

CITY OF HERMOSA BEACH

Statement of Qualifications (RFQ) No. 25-003
for On-Call Professional Architectural Services

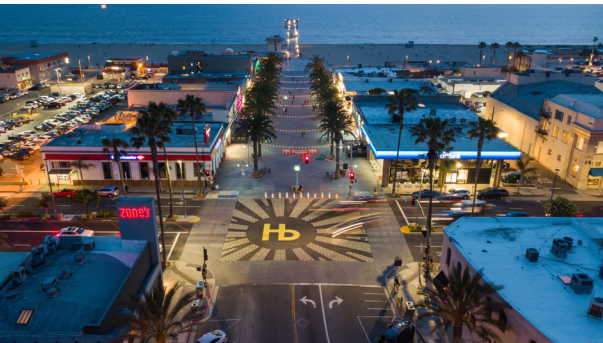




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3.2.1

Cover Letter



3.2.1 Cover Letter

September 18, 2025

City of Hermosa Beach
Attention: Mr. Andrew Nguyen
Via: PlanetBids

Re: RFQ # 25-003, On-Call Professional Architectural Services

Westgroup Designs (WD), a woman-owned California Corporation specializing in Planning, Architecture, Interior Design, and Branding, is pleased to submit our qualifications for On-Call Professional Architectural Services. We welcome the opportunity to continue our relationship with the City of Hermosa Beach.

Statement of Understanding

We understand that the City seeks to establish on-call, non-exclusive contracts with qualified architectural firms to support the Public Works Department in delivering Capital Improvement Projects, facility upgrades, maintenance work, and other as-needed services. Work will be authorized through task orders and may include assessments, design, permitting, bidding support, construction administration, and specialty consulting. Our team is fully prepared to meet these requirements, providing responsive service, technical expertise, and cost-effective, community-focused solutions.

Experience & Capabilities

With **36 years of experience** in programming, planning, design, and construction for civic, institutional, educational, and commercial facilities, WD is well-equipped to support the City's project goals. Civic projects represent **85% of our portfolio**, and our extensive background as on-call architect for multiple municipalities has honed our ability to deliver effective, timely, and budget-conscious solutions.

- **Experience & Leadership** – Senior-level professionals (20–40 years' experience each) provide oversight on every project.
- **Dedicated QA/QC** – Our Director of Project Delivery (35 years of experience) oversees a rigorous review process.
- **Resources & Availability** – A multidisciplinary team of recognized experts in creating high-performance, efficient spaces.
- **Team Continuity** – The same team initiates and carries projects through completion for seamless execution.

Key Contacts

- **Person Authorized for Agreement:**
PariSima Hassani, Assoc. AIA, IIDA, CID, NCIDQ, CEO + Managing Principal,
T. 949.250.0880 ext. 112 | E. parisimah@westgroupdesigns.com
- **Contract Manager:**
Jon Freeberg, AIA, LEED AP BD+C
T. 949.250.0880 ext. 124 | E. jonf@westgroupdesigns.com

Jon will serve as the day-to-day contact, managing task orders, coordinating project managers and sub-consultants, and ensuring quality and responsiveness. He brings deep knowledge of Hermosa Beach through current projects (Base 3 Electrical Upgrades, Community Center Window Replacement Study, and Community Center Gas Replacement) and past projects including the Police Department TI and Records Center TI.

Receipt of Addenda

WD hereby acknowledges receipt of Addendum No. 1, dated September 8, 2025.

Our collaborative approach engages stakeholders at all levels and is supported by a proven record of more than 350 successful public projects. We are ready to begin work immediately.

Respectfully,



PERSON AUTHORIZED TO ENTER INTO AGREEMENT:

PariSima Hassani, Assoc. AIA, IIDA, CID, NCIDQ
CEO + Managing Principal | Westgroup Designs, Inc.
A. 19900 MacArthur Blvd., Suite 1000, Irvine, CA
T. 949.250.0880 ext. 112 | **E.** parisimah@westgroupdesigns.com

3.2.2

Firm Profile



County of Riverside
Indio Law Building

3.2.2 Firm Profile

We help our public clients build healthy communities by designing spaces that simultaneously conserve the history and heritage while developing new expressions for current times.

36
Years serving public clients

2025

County of Riverside, Home Gardens & Mecca Libraries



2020 - City of Commerce, Conceptual Design, New Civic Center



2024

ARMC Tenant Improvements, San Bernardino County



2021

Palm Springs Medical Office Building, Palm Springs, CA



2020

City of Cudahy, New Civic Center



2022

City of Downey, Fire Stations #1-4 Tenant Improvements / Modernizations



2011 PHS Corp., 55,000 sf Distribution Warehouse, 100,000 sf New Offices



2024

County of Riverside, Edward Dean Museum & Gardens Tenant Improvements



SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE



SAN BERNARDINO COUNTY

2009

Frank Bland Sheriff Regional Training Center San Bernardino, CA



2012

Indio Law Building Riverside, CA



Westgroup Designs, Inc. (SBE) - Prime - Architecture / Interior Design / Planning

Profile. Westgroup Designs, Inc. (WD) is a woman-owned business enterprise offering comprehensive Planning, Architecture, Interior Design and Branding services. Our 36-year history of successfully programming, planning, designing and constructing civic, educational, institutional, and commercial facilities contributes to our ability to assist you in realizing your project goals. Civic facilities comprise 85% of firm work so all professional staff are experienced in and actively work on civic projects. We have been involved in the planning and design of large-scale master planning, new ground-up construction, multi-story buildings, public safety building design, space planning/tenant improvements, renovations, and ADA analysis and Fire Life Safety upgrades. We benefit our clients with decisive, well-implemented solutions and resourceful options to design challenges. We pledge to listen to YOUR needs; interpret them in your best interests; and provide exciting, flexible, functionally efficient, on-time and on-budget buildings and improvements. We are presently working with 24 public clients as their on-call architects.

Serving City of Hermosa Beach. WD's experience of working with City of Hermosa Beach includes Base 3 Electrical Upgrades, the Community Center Window Replacement Study, Community Center Gas Replacement, the Police Department TI and Records Center TI.

Primary Point of Contact. Jon Freeberg, AIA, LEED AP BD+C, **A.** 19900 MacArthur Blvd., Suite 1000, Irvine, CA 92612 | **E.** jonf@westgroupdesigns.com | **T.** 949.250.0880 ext. 124

Type of Business. S Corporation, California

Federal Employer I.D. Number. 33-0564931

Ownership. WD is owned by: PariSima Hassani | CEO + Managing Principal 60% | Shazad Ghanbari | Principal + CDO 40%

Number of Years in Business. 36 years

Years Providing Related Services. For more than three decades, WD has provided services to Civic clients that range from large-scale master planning, new ground-up construction, multi-story buildings, public safety facilities, renovations, ADA analysis, and Fire Life Safety upgrades to space planning and tenant improvements to. Our most enduring public client relationships include the County of Riverside (30 years), the City of Downey (26 years), and the City of Irvine (22 years). Our firm's quality of work and responsiveness is demonstrated by our long-term, on-call relationships with numerous City and County clients, including the City of Santa Ana, Los Angeles County Sheriff's Department, Orange County Public Works, City of Irvine, Orange County Fire Authority, City of Ontario, Hermosa Beach City School District, Los Angeles Unified School District, Long Beach Unified School District, the City of Long Beach, City of Rialto, and San Bernardino County.

