire stations, community buildings, and building renovations; park facilities including landscaping, buildings, lighting systems, sports fields, and artificial turf; well as bridge replacements and rehabilitations.

Our subconsultant, Padilla, serving in the role of labor compliance, has decades of experience assisting clients in administration of labor compliance programs, audits, investigations, PLA support, and compliance training. They bring extensive experience working directly on behalf of Awarding Agencies as well as on behalf of Prime Contractors, Private Joint Venture Teams, which affords Clients a strong best practices model.

Our subconsultant, Twining, who will be providing subject matter expertise, is one of the leading special inspection and construction materials testing companies in the southern California area. With over 125 years of experience and the understanding that this project has a quick construction phase, they have the collective experience and technical knowledge to provide timely and definitive guidance in the event an issue arises.

Our team brings years of practical experience providing management, inspection, and controls services on projects, similar in scope and magnitude, and successfully delivering for our clients, including working together on the current City of Hermosa Beach Clark Center Renovations project.



I, Zachary Wheeler, PE, am authorized to represent and sign proposals on behalf of Lochner and will be serves as the Principal-in-Charge for this contract; I have read, understood, and agreed to all statements in this request for proposal and acknowledge receipt of all addenda and amendments as well as to the terms, conditions, and attachments referenced.

We propose Josh Stofle as the Construction Manager and primary point of contact with the City upon commencement of services. Joe Rubalcaba will be the will be the primary construction inspector. Zachary Wheeler, PE, will be the Management Contact for this contract. The contract is managed through the Orange Office at 333 S. Anita Drive, Suite 800, Orange CA 92868 Phone: 540.239.2527; Email: zach.wheeler@hwlochner.com . Thank you for this opportunity to again offer our services to the City. Should you have questions, please contact Zachary at 540.239.2527.

STATEMENTS

Contact information for the person authorized to enter an agreement with the City

Zachary Wheeler, PE, (540) 239-2527, zach.wheeler@hwlochner.com

Contract manager as the day-to-day contact with the City

Josh Stofle, T (714) 573-0317 | C (714) 931-1398, jstofle@hwlochner.com

Understanding of the scope of work

Lochner understands the scope of work as outlined and is prepared to deliver all required services accordingly.

Addendum

Lochner has acknowledged and received, reviewed and signed Addendum No. 1 from the City.

Sincerely,
H.W. Lochner, Inc.

A handwritten signature in black ink, appearing to read 'Zachary Wheeler', with a long horizontal line extending to the right.

Zachary Wheeler, PE - Southern California CEI Lead
540.239.2527 | zach.wheeler@hwlochner.com

SECTION 2 | FIRM PROFILE

Lochner's mission is to improve the lives of people and their communities. As a people-centric organization, our professionals are dedicated to transforming challenges into opportunities. Lochner leads in delivering planning, environmental, design, construction engineering and inspection, right-of-way, and drainage services for highway, bridge, rail, transit, municipal, and aviation clients across the United States.

Founded in 1944 and headquartered in Chicago, Lochner provides planning, environmental, design, construction engineering and inspection, and right-of-way services for surface transportation, aviation, rail and transit clients across the United States. With offices in 22 states, Lochner's 1000+ employees are problem-solvers, driven by transforming transportation infrastructure challenges into opportunities. In December 2022, Lochner expanded its services and geographic footprint through the acquisition of California-based KOA Corporation and Colorado-based Armstrong Consultants. In May of 2023, Lochner acquired Texas-based K. Friese + Associates, establishing and growing water/wastewater and drainage services as a core component of their civil infrastructure offering. In 2024, Lochner acquired Triunity, expanding their transit and rail practice. In January of 2025, Green International Affiliates, Inc. joined Lochner.

OFFICIAL NAME, ADDRESS, EMAIL, AND TELEPHONE NUMBER

H.W. Lochner, Inc.

333 South Anita Drive Suite 800, Orange, CA 92868

Zachary Wheeler, PE, Southern California CEI Lead, 540.239.2527, zach.wheeler@hwlochner.com

TYPE OF BUSINESS

C Corporation

FEDERAL EMPLOYER ID NUMBER

36-2338811

TOTALLY OR PARTIALLY OWNED BY ANOTHER BUSINESS ORGANIZATION OR INDIVIDUAL

H.W. Lochner, Inc. is partially owned by Elysium Infrastructure Group, LLC.

NUMBER OF YEARS IN BUSINESS UNDER THE PRESENT BUSINESS NAME

81

NUMBER OF YEARS OF EXPERIENCE IN PROVIDING RELATED SERVICES

38

STATEMENT REGARDING CONTRACT COMPLETION

H.W. Lochner, Inc. affirms that it has no history of failure or refusal to complete any contract.

LOCHNER QUICK FACTS



SUBCONSULTANT - TWINING FIRM PROFILE

Twining's legacy dates back more than 125 years. What started as a family business in 1898 has evolved into one of California's largest service providers of geotechnical engineering design, materials testing, and construction inspection services. Highly regarded by state and local agencies, developers, contractors, consultants, and industry for providing high-quality services that are reliable, timely, and compliant, Twining has been a central part of some of California's most regionally significant construction projects. The expertise and capabilities of Twining in geotechnical and many civil engineering disciplines, including testing of asphalt, soils, steel, and various construction materials, complement their services for the asphalt construction industry.

SUB'S ROLE & RELATED EXPERIENCE

Twining will be our subconsultant firm providing Construction Materials and Special Inspection Subject Matter Expertise (SME). They employ some of the industry's most well-known construction experts, including asphalt and concrete experts who perform research as well as consult with regulatory agencies to shape the future of construction standard practices.



TYPES OF SERVICES

- Geotechnical Engineering
- Nondestructive Examination
- Materials Testing Laboratory
- Vibration Monitoring
- Forensic Evaluation of Existing Structures
- Applied Research and Materials Engineering
- Concrete Technology & Concrete Insight
- Concrete for Pavements & Infrastructure

SUBCONSULTANT - PADILLA & ASSOCIATES FIRM PROFILE

Padilla & Associates, Inc. (Padilla) is a multi-disciplined, management-consulting firm specializing in the design, development and implementation of Labor Compliance, Project Labor Agreements (PLA), Disadvantaged Business Enterprise (DBE), Small Business (SB) and Title VI program models, Equal Employment Opportunity (EEO) Non-Discrimination provisions, ADA compliance, targeted outreach, job training, placement and referral programs, as well as Local Hire initiatives.

SUB'S ROLE & RELATED EXPERIENCE

Padilla will be our subconsultant firm supporting labor compliance services.



TYPES OF SERVICES

- CWA (PLA) Administration, Labor Compliance Monitoring and Enforcement (including retroactive reviews and audits)
- Skilled and Trained Workforce Administration
- Federal Disadvantaged Business Enterprise Program Development and Administration
- Equal Employment Plan Development and Plan Review
- Contractor Training, Project Management, and Construction Management Support

SECTION 3 | PROJECT UNDERSTANDING AND APPROACH STATEMENT OF PROJECT UNDERSTANDING

We understand that the City of Hermosa Beach is seeking proposals from qualified firms to provide comprehensive Construction Management and Inspection services for the upcoming CIP 699 – Parking Structure Lot “C” Improvements Project, slated for NTP in October of 2025. Per the CM RFP, construction work shall be completed within 75 working days of NTP. This parking structure is a three-story structure located at the corner of 13th Street and Hermosa Ave, situated a few blocks from the pier and a stones throw from the Strand, providing valuable parking to beach goers, patrons (and staff) of nearby restaurants and shops, as well as other nearby businesses. The structure is attached to multiple storefronts and is also the home to civic art installations. The selected consultant will assist the City’s Public Works Department to manage the project during pre-construction, construction, post construction, and close-out phases.