Failures or Refusal. None. WD takes great pride in our collaborative ethos, our design sensitivity, and our rigorous QA/QC process that has resulted in our **claim and litigation-free record over our 36-year history.**

P2S - MECHANICAL / ELECTRICAL / PLUMBING CONSULTANT



Profile. P2S LP has brought forward-thinking, sustainable engineering solutions to the and beyond for over 34 years. We take client dreams and make them reality with inventive, sustainable solutions fueled by the desire to make the future a better place. We believe innovative, responsible design is more than cost savings and efficiency, it's the promise of a brighter, greener future that begins today. We're a one-stop resource. We offer mechanical, electrical and plumbing services, as well as lighting. What's more, our diverse team has worked with almost every kind of municipal structure, including parks, pools, civic centers, theaters, fire stations and more. Our experts are ready to support your city's development goals. We've got the experience. Our team is skilled in complying with regulatory requirements, careful planning and following specifications. We've provided engineering services as well as interior and exterior lighting designs and controls for restrooms, parking lots, streets, walkways and other high-use spaces. Our municipal designs make effective use of project footprints and satisfy the needs of the cities we work with. We focus on partnership - not packaged solutions. We approach every project with your city's long-term success in mind. That means we consider things like your specific budget and internal facility maintenance capabilities before making design recommendations, and we suggest only the innovations and energy savings that make the most sense for you. Sustainable design is at the heart of our company. We believe that optimizing efficiencies and saving money go hand-in-hand with preserving the environment. We create systems that use renewable power sources, minimize the use of natural resources and offer reduced operation costs. Our team can also provide life-cycle studies to illustrate the long-term savings of your chosen design.

Primary Point of Contact. Wes McKean, Associate Principal, 5000 East Spring St. Suite 800, Long Beach, CA 90815. T. 562.497.2999 E. Wes.mckean@p2sinc.com **Type of Business.** Limited Partnership **Federal Employer I.D. Number.** 991674300 | **Ownership.** Legence Holdings LLC **Number of Years in Business / Years Providing Related Services.** P2S has been providing mechanical, electrical, plumbing and technology engineering services for 34 years. Our services to public municipal entities has been ongoing for 34years. | **Failures or Refusal.** None.



SAIFUL BOUQUET (MBE) - STRUCTURAL / CIVIL ENGINEERING

Profile. With over 28 years of expertise, Saiful Bouquet has delivered exceptional structural engineering services through On-Call contracts across Southern California. Our esteemed clientele in the Aviation, Public, K-12, Community College, Higher Education, and Healthcare sectors have benefited from our diverse portfolio, encompassing seismic evaluations and feasibility studies, new building projects, seismic retrofits, and tenant buildouts. Our extensive on-call experience and longstanding client collaborations serve as a testament to our commitment to excellence and innovation in delivering creative, cost-effective structural solutions. Saiful Bouquet has been the structural engineer of choice for many complex, performance-critical government structures such as city halls, libraries, cultural facilities, community recreation and health centers, public transit facilities, airport terminals, government office buildings, data centers, emergency operation centers, fire stations, and police and sheriff stations for our public sector clients. Our ability to develop complete documentation for public bid projects and coordinate the highly specialized requirements of various user groups with our design and construction partners is the key to our success in the public sector. Most of these projects require high levels of sustainable design.

Primary Point of Contact. Mehran Pourzanjani, SE, SEAOC Fellow, Senior Principal / Lead Structural Engineer. T 213.315.2277 | D 213.315.2105. E. mehran@saifulbouquet.com **Type of Business.** S Corporation, California **Federal Employer I.D. Number.** 95-4640946 | **Ownership.** N/A | **Number of Years in Business.** 28 years | **Years Providing Related Services.** 28 | **Failures or Refusal.** None.

RIDGE LANDSCAPE ARCHITECTS - LANDSCAPE ARCHITECTURE



Profile. RLA (Ridge Landscape Architects) is a professional landscape architectural firm that offers over 30 years of experience in shaping the outdoor spaces of Southern California. We serve our clients with humility and take pride in the impact that our work has on local communities. We work creatively and listen closely to each other, allowing voices to be heard, leading to the best possible solutions for our projects and the people that enjoy them. We are passionate about what we do and how we do it. At RLA, we are deeply committed to our local communities and take pride in the meaningful impacts we've made after 30 years of projects and client relationships. As a full-service creative landscape architecture firm, we offer experienced design leadership, project management and irrigation for all of our projects. This allows us to work efficiently and accurately while delivering innovative, sustainable and thoughtful designs for a competitive fee.

Primary Point of Contact. Travis Ebbert, ASLA, Principal, T. 949-387-1323 ext. 27 E. Travis@ridgela.com

Type of Business. S Corporation, California | **Federal Employer I.D. Number.** TBA **Ownership.** TBA |

Number of Years in Business. 30 years

Years Providing Related Services. 30 years

Failures or Refusal. None.



OCMI INC (DBVE / SBE) - COST ESTIMATING

Profile. OCMI, Inc. is a California DVBE and a CVE-certified Service Disabled Veteran-Owned Small Business Corporation that provides full-service project and construction management. Regardless of location, we have served our clients nationwide and have an excellent reputation throughout the industry. Our primary focus is to independently protect the best interests of our clients by managing risk and bringing value to the design and construction process. We pride ourselves on our responsiveness to client needs, attention to detail, and accuracy. We are a full service, independent construction management company. OCMI was founded in 1982 as a cost consultancy for owners and design professionals. Our staff of 80+ personnel hold professional certifications including Certified Construction Managers (CCM), Certified Professional Estimators (CPE), Certified Cost Professionals (CCP) and/or Certified Estimating Professionals (CEP), Planning & Scheduling Professionals (PSP), Scheduling Professional – Project Management Institute (SP-PMI), Project Management Professionals (PMP), and LEED Accredited Professionals (LEED AP).

Primary Point of Contact. John Mauk, Senior Vice President is the POC. 8851 Research Drive, Irvine, CA 92618. jmauk@ocmi.com. Work -949.476.2094 or cell – 949.378.9110

Type of Business. S Corporation, California DBVE

Federal Employer I.D. Number. 81-3818432

Ownership. N/A

Number of Years in Business. 43 years

Years Providing Related Services. John Mauk has 30+ years of experience. He has been with OCMI for 26 years.

Failures or Refusal. None.

3.2.3

Organization Chart



City of Downey,
Fire Stations 1-4

3.2.3 Organizational Chart



40
PROFESSIONAL
STAFF

SMALL BUSINESS

**YOUR ON-CALL TEAM
AT WESTGROUP DESIGNS**

WOMAN-OWNED



PARISIMA HASSANI
IIDA, ASSOC. AIA
CID (6818)
Principal-in-Charge



SHAZAD GHANBARI
PH. D., AIA INT
ODPI PE 740
Project Director



JON FREEBERG
AIA, (38190) / LEED AP
BD+C (10721785-AP-BD+C)
Contract Manager / PM

*Primary
Contact*



CLAYTON DODD,
AIA (C41344)
Project Architect



KENNETH ONG
AIA, (C32255)
LEED AP BD+C
(10721785-AP-BD+C)
Director of Arch. Design



NATHAN GOEI
WORKING TOWARDS
REGISTERED ARCHITECT
Job Captain



IZZY GUEVARA
CID (7453)
Project Designer



CRAIG WHITRIDGE
AIA (C26230)
LEED AP
Technical Lead - QA/QC

SUPPORT STAFF

Architects | Interior Designers | Document Control | Administration

YOUR ON-CALL TEAM OF EXPERIENCED CONSULTANTS

P2S

*Michael Grace, P.E. (M42504) - Mechanical Engineer
Lars Henderson, P.E. (E22361) - Electrical Engineer
Eric Gomez, CPD - Senior Plumbing Design Engineer*

SAIFUL BOUQUET (MBE)

*Mehran Pourzanjani, SE, SEAOC Fellow
(SE 3289 & CE 41512)
Structural / Civil Engineer*

RLA

*Landscape Architect
Travis Ebbert, ASLA, Principal / LA (CLA 4624)
Jared Bohonus, LEED AP BD+C
Associate / Senior Project Manager
Mark Johnson, CID, CLIA, CIT, CIC
Sr. Irrigation Designer*

OCMI (DBVE)

*John Mauk, CCP, LCPE
Senior Vice President/Regional Cost Manager*

ANY OTHER SPECIALIST CONSULTANT AS REQUIRED

STAFFING ON-CALL PROJECTS

With on-call work being a large portion of our work, we have purposefully built versatile teams within our growing 40-person firm in order to adjust and surge resources as needed for multiple, concurrent projects.

Our approach to staffing your projects is characterized by the following five commitments:

1. PRINCIPAL POINT-OF-CONTACT

Principals play a key role in understanding your needs and stay involved throughout the life of any project to assure we're exceeding your expectations. We dedicate a principal to each of our clients. To address client satisfaction from day one, our Principal-in-Charge, Parisima Hassani, will have a key role in developing an initial understanding of your goals and objectives. She will periodically meet with you to develop and maintain a performance "scorecard" and make whatever changes might be necessary to assure that we not only meet but exceed your expectations.

2. SENIOR LEADERSHIP PARTICIPATION

Experience underwrites the ability to lead multiple, diverse and complex projects under an on-call contract. Our core management and design teams are led by senior-level professionals (20-40 years of experience each) who leverage lessons learned to foresee challenges and guide projects toward successful outcomes. We are committed to active leadership and participation of senior staff on all of our projects regardless of size or scope.

3. CONTINUITY OF CONTRACT MANAGER / PROJECT MANAGEMENT

Leadership is essential to monitor and measure that "actual" results are consistent with "planned" results. We assign a Contract Manager / Project Manager to each project. Your Contract Manager / Project Manager, Jon Freeberg, AIA, LEED AP BD+C, will be committed for the life of the projects and will manage the process from project kick-off through close-out.

4. APPROPRIATE SELECTION OF TEAM MEMBERS

We carefully select and assign team members to each project, aligning client goals and project needs with staff availability and expertise. With a staff of 40, Westgroup Designs has accomplished architects, designers, planners and consultants to dedicate to you. Our team is ready to begin working on your projects immediately.

We thoughtfully select and assign consultants to each project, ensuring alignment between client goals, project requirements, availability, and expertise. Our proposed consultants are chosen based on proven, successful partnerships and their specialized experience with project types outlined in your RFQ. We have collaborated with each of the listed consultants on numerous projects over the past two decades.

5. DEDICATED QUALITY MANAGEMENT TEAM

Our Quality Management program is led by our Director of Project Delivery, Craig Whitridge, AIA, who brings more than 35 years of architectural production expertise to every project. Craig assures that all documentation is consistent and presented in a logical and clearly understandable manner.

All personnel assigned to your projects will be fully qualified, experienced, and properly and appropriately licensed to perform the architectural services that will be assigned to them.

3.2.4

Bios of Key Staff



3.2.4 Bios of Key Staff



PARISIMA HASSANI,
ASSOC. AIA, IIDA, CID, NCIDQ
CEO + Managing Principal

EDUCATION

- Bachelor of Architecture, Kansas State University
- Bachelor of Art & Science, University of Houston
- Campus Design, Harvard Graduate School of Design

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- U.S. Green Building Council
- International Interior Design Association

Bio & Project Experience

As CEO + Managing Principal of WD, Parisima brings over 30 years of experience in public and private architecture and interior design. She plays a key role in aligning project goals from the start and will maintain ongoing engagement to ensure performance benchmarks are met and expectations exceeded.

City of Downey

35,814 sf of new construction and renovation of Fire Stations #1, 2, 3, 4
Master Planning Fire Stations #1-#4

City of Long Beach

55,000 sf Hangar Remodel

City of Lynwood

Lynwood City Hall and Council Chambers
New 30,000 sf civic center expansion

City of Cudahy

New Civic Center (concept only)

County of Riverside

Fire Stations #19, 72, 75, 81, 82 & 83
Palm Springs Office Building - 35,000 sf new ground up building (Award Winning Project)
Mecca and Home Gardens Library Renovations
Revitalization of the Edward Dean Museum



SHAZAD GHANBARI |
PH.D, AIA INT
Program Director

EDUCATION

- Ph.D. in Architecture, Polytechnic University of Milan
- Campus Design, Harvard School of Design

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- ODPI PE 740
- Former Professor, School of Architecture, Pescara University
- American Institute of Architects International
- AIA Board of Directors 2002- 06, Orange County Chapter

Bio & Project Experience

As Senior Design Principal, Shazad plays an instrumental role in challenging the performance potential of Westgroup Designs, focusing on the strategies and policies that drive our success. Shazad ensures each design study and solution maximizes the value of various forms, systems and materials. His vast experience working with public clients allows him to exceed performance expectations, all the while remaining sensitive to context, culture, climate, budget and schedule.

City of Hermosa Beach

Police Station Improvements / Base 3 Electrical Upgrades / Community Center Window / Replacement Study / Community Center Gas Replacement Records Center TI.

City of Downey

35,814 sf of Master Planning new construction and renovation of Fire Stations #1, 2, 3, 4

City of Long Beach

Expo Art Center Solar & Lighting Improvement Project / Studies: Loeff Cupola Reuse Urban Study / Rainbow Lagoon Visioning / Historic Blue Car Reuse and Belmont Pier Visioning

City of Cudahy

New Civic Center (concept only)



Primary Contact
JON FREEBERG,
AIA, LEED AP BD+C
Contract / PM

EDUCATION

- Bachelor of Architecture California Polytechnic State University, San Luis Obispo

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Architect - CA#38190
- American Institute of Architects
- LEED Accredited Professional (10721785-AP-BD+C)

Bio & Project Experience

As Contract / Project Manager, Jon oversees all phases of the project, from concept through construction. He leads design development, BIM management, and sustainability coordination, ensuring design intent is carried through to completion. He collaborates closely with consultants and coordinates major project efforts across disciplines.

City of Hermosa Beach

Police Station Improvements / Base 3 Electrical Upgrades / Community Center Window / Replacement Study / Community Center Gas Replacement Records Center TI.

City of Downey

35,814 sf of new construction and renovation of Fire Stations #1, 2, 3, 4.

City of Long Beach

Expo Art Center Solar and Lighting Improvement Project / Loeff Cupola Reuse Urban Study / Rainbow Lagoon Visioning Study / Historic Blue Car Reuse Study / Belmont Pier Visioning Study / Long Beach Wrigley Greenbelt Improvements / Airport Administration Offices

Riv Co Flood Control & Water Conservation District. Construction of a new permanent 2-story office building (Building 6) and Tenant Improvements



CLAYTON DODD,
AIA, NCARB
Project Architect

EDUCATION

- Master of Architecture Syracuse University
- Bachelor of Architecture California State Polytechnic University | Pomona
- CSU International Programs | 1-Year Study Abroad Program in Florence, Italy

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Architect - CA#41344
- NCARB -

Bio & Project Experience

As Project Architect Clayton will provide technical oversight, ensuring code compliance, consultant coordination, and quality control. Clayton will oversee construction to uphold design intent and contract compliance, managing RFIs, submittals, site visits, and issue resolution to support a smooth close-out.

City of Santa Ana

Conversion and upgrades to office building for new lobby, office build-out & POT upgrades

City of Sante Fe Springs

Fire Station renovations/expansions, and Police Headquarter relocation for Fire Station 1, Fire Station 2, Fire Station 3, Fire Station 4, and USPS conversion into Police Headquarters.