The goal of the overall project is to improve public safety and extend the lifespan of the structure by performing necessary repairs, preventative maintenance, and updates to lighting and electrical, through repairs and rehabilitation of concrete work, waterproofing enhancements, installing new guardrails, new barrier cables, installation of new sump pumps and a level transducers, power washing, restriping, conditioning of the air in the electrical room, as well as replacement of light fixtures, and various other repairs. The concrete repairs are needed on each type of structural member; beams, columns, walls, reinforced floor slab, ceiling, retaining wall, P/T slab; and vary from surficial stair nosing to provide reinforcement cover to partial and full depth repairs with significant reinforcement protection or rehabilitation required.



The scope of the selected consultant will be to provide a dedicated Construction Manager throughout the duration of the project who will be charged with stakeholder communication, project coordination, schedule and budget oversight, document control, as well as other miscellaneous tasks outlined in the RFP. The consultant may also provide Labor Compliance in accordance with CA Labor Code and Public Works Inspection. This is included in the fee as an optional task.

ORGANIZATIONAL CHART

Our key personnel will be assigned to the project for its duration and will not be removed or replaced without prior written approval of the City.

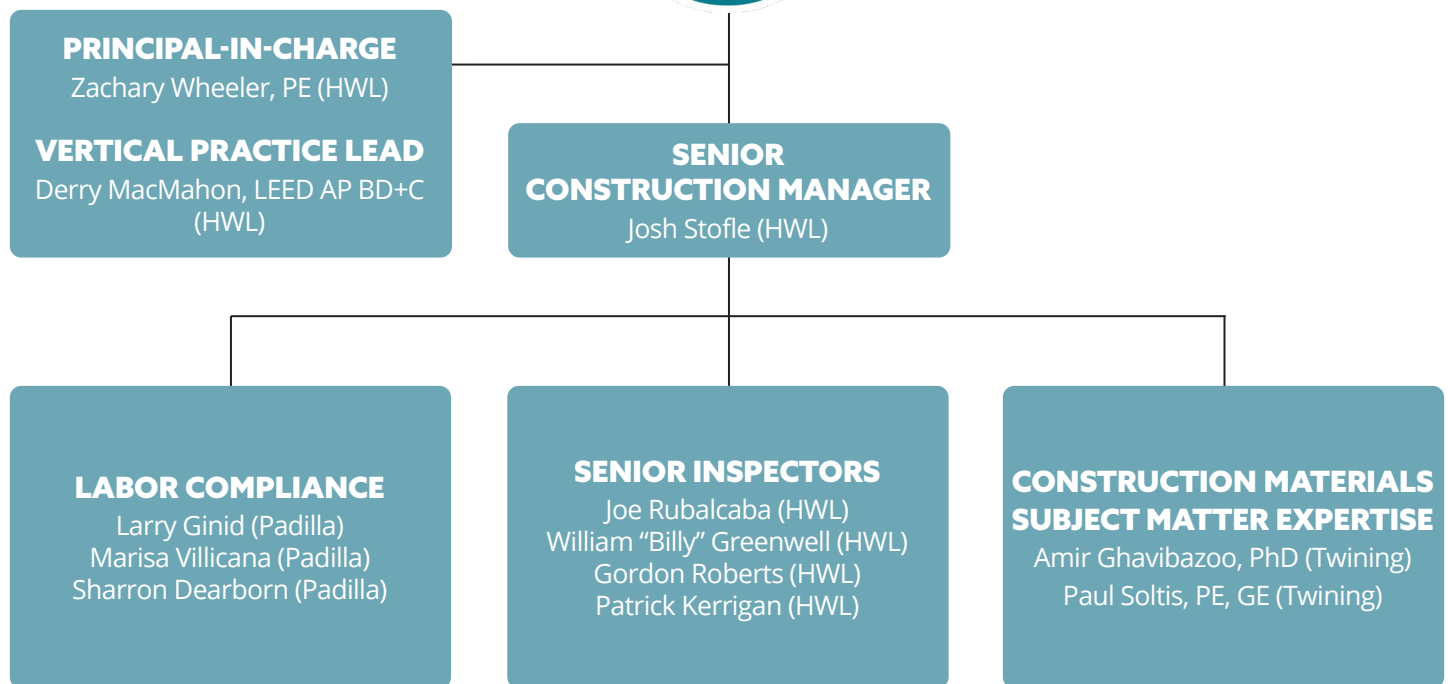
Prime

H.W. Lochner (HWL)

Subconsultant

Twining

Padilla & Associates, Inc.



APPROACH TO WORK PROGRAM (REQUIRED & OPTIONAL TASKS) CONSTRUCTION MANAGEMENT

We acknowledge the full scope of services within the RFP. For the sake of brevity, are not repeating each bulleted item, we have extracted certain tasks for further discussion.

PROJECT MANAGEMENT & COORDINATION

- Manage and coordinate all aspects of the project inclusive of services identified in the Request for Proposal (RFP).
- Coordinate with City staff, regulatory agencies, and project stakeholders.
- Notify the City immediately if the proposed work schedule does not conform to contract documents.
- Ensure all relevant project communications are documented and promptly distributed.
- Participate in field meetings and document issues, findings, direction, and changes.
- Other improvements/activities as deemed necessary by the Consultant.'

Project management and stakeholder coordination are foundational to this project. To streamline oversight, we will assign clear roles and timelines at the project kickoff meeting. Internal coordination and stakeholder meetings will keep the project team aligned. To prevent administrative delays, we'll use Procore for streamlined documentation and distribution. We will empower field and management staff with escalation protocols and decision trees to help quickly identify schedule risks and potential scope gaps, ensuring the City is notified immediately of any material issues. For discretionary or additional scope items, we will maintain a formal "register" for evaluation and prioritize only those improvements that align with City goals and available resources.



SCHEDULING & PROGRESS TRACKING

- Review Progress Schedule (Critical Path Method) and recommend for approval.

We will implement a structured Critical Path Method (CPM) schedule review process that includes a standardized checklist and variance analysis tools. Our team will conduct an initial review to verify compliance with contractual and constructability requirements and will then require updates for each 3 week look ahead.

COST MANAGEMENT & PAYMENTS

- Prepare independent cost estimates for changes.
- Evaluate merit of claims or requests for equitable adjustment.
- Finalize record drawings, bid items, claims, change orders, and punch list.

Change orders and claims require detailed evaluation. Our team maintains a database of historical cost data and unit prices to produce rapid, defensible independent cost estimates. Claims and equitable adjustments will be evaluated using a structured internal process that includes fact-checking, schedule impact analysis, and contract alignment. Record reconciliation tasks will be handled progressively throughout the project to avoid end-of-project bottlenecks. This will include real-time updating of bid items and claim logs, so that final documentation and closeout materials are ready for delivery shortly after construction completion.

CHANGE MANAGEMENT

- Identify scope for potential contract change orders and notify the City.
- Prepare change orders in City format and submit for approval.
- Assist the PM with change/claims negotiations and processing.

Effective change management begins in the field. We'll use a "change trigger" checklist to help identify scope deviations or field condition issues early. Once identified, our team will prepare change orders using City-approved templates, ensuring consistent formatting and fast processing. Claims and negotiations will be supported through scheduled bi-weekly internal change meetings, allowing the team to prepare, evaluate, and finalize requests before submitting them to the City, reducing back-and-forth and delays.



CONSTRUCTION MONITORING & FIELD SUPPORT

- Review and approve material submittals.
- Review and coordinate approval of shop drawings with design consultant.
- Review and approve construction contractor's safety program.
- Review and approve traffic control plans.
- Advise the City of complaints/inquiries and log their resolution.
- Take and maintain regular construction documentation photographs.
- Utilize software (e.g., Bluebeam, Procore) to link photos to plans and maintain photographic records.
- Review contractor's preconstruction videotape and prepare supplemental documentation.

Construction oversight tasks require timely, informed judgment to ensure the project proceeds safely and within design parameters. To manage submittals and shop drawings, we'll use Procore and predefined checklists to expedite routine approvals and escalate those that need further involvement from the Engineer, City, or other staff. For public complaints and documentation, we will maintain a real-time log and issue tracking tool, ensuring all communications and resolutions are formally recorded. We will utilize mobile tools for uploading, tagging, and linking images to plan sets and/or daily reports. Our team can, if approved, also review preconstruction video documentation with supplemental stills and annotations to ensure a defensible record of pre-existing conditions.

CLOSEOUT & FINAL DELIVERABLES

- Coordinate final walk-through with stakeholders.
- Prepare punch list, certify project completion, and recommend acceptance.

Closeout requires timely, coordinated action to wrap up all aspects of the project. We will pre-schedule the final walkthrough with all stakeholders, following an internal pre-walk to ensure the site is ready for inspection. Punch list items will be triaged by severity, logged in a digital tracker, and monitored for resolution. Our team will document each correction with photos and update the City regularly, facilitating faster acceptance and turnover.

COMPLIANCE, PERMITS & LEGAL OVERSIGHT

- Assist with contract interpretations and enforcement.

Maintaining compliance with contract terms is critical to mitigating risk. We implement a contract deviation log to track any proposed changes or ambiguities and escalate them for City review before proceeding. Our team will maintain a shared Q&A document to ensure consistent application of contract language across the team, and our CM will coordinate closely with the City on all interpretation and enforcement actions.



INSPECTION

CONSTRUCTION QUALITY & CONFORMANCE OVERSIGHT

- Regarding scope of work per Project's contract documents, safety, traffic control, quality and quantity of work. Ensures Contractor's adherence to the environmental and regulatory conditions of the contract.
- Ensure Project construction is completed in accordance with approved plans, specifications, and estimate (PS&E) and referenced standards.
- In coordination with the CM and the City, resolve conflicts between plans and specifications and actual site conditions.
- Ensure that all materials incorporated into the work are acceptable and of good quality. Obtain Certificates of Compliance and/or complete field releases of material.
- Closely monitor material and other necessary testing results and require the construction contractor to provide corrective measures to achieve compliance.
- Ensure compliance with applicable regulations controlling the work.
- Maintain copies of all permits needed to construct the Project and enforce special requirements of each.
- Perform SWPPP compliance inspections and related duties. Document and take appropriate action to correct SWPPP or BMP deficiencies.
- Document that the required posters and wage rates are displayed at the job site.

Our inspectors play an active role in ensuring the contractor's work aligns with the project scope, PS&E documents, and local, state, and/or federal regulations. To maintain control over construction quality, we will conduct thorough daily inspections, verify material compliance through certificates and field reviews, and enforce timely corrections for deficiencies. When critical activities begin we utilize field-level QA/QC checklists and track test results in real time to ensure immediate response to nonconforming items. Conflict resolution between plans and site conditions will be addressed collaboratively with the CM and City, utilizing a standardized escalation process for efficient resolution. Our team will not allow contract deviations without written and documented approval from the City. SWPPP/BMP compliance documentation will be verified regularly with photo evidence and reporting logs to ensure full regulatory adherence.

FIELD DOCUMENTATION & REPORTING

- Maintain complete and accurate daily contract records (including photographs). Records shall be in the format requested by the City. Also, records should document any significant discussions or occurrences that occur in the field. Responsible for quantity measurements and calculations for work performed.
- Complete daily measurements of quantities of work with the construction contractor and daily diaries.
- Provide daily diaries reports to City or its designee on a weekly basis.
- Maintain a daily diary which shall describe in detail all work accomplished on a daily basis, weather conditions, number of personnel employed, and labor classification, at the site by the construction contractor, quantities of materials incorporated into the project, quantities of bid item work completed, construction equipment at the site, deliveries of construction materials, material shortages, tests, labor disputes, general observations, and any unusual occurrences.
- Document all contractor delays, reasons for delay, length of time for delay, and phases of work.

Field documentation is critical for verifying contractor performance, defending against claims, and managing payments. Our inspectors are trained to produce high-quality, complete daily reports, which will include photos, quantity calculations, narrative summaries, and weather data. Diaries and daily logs are completed in real-time and shared via Procore. Delay tracking will be handled with timestamped documentation and daily contractor coordination to ensure clarity around causes and duration. All field records will conform to City formatting requirements and will be compiled systematically for easy reference and audit.

CONSTRUCTION COORDINATION & COMMUNICATION

- Daily communication with the CM and the City on project status.
- The Inspector shall visit the project site daily for the life of the project.
- Coordinate with City staff and other Project stakeholders.
- Attend all Project meetings such as preconstruction, field, and progress meetings.
- Each working day, meet with the construction contractor to review proposed work plans, including specific details that may affect progress. Inform the CM and the City of any work which may result in a noteworthy impact to the City.
- Other related and required tasks.

Effective communication ensures proactive issue resolution and transparency. Our inspector will conduct daily site visits, communicate regularly with the CM and City staff, and attend all relevant project meetings. Each day will begin with a contractor coordination session to review upcoming work, identify potential concerns, and communicate potential impacts. Our team emphasizes responsiveness and availability, ensuring stakeholder trust and alignment throughout the life of the project.

MEASUREMENT & PAYMENT SUPPORT

- Prepare monthly quantity estimates for use in progress payments.
- Provide complete and documented measurements and calculations to administer progress payments, change orders, extra work, etc.
- Assist in tracking approved changes for as-built records.

Our inspector will collect and verify field quantities daily in coordination with the contractor. These verified measurements will be compiled into a monthly quantity estimate package, complete with supporting documentation for use in payment processing. Any changes affecting as-built conditions will be tracked simultaneously to prevent rework at closeout. Our goal is to support accurate, timely, and defensible payment processing with minimal administrative lag.



POTENTIAL ISSUES AND MITIGATION STRATEGIES

CONTRACTOR/SUBCONTRACTOR PERFORMANCE

Delivery of the project is ultimately dependent on the performance of the Contractor, and by extension, vital subcontractors. Lochner will help ensure the project's success by setting the stage for accountability and transparency, and by making sure the plans and specifications make success a foregone conclusion. The Contractor (and Subcontractors) should be incentivized to perform as contracted by including contract features such as the Performance Bond, Liquidated Damages, and stipulated schedule reporting requirements. Schedule shall show critical path items which will be pursued aggressively. Upon default, the Contractors bonding company will assume project ownership and will need to pursue completion of the project, but we want to avoid that condition as much as possible.

MATERIAL DELIVERIES

The availability of certain materials can pose a significant hurdle to project timelines, specifically as the "construction" season winds down and shortages may become problematic as projects make their final push for the year. The source and cost of in-demand products (steel, cement powder, wiring, etc...) may fluctuate between now and the start of construction. With this in mind, we suggest a limited NTP issued prior to construction for any materials with long lead items. For critical materials, we suggest a maintaining an up to date source list and approved alternates that is reviewed and updated regularly to ensure timely completion of the project. We have enlisted Twining as a SME for this very reason, as they have the experience and industry knowledge to help forecast issues and guide the project to success. Within the same breath, we also understand that staging space is limited and subject to loading (psf and gvwr) restrictions, which will require considerable cooperation and open communication with the contractor and surrounding community.

SUBCONTRACTOR COORDINATION

Often, specialty subcontractors will be scheduled on multiple projects simultaneously that result in delays to appearing on site and/or providing competent personnel. Our team will work with the Contractor to monitor Subcontractor performance and outlook, especially on the 3 week look ahead schedule. Problem Subcontractors may need to be replaced if necessary to maintain performance and schedule.

CONSTRUCTION MATERIALS (OPTIONAL TASKS)

With a project that has a tight timeline and a significant number of materials and materials types, any number of issues may arise that may affect ultimate schedule, even if addressed immediately. We understand that special inspection of the various activities is the responsibility of the contractor, per the specification, and materials testing is not a required scope. However, we feel that it is prudent to have a vetted and prequalified bench of experts (Twining) available to the project for decisive guidance and effective alternatives.