Orange County Transportation Authority

Conversion of 885 SF of existing warehouse into a locker room with 77 new lockers, and connection to existing restrooms

County of Riverside

Fire Stations #19, 72, 75, 81, 82 & 83
Palm Springs Office Building - 35,000 sf new ground up building (Award Winning Project)
Mecca and Home Gardens Library Renovations
Revitalization of the Edward Dean Museum



KENNETH ONG,
AIA, LEED AP BD+C
Director of Arch. Design

EDUCATION

- Bachelor of Architecture, Woodbury University

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Architect - CA #C32255
- American Institute of Architects
- LEED Accredited Professional



EDUCATION

- CSU Long Beach BFA in Interior Design

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Certified Interior Designer (CID #7453)



CRAIG WHITRIDGE,
AIA, LEED AP
QA + QC

EDUCATION

- Bachelor of Architecture, University of New Mexico

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Architect - CA #C26230
- American Institute of Architects
- LEED Accredited Professional



NATHAN GOEI,
Job Captain

EDUCATION

- California Polytechnic University - San Luis Obispo, CA -Bachelor of Architecture, Sustainable Environments Minor

Bio & Project Experience

With over 30 years of experience, Ken serves as Director of Architectural Design, overseeing architectural design from concept through construction. He is dedicated to delivering thoughtful, context-responsive solutions that reflect client and user needs. His work has earned numerous design awards.

City of Downey

35,814 sf of new construction and renovation of Fire Stations #1, 2, 3, 4. / Fire Stations #1-#4 Master Planning / Downey Civic Center Improvements

City of Cudahy

New Civic Center (concept only)

City of Rialto

Foothill Boulevard Improvements

City of Tustin

Urban Development Planning

Orange County Fire Authority

Camp 18 Feasibility Study. WD evaluated a 3.29-acre site in Trabuco Canyon for expanded OCFA Hand Crew facilities, including parking, storage, classrooms, and a shared gym

Riverside County Flood Control and Water Conservation District

Construction of a new permanent 2-story office building (Building 6)

Bio & Project Experience

As Project Interior Designer, Robyn leads the interior design process from programming and space planning through concept, development, documentation, and construction.

City of Hermosa Beach

Police Station Improvements / Base 3 Electrical Upgrades / Community Center Window / Replacement Study / Community Center Gas Replacement Records Center TI.

City of Long Beach

55,000 sf Hangar Remodel

County of Riverside

Fire Stations #19, 72, 75, 81, 82 & 83
Palm Springs Office Building - 35,000 sf new ground up building (Award Winning Project)
Mecca and Home Gardens Library Renovations
Revitalization of the Edward Dean Museum n

Riverside County Flood Control and Water Conservation District

Construction of a new permanent two-story office building (Building 6) and Tenant Improvements

Coastline College Administration Building

55,000 sf New Building

Bio & Project Experience

As Project Delivery Director, Craig brings extensive experience across sectors including office, medical, civic, military, and education. He ensures quality and consistency through all project phases, leveraging BIM and rigorous QA/QC processes to oversee deliverables from start to finish.

City of Downey

35,814 sf of new construction and renovation of Fire Stations #1, 2, 3, 4 / Master Planning Fire Stations #1-#4

City of Long Beach

55,000 sf Hangar Remodel

City of Lynwood

City Hall and Council Chambers New 30,000 sf civic center expansion

City of Cudahy

New Civic Center (concept only)

City of Rialto

Foothill Boulevard Improvements

City of Pomona

City Hall Renovation

City of Tustin

Urban Development Planning

County of Riverside

Fire Stations #19, 72, 75, 81, 82 & 83

Bio & Project Experience

As Job Captain, Nathan leads design development and construction documentation, coordinating cross-functional teams to develop technical solutions. He partners with Jon to ensure project quality, financial performance, and strong collaboration with the City, consultants, and contractors.

City of Rialto

Foothill Boulevard Improvements

City of Pomona

City Hall Renovation

City of Sante Fe Springs

Fire Station renovations/expansions, and Police Headquarter relocation for Fire Station 1, Fire Station 2, Fire Station 3, Fire Station 4, and USPS conversion into Police Headquarters.

County of Riverside

21,600 sf expansion to 6 fire stations. Fire Station #19, #72, #75, #81, #82 and #83

Riverside County Flood Control and Water Conservation District New Building 6

Construction of a new permanent two-story office building/Tenant Improvements



MICHAEL GRACE
PE
Mechanical Engineer

EDUCATION

- BS, MECHANICAL ENGINEERING, MINOR IN BUSINESS ADMINISTRATION, LOUISIANA STATE UNIVERSITY

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Mechanical Engineer, California, M42504
- ASHRAE

Bio & Project Experience

Michael Grace is a mechanical engineer with nine years of experience in HVAC design and project management for higher education, aviation, and commercial projects. He specializes in energy-efficient, sustainable systems, ensuring ASHRAE compliance, LEED integration, and optimized building performance through energy modeling, audits, and field investigations. He also leads quality control and mentors emerging engineers to uphold industry standards.

City of McFarland

Police Station MEP Design McFarland, CA

City of Pasadena

Hale Building Assessment Pasadena, CA

City of Indio

Indio Public Safety Campus Including Fire Station, Administration & Call Center Indio, CA

City of Redlands

New Police Station Redlands, CA

City of Santa Clarita

Sports Complex Buildout Santa Clarita, CA

County of Orange

District Attorney Office Remodel Santa Ana, CA

County of Los Angeles

Department of Parks and Recreation Maggie Hathaway Municipal Golf Course Club House Replacement Los Angeles, CA / Department of Public Works Metro State Hospital Interim Housing Feasibility Study, Norwalk, CA



LARS HENDERSON
PE
Electrical Engineer

EDUCATION

- BSEE, ELECTRICAL ENGINEERING, PENNSYLVANIA STATE UNIVERSITY

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Licensed Electrical Engineer, California, E22361

Bio & Project Experience

Lars Henderson has over 13 years of experience creating electrical designs for the construction industry. Assignments have included educational institutions, commercial fit-outs, municipal sites, and mission-critical facilities in the Los Angeles and New York City markets. Electrical service designs, landscape power renovations, and energy-efficient lighting upgrades are areas Lars has accomplishments. Beyond the compliances and routines of designing, it is the client's end goal that Lars strives emphasis towards.

City of Beverly Hills

Beverly Gardens Park: Lighting and Power

City of Encinitas

Olympus Park (formerly Standard Pacific) Lighting and Power Encinitas, CA

City of Glendora

Glendora Library Expansion Study Glendora, CA

City of La Mirada

La Mirada Library Energy Upgrades

City of Indio

Indio Public Safety Campus including Fire Station, Administration & Call Center / New City Hall / Police Station Assessment

City of Santa Clarita

New LEED Silver Canyon Community Center

City of Santa Monica

Fire Station 5 Tenant Improvements / 7th Street Beautification



ERIC GOMEZ
CPD
Senior Plumbing Design Engineer

EDUCATION

- AS, COMPUTER AIDED DRAFTING, ITT TECHNICAL INSTITUTE, TORRANCE, CA

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- ASPE
- Green Plumbers®

Bio & Project Experience

Eric Gomez brings 22 years of experience in plumbing design, fire protection, and construction. His expertise includes design, drafting, specifications, cost estimating, inspections, and construction administration for educational, recreational, and office facilities. He has designed complex systems such as campus-wide natural gas distribution and has served as both project manager and design engineer, overseeing scope development, client coordination, construction documents, and project management.