DETAIL CALL OUT



Detail 11.7 COVE SEALANT



Detail 40.6 REMOVE EXISTING GUARD RAIL
(SECOND FLOOR - SOUTH ELEVATION)



Detail 3.1 FLOOR REPAIR – PARTIAL DEPTH



Detail 43.2 REMOVE, SALVAGE AND INSTALL
EXISTING GUARD RAIL



Detail 43.4 REPAIR EXISTING BARRIER CABLE



Detail 11.3 VERTICAL JOINT SEALANT

ROLES AND RESPONSIBILITIES FOR CITY STAFF

We understand that it is not the intention of the RFP to have the CM serve as the project manager as well. The City will provide overall Project Management and Administration of the Construction Contract, access Procore as the document control system, and required structural engineering and materials testing services, if needed.



SECTION 4 | PROJECT MANAGEMENT PLAN

Lochner’s project management approach is rooted in disciplined execution, responsiveness, and accountability—principles that ensure the successful delivery of complex, multi-stakeholder capital programs.



COMMUNICATIONS APPROACH TEAM OVERSIGHT AND COORDINATION

Our dedicated Construction Manager, Josh Stofle, will serve as the primary point of contact with the City of Hermosa Beach and will be responsible for day-to-day coordination, staff deployment, quality assurance, and performance monitoring. Zachary Wheeler will serve as high level support, coordination, and technical expertise to both Josh and the City, as will be available as needed to either. However, we believe that clear and direct communication at the project level builds accountability and provides for the most efficient path towards solutions. Josh will manage the consultant team using a centralized command structure with clear chains of responsibility, while maintaining flexible task delegation to accommodate shifting priorities across multiple task orders.

Each construction activity will begin with a formal Kick-Off, where the project team will discuss items specific to the assignment scope, schedule, and risk profile. Kick-offs will define scope deliverables, resource allocations, escalation paths, QA/QC procedures, and documentation workflows. With a tight schedule, setting clearly defined objectives and plans for the work sets the stage for success.

COMMUNICATION PROTOCOLS AND DOCUMENTATION (INCLUDING OPTIONAL TASKS)

We implement a standardized communication protocol that includes:

- Weekly on-site (preferred) or virtual coordination meetings with the contractor and City (optional).
- Bi-weekly on-site (preferred) or virtual stakeholder coordination meetings when multiple entities are involved.
- Daily on-site briefings between inspectors, contractors, and field leads.
- Monthly progress review meetings including schedule and cost updates.

COMMUNITY OUTREACH AND ENGAGEMENT

We understand that Hermosa Beach is normally a resident sensitive city, however due to the proximity of the parking structure to the heart of Hermosa, there will be even more scrutiny on the impacts to resident life and overall schedule. The expected duration of 75 working days with an October 6, 2025 tentative start date will extend through the Thanksgiving and Winter Holidays. Our team understands this and has experience working and coordinating with impacted residents and businesses during and before construction to ensure that impacts are kept to a minimum and they are aware of and informed of upcoming work, potential closures and project issues as the project moves forward. As part of our standard suite of services, our CM and Inspectors will participate in handing out fliers, notices, receiving

and addressing resident complaints, notifying the City of issues, and following up with the contractor to ensure they are addressing the needs of the community. While our Inspectors and Construction Managers have extensive experience working to inform the public and assuage concerns, as an optional task, we can pull from our planning staff to provide assistance to the City for Public Outreach and Awareness keeping the community informed of any / all impacts prior to and during the project construction activities. This may include planning and participating in community outreach events, material productions, and other tasks to be discussed if needed. RFI's and submittals will be coordinated with the city and designer for quick responses and approvals so that when the construction starts, the contractor will be ready to perform and materials can be on hand or ordered. Our team understands the issues and concerns with this project and is ready to implement our time-tested management of projects with similar improvements to your project.



QUALITY ASSURANCE/QUALITY CONTROL APPROACH

RISK MANAGEMENT AND QA/QC

Our team integrates risk management into every phase of the project. Risk registers are developed for critical assignments, with defined mitigation strategies and response triggers. We apply earned value and schedule risk indicators to proactively flag issues and initiate corrective action. Dedicated QA/QC processes include timely reviews of submittals, RFIs, and field observations to ensure compliance with contract documents and regulatory requirements. Lochner staff will coordinate QA/QC activities on a daily basis per the project specifications and provisions and review activities as they happen, to make sure that QA/QC procedures are followed and deficiencies are resolved in a timely and efficient manner. The CM will maintain a chronological log of all records. Rejected work will be thoroughly documented, photographed, and tracked until repaired or replaced to the satisfaction of the department. The primary objective of Lochner's quality control program is to ensure that every aspect of the work is constructed in accordance with the contract documents and approved submittals, in compliance with the applicable code and to industry standards. In addition, that this work is performed consistent with the owner's expectations.

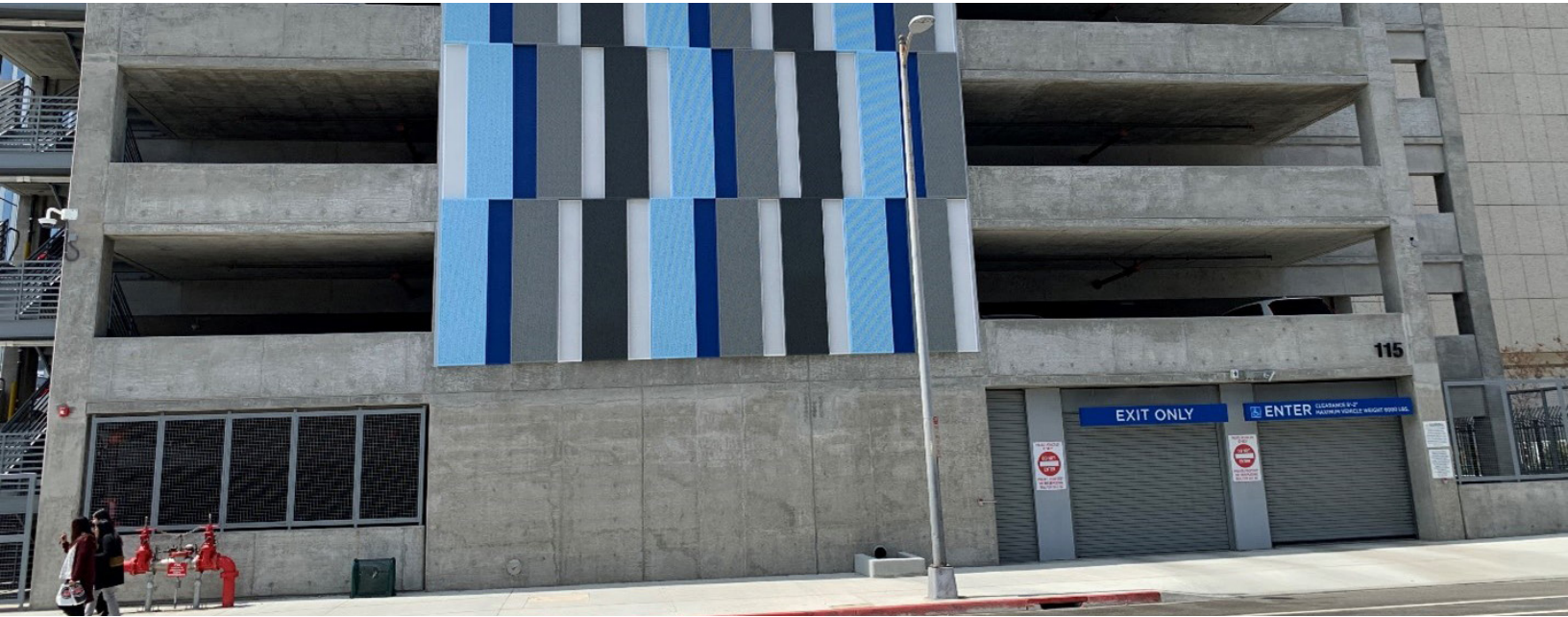
SCHEDULE CONTROL AND DELAY MITIGATION

Our standard practice includes conducting schedule risk reviews during the pre-construction phase to identify schedule vulnerabilities and insert mitigation strategies such as resequencing work, expediting long-lead procurement, or redistributing labor. Delays are actively mitigated through early warning reports, trend analysis, and issue tracking logs maintained by the CM and verified through field inspections and contractor coordination.

COST FORECASTING AND CHANGE MANAGEMENT

Our team provides proactive cost forecasting using a combination of budget-to-actual tracking, contingency drawdown logs, and trend forecasting models. We work closely with the contractor to validate quantities, unit prices, and schedule-based payment applications. All change proposals and contractor claims are thoroughly reviewed for merit, cost reasonableness, and schedule impact before being submitted to the City for approval. We use structured logs to monitor pending changes and potential claims, ensuring budgetary impacts are captured early and clearly communicated. Deliverables such as meeting agendas, minutes, daily construction reports, RFIs, submittals, change order logs, and monthly status reports will be prepared and submitted through Procore, in full compliance with City standards. Our administrative team ensures documentation is timely, complete, and audit-ready.

SECTION 5 | EXPERIENCE AND QUALIFICATIONS



City of Long Beach Public Safety Parking Structure

Lochner provided management services for both the design and construction phases of the project. During construction, an unexpected underground tunnel was discovered and had to be removed to allow for the development of the new five-story parking structure. The cost of removing the tunnel consumed 70% of the project contingency early on. To address this, we employed value engineering and proactive planning to revise the scope. As a result, the project was successfully completed under budget.

FIRM NAME

Lochner

YEAR STARTED & COMPLETED

05/2019 - 02/2023

CONTRACTING AGENCY & DEPARTMENT

City of Long Beach

KEY PERSONNEL ASSIGNED

Derry MacMahon

CONTRACT VALUE

Dollar value of Lochner's services was \$347,160.
Dollar value for the design-build contractor was \$9,620,000.

AGENCY PROJECT MANAGER

Marilyn Surakus
Project Management Officer,
Public Works
(562) 570-5793
marilyn.surakus@longbeach.gov

SECTION 5 | EXPERIENCE AND QUALIFICATIONS



City of Culver City Project Homekey Motel Renovation Project Management, Construction Management, Construction Inspection

As part of Project Homekey, the City of Culver City was awarded a \$26.6 million grant from the State of California and used \$14.8 million for the acquisition and rehabilitation of two adjacent local motels, repurposing them into a total of 73 new housing units to address the unhoused population. This marks Culver City's first Project Homekey initiative. The project took an innovative approach by co-locating both interim housing and longer-term supportive housing. It involved completely renovating all rooms to meet current code requirements, adding ADA accessible rooms, an on-site food warming kitchen, a laundry facility, and offices for social and mental health services. Lochner provided project, construction management, and inspection services. Due to limited initial information, Lochner also managed finances and oversaw the contractor, effectively serving as the construction management team for the design-build project.

AWARDS

- Southern California Association of Nonprofit Housing (SCANPH) 2024 Homes Within Reach Award Recipient - Rehabilitation Development of the Year
- Westside Urban Forum (WUF) 2024 Design Awards Merit Recipient - Adaptive Reuse Category

FIRM NAME

Lochner

YEAR STARTED & COMPLETED

07/2022-03/2024

CONTRACTING AGENCY & DEPARTMENT

City of Culver City Public Works Department

KEY PERSONNEL ASSIGNED

Zach Wheeler, Steve Deonarine, Derry MacMahon, Joe Rubalcaba

CONTRACT VALUE

\$14.8 Million (Budget)
\$1.1 Million (Lochner)

AGENCY PROJECT MANAGER

Todd Tipton
Community Development
Director
(310) 946-5271
todd.tipton@culvercity.org

SECTION 5 | EXPERIENCE AND QUALIFICATIONS



City of Hermosa Beach Clark Center Renovation

Lochner provided construction management and inspection services for the project, which included the comprehensive renovation of the building. The renovation included complete ADA bathroom upgrades, installation of a new commercial kitchen, HVAC system, electrical system, SCE power upgrade and audio-visual system, along with architectural upgrades and site improvements. The project was able to stay on under budget in the face of design, scope and unforeseen changes. Lochner provided daily inspection oversight during the course of construction, along with special inspection services with the help of Twining. Our subconsultant, Padilla, is responsible for labor compliance monitoring and administration services.

FIRM NAME

Lochner
Padilla & Associates

YEAR STARTED & COMPLETED

01/2023-07/2025

CONTRACTING AGENCY & DEPARTMENT

City of Hermosa Beach Public Works Department

KEY PERSONNEL ASSIGNED

Zach Wheeler, Josh Stofle, Larry Ginid

CONTRACT VALUE

\$368,027.95 (Lochner)
\$2,588,191.88

AGENCY PROJECT MANAGER

Saad Malim, PE
City Engineer
310-318-0268
smalim@hermosabeach.gov



Design Build Sustainability Education Center

The Sustainability Education Center is intended to serve as APU's flagship educational demonstration facility that incorporates energy and water technologies, sustainability exhibits, and workforce development programs. Padilla provided Community Workforce and Labor Compliance monitoring and administration on behalf of the City of Anaheim.

FIRM NAME

Padilla & Associates

YEAR STARTED & COMPLETED

10/2023-Ongoing

CONTRACTING AGENCY & DEPARTMENT

City Of Anaheim Public Works Department

KEY PERSONNEL ASSIGNED

Larry Ginid

CONTRACT VALUE

\$8,749,999.00

AGENCY PROJECT MANAGER

Michell Lee
Construction Contracts Specialists
MicLee@anaheim.net
(714) 765-4922



Burnett Library Energy Efficiency Upgrade

The project involved replacing the existing roof and HVAC system with upgraded, energy-efficient systems. Padilla provided labor compliance monitoring and administration services on behalf of the City of Long Beach.

FIRM NAME

Padilla & Associates

YEAR STARTED & COMPLETED

01/2025-Ongoing

CONTRACTING AGENCY & DEPARTMENT

City Of Long Beach Public Works Department

KEY PERSONNEL ASSIGNED

Larry Ginid

CONTRACT VALUE

\$2,150,467.00

AGENCY PROJECT MANAGER

Kimvy Nguyen
Project Manager
kimvy.nguyen@psomas.com
(714) 417-8187



Zachary Wheeler, PE

Principal-in-Charge/Southern California CEI Lead | 15 Years of Experience

Zachary is a licensed Professional Engineer, bringing more than 15 years of extensive experience providing services on major infrastructure projects throughout the western United States. His diverse background includes specialized roles in inspection and materials testing for government agency projects, project management for capital improvement programs, QA/QC program development and implementation, structural design and forensic support, field operations, and technical expertise for major infrastructure improvement projects across Southern California.