City of La Mirada

Neff Park Improvements La Mirada, CA

City of Baldwin Park

Civic Plaza Zocalo Park Baldwin Park, CA

Playa Vista Court Park

Phase 1 - Retail & Restroom Addition

County of Los Angeles

Hall of Records 7th Floor HVAC Modifications
Kilpatrick Juvenile Detention Center
LA Consumer Affairs Office Tenant Improvements
Live Oak Library Renovation, Internal Services
Department Pomona Department of Public Social Services Building HVAC System Replacement

Riverside County

Fire Department New Fire Station #49

County of San Bernardino

Rialto Library Study Room Conversion
North Desert Fire Headquarters Tenant Improvement



MICHAEL DANNENBERG
Snr. Tech. System Designer

EDUCATION

- MECHANICAL ENGINEERING, CALIFORNIA POLYTECHNIC UNIVERSITY, POMONA
- ASSOCIATE OF SCIENCE, CHAFFEY COLLEGE

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- AVIXA
- IFMA
- USGBC

Bio & Project Experience

With 29 years of technical project management and systems engineering experience, Michael creates environments that are engaging, secure, and adaptable. He is recognized for innovative solutions and has contributed to numerous award-winning facilities, often exploring how technology can best enhance learning and support evolving project needs.

City of Burbank

On-Call Technology Services Burbank, CA

City of Glendale

Library Renovation for Children's Center and Teen Room Glendale, CA

City of Brea

Council Chambers, Brea, CA

City of Fontana

Council Chambers Renovation Fontana, CA
Jessie Turner Center, Aquatics Part, Sports Field, & Skate Park
Lewis Library and City Data Center
Miller Park & Outdoor Amphitheater
Fontana, CA

City of Indio

Indio Public Safety Campus Including Fire Station, Administration & Call Center Indio, CA

City of Redlands

New Police Station Redlands, CA



TRAVIS EBBERT,
ASLA
Principal-in-Charge |
Landscape Architect



EDUCATION

- Education B.S. Landscape Architecture, California Polytechnic University, Pomona

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- ASLA, American Society of Landscape Architects
- CA Registered Landscape Architect (CLA4624)

Bio & Project Experience

Travis has over 28 years of diverse experience working locally as a Landscape Architect. His perpetual curiosity and thoughtful attention to detail continually lead to creative solutions that deliver the highest quality projects. His focus on team building and the importance of relationships, make him a supportive leader. Travis has been involved in many public works, higher education, commercial and industrial parks, community master plans and streetscapes projects throughout Southern California.

Riverside County

Fire Stations 19, 72, 75, 81, 82 and 83 renovations (Completed 2025 - Worked with WD)

RUHS Behavioral Health Campus.

Perris, CA (Under Construction)

RUHS Restorative Transformation Center

Riverside, CA (Completed 2023 - Worked with WD)

RUHS Arlington Recovery Community

Riverside, CA (Completed 2021 - Worked with WD)

Riverside Homeless Shelter

City of Riverside, CA (Under Construction - Worked with WD)

Menifee Town Center

Menifee, CA (Completed 2022)



JARED BOHONUS
CREDENTIALS
Associate |
Senior Project Manager



EDUCATION

- Education B.S. Landscape Architecture, Minor in Construction Management, California Polytechnic University, San Luis Obispo

Bio & Project Experience

Jared has over 21 years of experience practicing landscape architecture in the private sector. He has been involved in many projects including public works, commercial and industrial parks, education, healthcare, community master plans and streetscapes. He is involved in project management and field observation services. He oversees the Project Manager to assist with production of construction documents, assure quality control, tasks are completed and deadlines met.

Riverside County

Fire Stations 19, 72, 75, 81, 82 and 83 renovations (Completed 2025 - Worked with WD)

RUHS Behavioral Health Campus.

Perris, CA (Under Construction)

RUHS Restorative Transformation Center

Riverside, CA (Completed 2023 - Worked with WD)

RUHS Arlington Recovery Community

Riverside, CA (Completed 2021 - Worked with WD)

Riverside Homeless Shelter

City of Riverside, CA (Under Construction - Worked with WD)

Menifee Town Center Menifee, CA (Completed 2022)



MEHRAN POURZANJANI,
SE, SEAOC FELLOW
Snr. Principal /
Lead Structural Engineer



EDUCATION

- M.S., B.S., STRUCTURAL, UNIVERSITY OF COLORADO

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- Structural, California (3289) / Civil, California (41512)
- Past Chair, SEAOC Seismology Committee (State of California),
- ASCE
- ASCE

Bio & Project Experience

Mehran brings over 44 years of structural engineering expertise, specializing in new construction and seismic strengthening for higher education projects. As Lead Structural Engineer, Mehran combines technical knowledge with hands-on leadership to guide projects from start to finish, ensuring clear communication and close collaboration with all stakeholders to deliver optimized structural solutions that align with the architect's and owner's vision and goals. His expertise in navigating complex regulatory environments ensures that new construction and modernization projects meet the highest safety and performance standards.

Torrance Transit Park and Ride

Terminal Phase 2 | 2-story and 1-story transit hop buildings interconnected with a large arching canopy

Apple Valley Town Hall

25,000 sf, new building of metal stud construction with exposed steel trusses and concrete masonry shear walls.

Mira Costa High School

Athletic Facility, MBUSD | Manhattan Beach, CA | 70,000 sf new gymnasium facility with two covered pavilions providing 4 basketball courts, workout and weightlifting facilities

Schweitzer Park

Anaheim, CA, New restroom facility



EDUCATION

- B.S. Construction Management Cal Poly, San Luis Obispo

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- LCPE, CCP, LEED AP
- Lifetime Certified Professional Estimator ASPE
- Certified Cost Professional AACE
- Construction Control Professional NACA
- LEED Accredited Professional USGBC

Bio & Project Experience

John brings over 35 years of construction industry experience across development, contracting, and construction management. His expertise spans field supervision, contract administration, estimating, budgeting, and claims analysis. He has worked on diverse project types including libraries, municipal developments, healthcare, K-12, higher education, infrastructure, and MEP modernization. Skilled in all phases of estimating, John specializes in civil, structural, and architectural disciplines while coordinating across all trades.

City of Hermosa Beach

Performing Arts Center (2020) / Hermosa Beach Police Department Renovation (2022) / Records Department Tenant Improvements (2024)

City of Torrance

Sur La Brea Park Building Ramp and Stair Repairs

City of Bakersfield

Police Department Scenario Village (2024)

City of Carlsbad

Carlsbad Beach Access (2024)

City of Colton

Police Department and City Hall (2025)

City of Glendale

City Hall Renovation (2024)

City of Malibu

Malibu City Hall Tenant Improvements

3.2.5

Relevant Experience & References



*City of Downey,
Space Shuttle Exhibition
(Conceptual Design only)*

3.2.5 Relevant Experience & References



City of Hermosa Beach

- Police Station Improvements
- Base 3 Electrical Upgrades
- Community Center Window Replacement Study
- Community Center Gas Replacement
- Records Center TI.