Relevant Experience

- SBCTA | I-10 Express Lanes Corridor Improvement Project, Contract 1*
- Port of Long Beach | Pier E Container Yard Stage 3. Phase 3*
- Port of Long Beach | Terminal Island Wye Track Realignment*
- Alameda Corridor East | Fullerton Road Grade Separation*
- City of Manhattan Beach | Santa Monica Bay TMDL HFCTTCD Project (No. SD-279)
- City of Palm Springs | HSIP 8 Traffic Signals
- Caltrans | I-5 Burbank Widening Project (07-1218W4)
- SBCTA | Redlands Passenger Rail Project
- City of Long Beach | Airport Runway 7L-25R Reconstruction
- Caltrans/LA Metro | Interstate 5 North/Empire Avenue Improvements
- Caltrans | Interstate 710 Pavement Rehabilitation and Bridge Widening Project
- City of Indio | On-Call CM and Inspections
- City of Brea | On Call CM Inspection
- City of Glendale | On-Call CM and Inspection Services
- City of Signal Hill | On-Call Services
- City of Laguna Beach | On-Call Construction Management
- City of Pasadena | On-call Project Management Services
- City of Long Beach | On-Call Construction Management
- City of Huntington Beach | Construction Management & Inspection for CIP 191 Annual Street improvements
- City of El Monte | Construction Management & Inspection for Mountain View Traffic Circle Quick Demonstration
- City of La Habra | Construction Inspection Services for the Annual Residential Street Rehabilitation FY 18-19
- City of Anaheim | 6524 Anaheim CM-RE Services for the Design-Build Large Water Valve Replacements/Additions and Water Vault Rehabilitations

FIRM

Lochner

EDUCATION

BS, Civil Engineering, Virginia Tech, Blacksburg, VA

REGISTRATION

Professional Engineer (PE), CA #89967

Professional Engineer (PE), CO #49963

OSHA 10

ACI Field Grade 1

**Previous work experience*


FIRM

Lochner

EDUCATION

Degree, Civil Engineering,
University College Galway
(National University of
Ireland), Ireland

Post Graduate Diploma,
Highway and Geotechnical
Engineering, Trinity College,
Dublin, Ireland

Post Graduate Diploma,
Project Management, Trinity
College, Dublin, Ireland

**REGISTRATIONS/
CERTIFICATIONS**

Chartered Engineer (Licensed
in Ireland)

LEED Accredited Professional

Caltrans Local Assistance
Resident Engineers Academy

Derry MacMahon, LEED AP

Vertical Practice Lead | 40 Years of Experience

Derry MacMahon has more than 40 years of experience in program management, construction management and consulting for commercial, residential, heavy industrial, institutional, environmental, and civil projects, taking them from programming and design through to construction completion. His work includes successfully leading multi-disciplined teams on large, complex, fast track projects and his in-depth knowledge of the development process has been gained through "hands-on" experience in various development roles. He has been working at the City of Long Beach providing Project and Construction Management Services in the past 10 years. During that time, he has provided project/construction management services for more than one hundred projects.

Relevant Experience

Project Management:

- New Senior Center at 125 Elm Ave., Long Beach
- New PD Crime Lab at 125 Elm Ave., Long Beach
- New PD Training Academy Project, Long Beach
- ECOC HVAC Upgrades, Long Beach
- PD North Station HVAC & Roof Upgrades, Long Beach
- PSB Energy Study, Long Beach
- PSB Roof Upgrades, Long Beach
- New Belmont Veterans Memorial Pier Project Conceptual Design, Long Beach
- PD West Station Fire Alarm Upgrade, Long Beach
- 3861 Worsham Ave., Phases 1, 1B, 1C and 2, Long Beach
- Homekey Project at 3868 & 3900 Sepulveda Ave., Culver City
- Site Upgrades on the Southside of Fire Station 1, Long Beach
- Public Safety Multi Story Parking Structure, Long Beach
- Fire Station 9, Long Beach
- Stearns Park Re-roof Project, Long Beach
- PD Academy Misc. Improvements, Long Beach
- PD West Station HVAC Improvement Project, Long Beach
- Fire Station 12 and Emergency Resource Center, Long Beach
- Tenant Fit Out on 5 floors at the Public Safety Building, Long Beach
- HVAC Upgrades at La Pintoresca Library, Pasadena
- HVAC Upgrades at the Jackie Robinson Community Center, Pasadena

Construction Management:

Public Facilities

- New Local Distribution Center at 3861 Worsham Ave., Long Beach for the Health Dept.
- Installation of Cellular DAS system at the Public Safety Parking Structure
- Fire Station 12, Long Beach
- Re-roof Bixby Park Community Center, Long Beach
- Homeland Cultural Community Theater Project, Long Beach
- Crime Laboratory Freezer Installation, Long Beach
- Jackson Apartment Building Upgrades, Culver City Redevelopment Agency
- Lower Level Communication Center, Long Beach
- Structural Seismic Library Tier 2, Long Beach


FIRM

Lochner

EDUCATION

AA, Business Administration & Management, Cerritos College

CREDENTIALS

 CSLB Class B
 C21 Qualifier, C22 Qualifier
 OSHA 10/30/40 Hazwoper

Joshua Stofle

Project/Construction Manager | 20 Years of Experience

Josh Stofle is a team-oriented and goal-driven individual who enjoys being in all facets of the construction industry in Southern California. He has experience in multifamily, commercial, hospitality, historical, institutional, marine, and military construction. He has worked for open shop and union firms. He has experience in project management, estimating, business development, sales, contract negotiations, prevailing wage, local hire, section 8, and certified payroll projects.

Relevant Experience

- City of Hermosa Beach On-Call Engineering
Lochner has supported the City in project and construction management and inspections for various Hermosa Beach projects over the last two years, including the Clark Center Renovation, CIP 105 and 695 Street Repairs, CIP 191 Annual Street Improvements Project, and CIP 421 Annual Sewer Improvements Project – Phase 2.
- City of Long Beach | As-needed Project Management, Construction Management, and Inspections
- City of Long Beach LBPD Crime Lab
- City of Long Beach Public Safety Building Office Fit-out Project on Levels 3 & 4 Project and Construction Management
- City of Long Beach Public Safety Building Office Fit-out Project on Level 5 Project and Construction Management


FIRM

Lochner

EDUCATION

 College Coursework
 16 Landscaping & Irrigation Courses

CERTIFICATIONS

 First Aid/CPR
 Energized Vault Safety
 Confined Space Training
 Flagger Training
 Backhoe/Forklift Certified
 Competent Persons Training
 Numerous Operator Qualifications
 DOT Drug and Alcohol Trained
 Pole Top & Confined Space Rescue
 Accident Investigation
 EEO Training ; OSHA 30 ; Veriforce
 Evaluator/Proctor

Joe Rubalcaba

Construction Inspector | 20 Years of Experience

Joe Rubalcaba is a former Caltrans Resident Engineer with over 20 years of experience in landscape and irrigation construction. Joe worked in the Caltrans District 8 Landscape Construction unit where he was involved with various roadway and highway projects in the Riverside and San Bernardino Counties. Joe is proficient in the Caltrans Construction Manual, and the Caltrans Standard Specifications and Standard Plans for landscaping, irrigation, and stormwater. Joe is knowledgeable in the requirements and inspection protocols for the installation of rock blankets, MVPs, highway planting, irrigation systems, concrete, landscaping, electrical, structures, and erosion control.

Relevant Experience

- City of Culver City Project Homekey Motel Renovation Project Management, Construction Management, Construction Inspection
- City of Long Beach | Project Homekey Luxury Inn Motel Renovation
- City of Long Beach | As-needed Project Management, Construction Management, and Inspections
- City of El Segundo CM Services for the Urho Saari Swim Stadium
- City of El Monte Ramona Boulevard Landscaped Medians Project


FIRM

Lochner

EDUCATION

West Tech College, Ontario

CERTIFICATIONS

Computer Aided Drafting and Design Certificate

Citrus College, Glendora CA

Certificate in Public Works

(Inspection Expected: Jan 2026)

Certificate in Construction

Inspection

William "Billy" Greenwell

Construction Inspector | 12 Years of Experience

William Greenwell has 12 years of experience working with Lochner and has worked on various construction management, inspection, planning and design projects. He also has hands-on experience in traffic signal design at intersections. He has worked on roadway improvement plans that have required alignment modifications, alignment design for new roadways, and roadway widening including adding curb gutter and sidewalks. He is also experienced in completing traffic control plans when required for projects that impact traffic flow during construction.

Relevant Experience

- City of Long Beach Fire Department Fire/Police/Fueling Station Parking Lot Design
- City of Long Beach Construction Management and Inspection Services for the Refurbishment of a Motel Property at 5950
- City of El Segundo CM Services for the Urho Saari Swim Stadium
- City of Indio Street Improvements
- City of Twentynine Palms Safe Routes to School Infrastructure Improvements
- City of Upland Arrow Highway Pavement Rehabilitation and Utility Improvements


FIRM

Lochner

EDUCATION

California State Contractor Trade School & Licensing

– General (A)/Engineering (B)/ plus Specialty Trades & Certifications

Trade & College Courses

Drafting & Plan Design

CERTIFICATIONS

CSLB License (#301013)

Gordon Roberts

Construction Inspector | 40 Years of Experience

Gordon Roberts has over 40 years of energetic, reliable, strong commitment to professional work ethic, and diverse experience in progressively responsible positions. He has years of experience working with a paving and slurry contractor. Gordon interacts at top management levels with input into planning, safety, goal-setting, operations, policy decisions, and building code implementations. He has authoritative knowledge of building codes and regulations, plan reading and interpretation, multiple trades, and overall construction practices. He has excellent communication and interpersonal skills; interacts well with diverse groups; and easily gains confidence and cooperation from others. His construction/conversational Spanish is a strong asset in the field. He has hired, trained, managed, and developed crews of more than 30 people to work independently, prioritizing quality work, safety, and situational awareness.

Relevant Experience

Gordon has served as a Primary Inspector on the following projects:

- City of Claremont | Foothill Boulevard Master Plan Improvement
- City of Corona | On-Call Foothill Parkway Sewer and Water Improvement Project
- Western Municipal Water District (WMWD) | La Sierra Pipeline and Sterling Pump Station and Reservoir Project
- City of South Gate | On-Call Imperial Highway Offsite Sanitary Sewer
- City of Rancho Mirage On-Call Inspections Contract – Land Development Projects



FIRM
Lochner

EDUCATION
Public Works Construction Inspection and Procedures
Water Distribution Operator
Collection System Technology
Water and Wastewater Treatment Plant Operator
Basic Well and Booster Pumps Intro.

CERTIFICATIONS
Safety Management Specialist Registrations
Certified Safety Management Specialist CSMC
Certified Occupational Safety Specialist COSS

Patrick "Rick" Kerrigan

Construction Inspector | 30 Years of Experience

Rick has over 30 years of experience in public works construction, including inspection and oversight on various sewer, water, storm drain, and street improvement projects. Rick was the lead inspector on a number of capital improvement projects for the Cucamonga Valley Water District. He has overseen small to large capital improvement projects, land development, and infrastructure improvement projects. Rick worked for the Cucamonga Valley Water District for nearly 30 years.

Relevant Experience

- Patrick has served as a Primary Inspector on the following projects:
- City of Downey | Civic Center Drive and Hall Road Water System Improvement Project
 - Western Municipal Water District (WMWD) | La Sierra Pipeline and Sterling Pump Station and Reservoir Project
 - City of Jurupa Valley | Safe Routes to School Project
 - City of Corona | On-Call – Sierra Bella Development Project
 - City of South El Monte | On-Call Sewer Improvement Phase 1 Project on Fawcett Avenue and Lexham Avenue
 - Cucamonga Valley Water District (CVWD) | Tapia Via Sewer Relining Project
 - Cucamonga Valley Water District (CVWD) | Hellman Avenue Sewer Lining Project



FIRM
Padilla & Associates

EDUCATION
BS, Computer Engineering,
Saint Louis University, Baguio
City Philippines

Larry Ginid

Labor Compliance | 20 Years of Experience

Larry Ginid is a Senior Labor Compliance Officer. He possesses over 20+ years of experience assisting clients with administering their Labor Compliance Programs, performing regulatory compliance, Labor Compliance audits and investigations and Community Benefits Agreement and/or Project Labor Agreements applications, Skilled and Trained Workforce, HUD Section 3, and CDBG. He conducted several complex prevailing wage audits and Union Grievances, performed settlements and hearings before the Department of Industrial Relations and aided in arbitration procedures. He assisted in drafting Labor Compliance Manuals and Labor Compliance Operating Procedures Manuals. He established industry relationships with the contracting community, labor compliance program legal representation, and key members of the local building trades' community, apprenticeship programs and local Awarding Agencies. Larry has extensive experience in job placement case management, local hire initiatives, Project Labor Agreements (PLA), and Labor Compliance Program administration and processes, inclusive of securing letters of assent, workforce hiring affidavits, State Labor Code, Federal Davis Bacon, and Related Acts requirements.

Relevant Experience

- City of Hermosa – Senior Project Manager
- City of Long Beach – Senior Project Manager
- City of Anaheim – Senior Project Manager


FIRM

Padilla & Associates

EDUCATION

 BA, Political Science, Option
General Studies

Marisa Villicana

Labor Compliance | 3 Years of Experience

Marisa Villicana possesses over 3+ years of experience assisting clients and contractors with managing their Community Benefits Agreement (CBA) and/or Project Labor Agreements (PLA) applications, Labor Compliance Programs, performing regulatory compliance, Labor Compliance audits and investigations, HUD Section 3, and Community Development Block Grants (CDBG) and administering their compliance software such as LCPtracker and eComply. Conduct prevailing wage audits and Union Grievances, and aids in arbitration procedures with the Building Trades and Awarding Agencies. Established industry relationships with the contracting community, labor compliance program legal representation, and key members of the local building trades community, apprenticeship programs and Awarding Agencies.

Relevant Experience

- City of Long Beach – Compliance Deputy III
- City of Anaheim – Compliance Deputy III
- City of Corona – Compliance Deputy III
- Los Angeles County Metropolitan Transportation Authority (METRO) – Compliance Deputy III
- Southern California Regional Rail Authority (Metrolink) - Compliance Deputy III


FIRM

Padilla & Associates

EDUCATION

 BS, Business Administration,
University of Phoenix, AZ

Sharron Dearborn

Labor Compliance | 40 Years of Experience

Sharron Dearborn is a nationally recognized expert who possesses over 40 years' direct experience in the construction industry, developing, negotiating, administering job placement case management programs, local hire initiatives, monitoring, and reporting of Project Labor Agreements (PLA/CWA), Labor Compliance and DBE Programs in accordance with the California Labor Code and Federal Davis Bacon and Related Acts on small, mid-sized and mega projects. Her broad experience includes overall accounting functions for project administration and corporate office duties. Her recent experience includes labor compliance officer, office engineer, field manager of accounting, and facilities manager on large design-build projects for the Construction Engineering Management Team. Ms. Dearborn's expertise extends to working for public agencies and contractors/consultants, with emphasis on labor compliance, prevailing wage rates and law, accounting, job cost, document control, and facilities management. Sharron has worked closely with the Client in change order/extra work orders and final claim negotiations. Additionally, she has worked as a Labor Compliance Officer, Field Accountant, Office Engineer, and Radiation Safety Engineer.

Relevant Experience

- City of Hermosa – Compliance Deputy II
- City of Long Beach – Compliance Deputy II
- City of Anaheim – Compliance Deputy II


FIRM

Twining

EDUCATION

Ph.D., Civil and Environmental Engineering, North Dakota State University
 MS, Railways Engineering, Iran University of Science and Technology, Tehran
 BS, Industrial Engineering, Iran University of Technology, Tehran

Amir Ghavibazoo, PhD

Construction Materials and Special Inspection Subject Matter Expertise (SME)

Dr. Amir Ghavibazoo, Twining's Director of Asphalt Engineering and Pavement Design, specializes in pavement design, evaluation, and rehabilitation. He is skilled in Pavement Condition Index (PCI) assessments, Life Cycle Cost Analysis (LCCA), and advanced asphalt binder testing. Amir collaborates with cities and agencies on mix designs and pavement solutions while serving on technical committees to update specifications. His work includes asphalt rubber projects, Superpave, pavement distress investigations, and green technologies.