City of Carson

- Carson Transit Center

City of Commerce

- Civic Center (Conceptual / Schematic Design Services)

City of Compton

- Compton Community Center

City of Corona

- On the City's On-Call List
- Corona Health Center Office Building

City of Cudahy

- New Civic Center (Concept)

City of Downey

- On-Call Professional Architectural Services
- Downey Aviation Museum & Community Center

- Downey Civic Center Modifications
- Master Planning for Fire Stations #1-4
- Downey Fire Station #1
- Downey Fire Station #2
- Downey Fire Station #3
- Downey Fire Station #4

City of Fontana

- On the City's On-Call List

City of Fountain Valley

- On the City's On-Call List

City of Hemet

- On-Call Architectural / Engineering Services

City of Indio

- On the City's On-Call List

City of Irvine

- On-Call Professional Consulting Services
- Hangar 244, Great Park
- Train Station Office Renovation
- Heritage Park Library Remodel, Irvine, CA

City of Long Beach

- On-Call - Architectural & Space Planning Services
- On-Call Urban Planning Design Services
- Airport Administrative Offices Renovation
- Looff Cupola Reuse Study
- Blue Car Reuse Study
- Rainbow Lagoon Visioning
- Belmont Pier Visioning Study
- Hangar Remodel

City of Lynwood

- Lynwood City Hall & Civic Center
- Lynwood Children's Center
- Lynwood Fire Station #1
- Lynwood Fire Station #2

City of Ontario

- On-Call Retail Architectural Design Services
- Landscape Architecture for the Parkside Fire Station

City of Pomona

- On the City's On-Call List
- City Hall Remodel

City of Rialto

- On the City's On-Call List
- Library Renovation
- Foothill Boulevard Improvements

City of Santa Ana

- On-Call Space Planning and Architectural Services
- Warehouse Conversion
- Wilshire HeadStart School Children's Center

City of Sante Fe Springs

- Fire Station renovations/ expansions, and Police Headquarter relocation for Fire Station 1 - 4, Fire Station 2, Fire Station 3, USPS conversion into Police Headquarters.

City of Tustin

- Urban Development Planning

Other Relevant Projects

County of Orange

- On-Call Architectural Services
- Human Resources Office Renovation, Santa Ana, CA
- West Orange County Probation Department Office Building Renovation,

Westminster, CA

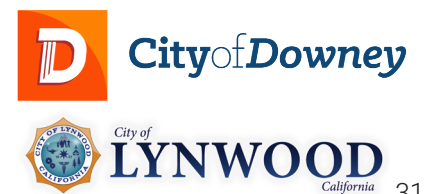
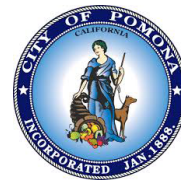
- Orange County Assessor's Office Renovation, Santa Ana, CA
- Health Care Agency Office Renovation, Santa Ana, CA
- Homeless Shelter Renovation, Anaheim, CA
- Heritage Park Library Remodel, Irvine, CA

County of Riverside

- On-Call Architectural & OSHPD Design Services
- Edward Dean Museum & Gardens Revitalization
- Fire Stations #19, 72, 75, 81, 82 and 83
- Mead Valley Library, Riverside
- Highgrove Library, Highgrove,
- Transportation Land Management Agency, Riverside and Indio, CA
- County of Riverside Treasurer & Tax Collector's Office, Riverside, CA
- County of Riverside Civic

Center Master Planning, Riverside, CA

- Fire Marshal Offices, Indio, CA
- Riverside County Regional Medical Center Operation, Murrieta, CA
- County Administration Annex Building, Programming & Design, Riverside, CA
- Human Resources, County Administrative Center, Riverside, CA
- County of Riverside Administration Building, Remodeling of Multiple Floors, Riverside, CA
- Cois Byrd Detention Center
- Perris Fire Department Admin Building
- Community Action Partnership – New Office and Staff Area (CAP)
- Sun City Library
- Nuview Library
- Robert Presley Detention Center & Larry Smith Correctional Facility (RPDC/ SCF)





Mead Valley Library



Frank Bland Regional Training Center



San Diego International Airport Interior Renovations



Historic Courts of CA

- RIVCO Fleet Services
- Department of Public Social Services (DPSS)

County of Riverside Sheriff's Department

- On-Call Architectural Design Services

County of San Bernardino

- On-Call Architectural Design Services
- On-Call OSHPD Architectural Design Services
- Nurse Call Replacement, 650,000 sf Complete update and replacement of existing system in 4 buildings.

- New Real Time Locator System & Infant Tracking
- New Patient Interactive Board System
- Frank Bland Training Academy

Orange County Fire Authority

- On-Call Capital Improvement and Construction Professional Services and Construction Professional Services

Orange County Public Works

- On-Call Professional Consulting Services

Orange County Transportation Authority

- Santa Ana Bus Base Locker Room Expansion
- Fullerton Park and Ride Rehabilitation

LA County of Public Works

- LA County Sheriff's Department Emergency Vehicle Operations Center

Riverside University Health System

- On-Call Architectural & OSHPD Design Services
- Palm Springs, CA - 35,000 sf New ground up building Medical clinic, medical office, lobby, lab and exam rooms

- Women's Health Center
- Entry Renovation, Moreno Valley, CA
- Hospital Cafeteria Renovation
- Hospital Doctor's lounge Renovation
- Hospital Medical Mall Renovation
- Hospital OBGYN Renovation / Cactus Clinic Riverside, CA - 28,000 sf Complete interior renovation, Medical clinic, medical office, lobby,



- lab and exam rooms
- New Medical Office Building-Corona, CA. 45,600 sf. Interior planning, FF&E, Graphics and Art
- New Medical Office Building - Jurupa, CA. 40,000 sf. Interior planning, FF&E, Graphics and Art
- Main Office Building (now called MSC – Medical Surgical Center) Interior planning, FF&E, Graphics and Art
- Emergency Operation Center Remodel
- Arlington Recovery Community (ARC)
- Restorative Transformation Center
- Sobering Center

RUHS - Behavioral Health

- On-Call Architectural & OSHPD Design Services
- Riverside Mental Health, Space Planning and FF/E, Hemet, CA
- Riverside Mental Health, Space Planning and FF/E, Spruce Street, CA
- Riverside Mental Health, Space Planning, FF/E, Desert Hot Springs, CA
- Riverside Mental Health, Space Planning and FF/E, Temecula, CA
- Riverside Mental Health, Space Planning and FF/E, Lake Elsinore, CA
- Riverside Mental Health, Space Planning and FF/E, Blain Street, CA / Riverside Mental Health, Western Adult Program, Space Planning and FF/E / Riverside Mental Health, Space Planning and FF/E, Myer Street, CA

San Diego County Regional Airport Authority

- Southwest Airlines/TSA T1E Baggage Screening Replacement / SDIA Authority/ TSA T2E Baggage Screening Replacement / SDIA Rental Car Center Car Wash Blowers / Ground Transportation Equipment and Security Upgrade / Rental Car Center, Bus and Taxi Offices and Break Room New Building / Terminal 1 TI's and Upgrades, Terminal 2 TI's and Upgrades, including: CUPPS Equipment and Upgrades, New Gate Podiums, New Ticket Counters, New Lighting at Restrooms and Ticket Areas, Demolition of former airline club, New Restroom Facilities, and Back of House Upgrades to finishes

- Terminal T1 and T2 Electrical Seating Upgrade

Superior/other Courts

- On-Call Architectural Design Services
- Riverside County - Riverside Historic Courthouse Renovation
- Riverside Hall of Justice Renovation
- Riverside Family Courthouse Renovation
- Banning Justice Center Renovation
- Larson Justice Center Reno
- Palm Springs Courthouse Renovation
- Family Courthouse
- Hemet Courthouse

Superior Court of California, County of Orange

- On-Call Architect and Engineering Services

Other Relevant Clients



References



2022 International Interior Design Association Calibre Design Awards

Westgroup Designs was honored to receive the 2022 International Interior Design Association Calibre Design Award for their **Riverside University Health Systems Community building**. WD reimagined the public service experience in an environment which provides comprehensive services for many in the adjacent, dense residential neighborhoods. PariSima Hassani, CEO and Managing Principal for the firm, accepted the award on stage at the event ceremony at the LA Coliseum on Friday, May 20, 2022.



1. City of Pomona

Description of Services: Architecture (AOR), Interior Design.

On-Call Architecture Projects

Interior renovation and remodel of 2,060 SF second floor city attorney's and mayor's area in existing city hall building. Renovation will provide new private offices, executive conference room and common area refresh. Renovations include new paint, carpet, lighting and new glass walls. WD provided Architecture and Interior Design from concept to construction and close-out phases.

Y. 2023 - 2023

Personnel. PariSima Hassani, Shazad Ghanbari, Joshua Smith

Agency Contact.

Matt Pilarz, P.E.
Principal Civil Engineer
T. 909.620.3652
E. matt.pilarz@pomonaca.gov

Value. \$122,200.00

2. City of Santa Ana

Description of Services: Architecture (AOR), Interior Design.

On-Call Architecture Projects

WD served as Architect of Record and interior designer for converting part of a warehouse into a worker gymnasium. Office upgrades included new lobby finishes, office build-out, and accessibility improvements. WD provided full architectural and interior design services from concept through close-out.

Y. 2021 - 2024

Personnel. PariSima Hassani, Jon Freeberg, Izzy Guevara, Craig Whitridge

Agency Contact.

Robert Aguirre, P.E.
Senior Civil Engineer
Public Works Agency | Water Resources Division
T. 714.647.3572
M. 714.587.8853
E. raguirre@santa-ana.org

Value. \$1,290,450

3. Riverside UHS

Description of Services: Planning, Architecture (AOR), Interior Design, FF&E, Branding + Art Selection

On-Call Architecture Projects

Arlington Recovery Community. WD designed a 3-building facility for its recovery programs. The two-building, 20,000 sf, 54-bed facility, provides in-patient housing and support for those requiring both mental and substance abuse treatment.

Sobering Center, 2,800 sf new construction.

Y. 2022 - 2023 (2025 other on-going projects)

Personnel. PariSima Hassani, Jon Freeberg, Izzy Guevara, Craig Whitridge

Agency Contact.

Rizaldy Baluyot
Supervising Project Manager
T. 951.232.9268
E. RBaluyot@rivco.org

Value. \$1,290,450

6. City of Rialto

Planning, Architecture (AOR)

On-Call Architecture Projects

Foothill Boulevard Improvements

Library Renovation

Y. 2023

Personnel. PariSima Hassani, Shazad Ghanbari, Joshua Smith, Izzy Guevara, Craig Whitridge

Agency Contact.

Art Cervantes, PMP Engineering Manager Engineering Services Department
T. 909-820-2531
E. acervantes@rialto.ca.gov

Value. \$163,730 & \$28,000 (Total \$191,730)

5. County of Riverside

Description of Services: Planning, Architecture (AOR), Interior Design, FF&E, Branding

On-Call Architecture Projects

Revitalization of the Edward Dean Museum and the renovation of the Home Gardens and Mecca Libraries.

Y. 2024 - 2025

Personnel. PariSima Hassani, Jon Freeberg, Izzy Guevara, Craig Whitridge

Agency Contact.

Erik Sydow, Principal Development Specialist
T. 951.955.9021
E. esydow@rivco.org

Value. Various

4. County of Riverside

Description of Services: Planning, Architecture (AOR), Interior Design, FF&E, Branding

On-Call Architecture Projects

21,600 sf expansion to 6 fire stations, including kitchens, day-rooms, conversion of open sleeping quarters to two-person private sleeping quarters and other interior finishes.

Y. 2024 - in progress

Personnel. PariSima Hassani, Jon Freeberg, Izzy Guevara, Craig Whitridge

Agency Contact.

Dominick Lombardi, Supervising Facilities Project Manager
T. 951.955.9021
E. esydow@rivco.org

Value. \$1,368,250

For over 29 years the County of Riverside has been one of our most enduring public client relationships. We have a number of new and renovation building projects recently completed and under construction for the County of Riverside / Riverside University Health Systems (RUHS).

Select List of Projects (Last 5 Years)

PROJECT DESCRIPTION	YEAR COMPLETED	CLIENT NAME & CONTACT DETAILS
<ul style="list-style-type: none"> Various Projects including OC Homeless Shelter - Bridges at Kraemer Place Older projects including: Health Care Agency Office Feasibility Study & Building Renovation HR Office Renovation West OC Probation Office/Renovation Real Estate Offices, Media Room Renovation Heritage Park Library Remodel 	2019	Orange County Public Works Michael T. Smith Section Manager, OC Facilities & Real Estate Services T. 714.412.1757 E. mike.smith@ocpw.ocgov.com
<ul style="list-style-type: none"> Facility Condition Assessments, Master Planning, & Comprehensive Programming for Fire Stations #1-4 	2020	City of Downey, John Oskoui, Assistant City Manager (Former, now with City of Hermosa Beach). T. 949.350.9225 E. joskoui@hermosabeach.gov
<ul style="list-style-type: none"> Other projects include: Comprehensive Upgrades to Civic Center & Plaza Space Shuttle Museum (Concept Design Competition) 	2020	
<ul style="list-style-type: none"> 35,814 sf Modernizations and Additions to Fire Stations #1, 2, 3 & 4 	2022 2023	
<ul style="list-style-type: none"> 95,000 sf New Civic Center (Conceptual Design only) 	2020	City of Commerce / N/A
<ul style="list-style-type: none"> Palm Springs MOB, 35,000 sf new build. On the County's On-Call List 	2021	
<ul style="list-style-type: none"> Sobering Center, 2,800 sf new build On the County's On-Call List 	2021	County of Riverside / RUHS Rizaldy Baluyot, Supervising PM T. 951.232.9268 E. RBaluyot@rivco.org
<ul style="list-style-type: none"> Arlington Recovery Center, 20,000 sf Tenant Improvements On the County's On-Call List 	2021	
<ul style="list-style-type: none"> Restorative Transformation Center, 21,000 sf Tenant Improvements 	2022	
<ul style="list-style-type: none"> Several other projects including: Sunrise Way TI, Water Damage 1&2, Nason Entry Re-Design, Lobby Design, Medical Library, Hood Replacement, Graphics, Furniture Renovation, OBGYN and LDR. On the On-Call List 		
<ul style="list-style-type: none"> Various Projects including: Looff Cupola Reuse Study / Blue Car Reuse Study / Rainbow Lagoon & Belmont Pier Visioning Study / Hangar Remodel / New Solar Photovoltaic Project / Expo Art Center / New Senior Center (Concept only) On the City's On-Call List 	2020 / 2023 / 2025	City of Long Beach, Marilyn Surakus Project Management Bureau Manager, Public Works, T. 562.570.5793 / E. marilyn.surakus@longbeach.gov
<ul style="list-style-type: none"> Emergency Vehicle Operation Center. 44.5 acre campus with new 5,000 sf modular building, training tracks, skid pan and parking lot 	2022	LA County Sheriff's Department Mauricio Arreola, Senior Project Manager T. 714-720-7395 E. mauricio.arreola@sully-miller.com
<ul style="list-style-type: none"> Camp 18 Expansion Feasibility Study On the OCFA's On-Call List 	2022	Orange County Fire Authority Julie Samaniego, Construction & FM T: 714.573.6480 / M: 949.697.4593 E. juliesamaniego@ocfa.org
<ul style="list-style-type: none"> EQ - Multiple Clients 	2022	Orange County Community Foundation
<ul style="list-style-type: none"> Various Projects including: Glen Helen Regional Park Splash Pad Expansion Arrowhead Regional Medical Center, Nurse Call System On the County's Architectural & HCAI On-Call List 	2022 2025 In progress	San Bernardino County, Deval Shah T. 909.501.9451 E. Devalkumar.Shah@pmd.sbcounty.gov