Relevant Experience

- Los Angeles County of Public Works, Del Amo Boulevard Improvements
- Los Angeles County Department of Public Works, Compton Woodley Airport Runway 7R/25L Pavement Reconstruction
- Los Angeles County, Cold Recycling and Soil Stabilization
- Los Angeles Public Works Department, Angeles Forest Highway Road Rehabilitation
- Leбата Big Rock Creek Surface Mine Project, Pavement Evaluation


FIRM

Twining

EDUCATION

MS, Geotechnical Engineering, University of Colorado, Boulder
 BS, Civil Engineering, California Polytechnic State University, San Luis Obispo

REGISTRATION

Professional Engineer (Civil), CA #56140
 Registered Geotechnical Engineer, CA GE 2606

Paul Soltis, PE, GE

Construction Materials and Special Inspection Subject Matter Expertise (SME)

Paul Soltis' experience includes geotechnical investigations and analyses relative to the development of high-rise buildings, mixed-use facilities, DSA- and HCAI-permitted buildings, and other essential facilities. Paul's experience includes assuming the role as Geotechnical Engineer of Record during the construction phase of numerous high-profile projects throughout Southern California. He has extensive experience working under the jurisdiction of the City of LA Department of Building and Safety, County of Los Angeles GMED, DSA, and HCAI. Paul is responsible for the technical oversight of Twining's geotechnical engineering projects and management of the firm's geotechnical personnel.

Relevant Experience

- Los Angeles Department of Water & Power, Del Amo Boulevard Improvements
- Los Angeles County Caltrans, 710 Improvements
- City of Los Angeles, Schabarum Regional Park
- Los Angeles Department of Water & Power, Los Palacios Drive Mix Design
- County of Los Angeles, Sunshine Canyon Landfill - Waste Mass Stability & Base Grading Evaluations

ASSIGNMENT OF KEY STAFF

Our key personnel will be assigned to the project for its duration and will not be removed or replaced without prior written approval of the City.

COMPANY NAME	KEY PERSONNEL	AVAILABILITY
Lochner	Zachary Wheeler, PE	25%
Lochner	Derry MacMahon, LEED AP BD+C	35%
Lochner	Josh Stofle	50%
Lochner	Joe Rubalcaba	100% if assigned
Lochner	William "Billy" Greenwell	100% if assigned
Lochner	Gordon Roberts	100% if assigned
Lochner	Patrick Kerrigan	100% if assigned
Twining	Amir Ghavibazoo, PhD	As needed, 35%
Twining	Paul Soltis, PE, GE	As needed, 35%
Padilla & Associates	Larry Ginid	35%
Padilla & Associates	Marisa Villicana	100% if assigned
Padilla & Associates	Sharron Dearborn	100% if assigned

SECTION 6 | REQUIRED FORMS

RFP 25-004

City of Hermosa Beach

Construction Management and Inspection Services

CIP 699 Parking Structure Lot "C" Improvements



6. Required Forms

6.1 Certification of Qualifications

RFP #: 25-004

The undersigned hereby submits its proposal and agrees to be bound by the terms and conditions of this Request for Qualifications ("RFP").

1. The proposer declares and warrants that no elected or appointed official, officer or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or any work connected with this proposal. Should any agreement be approved in connection with this RFP, Proposer declares and warrants that no elected or appointed official, officer or employee of the City, during the term of his/her service with the City shall have any direct interest in that agreement, or obtain any present, anticipated or future material benefit arising therefrom.
2. By submitting the response to this request, Proposer agrees, if selected to furnish services to the City in accordance with this RFP.
3. Proposer has carefully reviewed its proposal and understands and agrees that the City is not responsible for any errors or omissions on the part of the Proposer and that the Proposer is responsible for them.
4. It is understood and agreed that the City reserves the right to accept or reject any or all proposal and to waive any informality or irregularity in any proposal received by the City.
5. The Proposal response includes all of the commentary, figures and data required by the RFP.
6. The Proposal shall be valid for 90 days from the date of submittal.
7. The proposer acknowledges that the City may issue addendums related to this RFP and that the proposer has reviewed the following addendums which have been issued:

Addendum: No. 1

Addendum: _____

8. Proposer further acknowledges the provisions of any addendums issued have been incorporated into their proposal.

Signature of Authorized Representative:



Printed Name and Title:

Zachary Wheeler, PE | Southern California CEI Lead

RFP 25-004

City of Hermosa Beach

Construction Management and Inspection Services

CIP 699 Parking Structure Lot "C" Improvements



6.2 Non-Collusion Affidavit
RFP #: 25-004

The undersigned declares states and certifies that:

1. This Proposal is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation.
2. This Proposal is genuine and not collusive or sham.
3. I have not directly or indirectly induced or solicited any other Proposer to put in a false or sham Proposal and I have not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in a sham Proposal or to refrain from submitting to this RFP.
4. I have not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the rate schedule price or to fix any overhead, profit or cost element of the rate schedule price or to secure any advantage against the City of Hermosa Beach or of anyone interested in the proposed contract.
5. All statements contained in the Proposal and related documents are true.
6. I have not directly or indirectly submitted the rate schedule price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, RFP depository, or to any member or agent thereof, to effectuate a collusive or sham proposal.
7. I have not entered into any arrangement or agreement with any City of Hermosa Beach public officer in connection with this Proposal.
8. I understand collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards.

Signature of Authorized Representative:



Printed Name and Title:

Zachary Wheeler, PE | Southern California CEI Lead

RFP 25-004

City of Hermosa Beach

Construction Management and Inspection Services

CIP 699 Parking Structure Lot "C" Improvements




6.3 Compliance with Insurance Requirements
RFP #: 25-004

The selected consultant will be expected to comply with the City's insurance requirements contained within this Request for Proposals ("RFP").

The undersigned declares states and certifies that:

1. The proposer agrees, acknowledges and is fully aware of the insurance requirements as specified in the RFP.
2. If selected, the proposer agrees to accept all conditions and requirements as contained therein.

Signature of Authorized Representative:



Printed Name and Title:

Zachary Wheeler, PE | Southern California CEI Lead

RFP 25-004

City of Hermosa Beach

Construction Management and Inspection Services

CIP 699 Parking Structure Lot "C" Improvements



6.4 Acknowledgement of Professional Services Agreement
RFP #: 25-004

The selected consultant will be expected to comply with and sign the City's Professional Services Agreement. Proposers shall identify and/or indicate any exceptions to the Sample Professional Services Agreement included as Attachment 1. The City Attorney or their designee retains the discretion to accept or reject proposed exceptions or modifications to the City's Professional Services Agreement.

1. The proposer agrees, acknowledges and is fully aware of the conditions specified in the City's Sample Professional Services Agreement.
2. The proposer agrees to accept all conditions and requirements as contained therein with exceptions noted as follows:

12 INDEMNIFICATION - Recommend inserting "proportionate"


....expert fees and all other costs and fees of litigation) of every nature to the [proportionate] extent caused by

CONSULTANT's negligence, recklessness.....

Recommend changing to read "CONSULTANT shall, in proportion to its negligence, recklessness or willful misconduct reimburse..."

CONSULTANT shall reimburse ^ [CONSULTANT shall, in proportion to its negligence, recklessness or willful misconduct reimburse] the CITY its costs of defense, including without limitation reasonable attorneys fees.....

Signature of Authorized Representative:



Printed Name and Title:

Zachary Wheeler, PE | Southern California CEI Lead



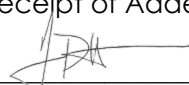
ACKNOWLEDGEMENT OF ADDENDUM No. 1

RFP# 25-004 Project Management and Inspection Services CIP 699 Parking lot "C" Improvements

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of Addendum No. 1 dated July 15, 2025.

ATTEST:
Principal:
Address:
By:
Title:



Zachary Wheeler, PE

333 South Anita Drive Suite 800, Orange, CA 92868

H.W. Lochner, Inc.

Southern California CEI Lead

SECTION 7 | PROPOSED FEE

As requested in the RFP, our proposed fee has been submitted and uploaded as a separate file on PlanetBids.



SUBMITTED BY

H.W. Lochner, Inc.
333 S. Anita Drive, Suite 800
Orange, CA 92868

Contact: Zachary Wheeler, PE | 540.239.2527