PROJECT DESCRIPTION	YEAR COMPLETED	CLIENT NAME & CONTACT DETAILS
<ul style="list-style-type: none"> 16,819 sf Costa Mesa 10,063 sf Whittier 9,273 sf Anaheim 	2022	Illumination Foundation Pooja Bhalla, DNP, RN, CEO T. 949.502.0339 E. pbhalla@ifhomeless.org
<ul style="list-style-type: none"> 2,060 sf Renovation of City Hall workplace (reception area, private offices, and conference room) On the City's On-Call List 	2023	City of Pomona, Matt Pilarz, P.E., Principal Civil Engineer T. 909.620.3652 / E. matt.pilarz@pomonaca.gov
<ul style="list-style-type: none"> Foothill Boulevard Improvements Library Renovation On the City's On-Call List 	2023	City of Rialto, Art Cervantes, PMP Engineering Manager Engineering Services Department T: 909-820-2531 E. acervantes@rialtoca.gov
<ul style="list-style-type: none"> Various Projects including Police Station Improvements Record Center TI Community Center Gas Community Services Division Electrical Conversion of Warehouse into a Gym On the City's On-Call List 	2023 - 2025	City of Hermosa Beach John Oskoui, T. 949.350.9225 E. joskoui@hermosabeach.gov
<ul style="list-style-type: none"> Homeless Housing 	2024	City of Santa Ana, Robert Aguirre, P.E. Senior Civil Engineer / T. 714.587.8853 E. raguirre@santa-ana.org
<ul style="list-style-type: none"> 21,600 sf Remodel for Fire Stations #19, 72, 75, 81, 82 & 83 On the County's On-Call List 	2024	City of Riverside, Kurtis Sharp, Gen. Services Department, Capital PM T. 951.373.0188 E. KSharp@riversideca.gov
<ul style="list-style-type: none"> Mecca Library Renovations, 7,853 sf renovation On the County's On-Call List 	2025 In progress	County of Riverside, Dominick Lombardi, Supervising Facilities PM T. 951.955.6622 / E: dlombardi@rivco.org
<ul style="list-style-type: none"> 11,625 sf Home Gardens Library Renovation On the County's On-Call List 	2025 In progress	County of Riverside, Erik Sydow, Principal Development Specialist T. 951.955.9021 / E. esydow@rivco.org
<ul style="list-style-type: none"> Edward Dean Museum Revitalization On the County's On-Call List 	2025 In progress	County of Riverside, Erik Sydow, Principal Development Specialist T. 951.955.9021 / E. esydow@rivco.org
<ul style="list-style-type: none"> Various Projects including New Building 6 Office Project 62,000 sf Tenant Improvement 	2025 In progress	Riverside County Flood Control & Water Conservation District Rizaldy Baluyot, Supervising PM T. 951.232.9268 / E. RBaluyot@rivco.org
<ul style="list-style-type: none"> La Casita Teen Center Improvement / Expansion On the City's On-Call List 	2025	City of Pomona, Jason Djapri, Assoc. Engineer T. 909.620.2263 / E. jason.djapri@pomonaca.gov
<ul style="list-style-type: none"> Conversion of 19,500 sf existing industrial building into homeless shelter 		City of Colton / Illumination Foundation As above
<ul style="list-style-type: none"> Conversion of existing housing into affordable housing for homeless shelter 		City of Santa Ana / Illumination Foundation - As above



P2S LP has brought forward-thinking, sustainable engineering solutions to the and beyond for over 34 years. We take client dreams and make them reality with inventive, sustainable solutions fueled by the desire to make the future a better place. We believe innovative, responsible design is more than cost savings and efficiency, it's the promise of a brighter, greener future that begins today.

ENGINEERING DESIGN SERVICES

We're a one-stop resource. We offer mechanical, electrical and plumbing services, as well as lighting. What's more, our diverse team has worked with almost every kind of municipal structure, including parks, pools, civic centers, theaters, fire stations and more. Our experts are ready to support your city's development goals.

We've got the experience. Our team is skilled in complying with regulatory requirements, careful planning and following specifications. We've provided engineering services as well as interior and exterior lighting designs and controls for restrooms, parking lots, streets, walkways and other high-use spaces. Our municipal designs make effective use of project footprints and satisfy the needs of the cities we work with.

We focus on partnership - not packaged solutions. We approach every project with your city's long-term success in mind. That means we consider things like your specific budget and internal facility maintenance capabilities before making design recommendations, and we suggest only the innovations and energy savings that make the most sense for you.

Sustainable design is at the heart of our company. We believe that optimizing efficiencies and saving money go hand-in-hand with preserving the environment. We create systems that use renewable power sources, minimize the use of natural resources and offer reduced operation costs. Our team can also provide life-cycle studies to illustrate the long-term savings of your chosen design.

FUTURE FOCUSED FACILITIES

Our team has experience designing:

- Civic and Administrative Buildings
- Fire & Police Stations
- Libraries
- Performing Art Centers
- Community & Recreation Centers
- Transit Facilities
- Parks & Outdoor
- Streets & Pathways
- Detention Centers
- County Healthcare Facilities
- Utility District Buildings & Facilities



P2S CORE DESIGN SERVICES

- Existing Conditions Studies
- HVAC Studies
- Utility Coordination
- Permitting Coordination
- Bid Packages & Specifications
- Mechanical Design
- Construction Documents
- Fire Protection Design
- Chiller/Boiler Repair Studies & Design
- Energy Audits
- Central Plants & Energy Use Analysis
- Energy Life Cycle Cost Analysis
- Energy Modeling

MECHANICAL & PLUMBING SYSTEM DESIGN

High-performance buildings to stay on the forefront of sustainable design.

Mechanical and plumbing design is fundamental to our firm capabilities. Our high-performance building designs include innovative strategies for HVAC, energy efficiency, work in existing buildings, and comprehensive water-use reduction systems - to name a few.

HVAC & SUSTAINABILITY STUDIES

Building assessments to reduce resource consumption and improve your carbon footprint.

By analyzing building energy characteristics, systems, and equipment, P2S can help develop sustainable solutions to reduce energy consumption, water consumption, and carbon footprint throughout your facility. Our recommendations are backed by supporting calculations, energy models, and trend data used for model calibration and calculations. The best path forward will be determined based on initial cost, operational, cost construction period, as well as energy efficiency to ensure all facility needs are met.

MASTER PLANNING & FEASIBILITY STUDIES

Increase capacity and system efficiency - while minimizing operation and maintenance costs.

Our team has performed over 60 master plans for various clients. As a full service engineering firm, P2S can guide your master plan from the assessment phase to the actual design and construction phase. From conducting site visits, collaborating with facilities maintenance staff, and to developing a final report and analysis of your facilities, our engineers make cost-effective and energy efficient recommendations to suit your facility's needs.

CENTRAL PLANT DESIGN

Cooling, heating, and power generation options to suit your campus.

We have over 100 registered mechanical engineers on our team who have provided design, sequence of operations, and even commissioning for central plants. Our team is also well-versed in designing for cooling, heating, and co-generation plants of varying sizes. Taking into consideration future needs for expansion and central plant capacity is one way to our team ensures longevity for your facilities. We are adept at working on existing central plant replacement projects where plant downtime can be detrimental to facility operation or even profitability.

Municipal Experience

Metropolitan Water District of Southern CA

- La Verne Shops Upgrade
- Weymouth Treatment Cx - Energy Model
- Weymouth Treatment Cx - Design Phase Cx
- La Verne Shops Phase 1 CCSS
- La Verne Shops Stage 4 CCSS
- Weymouth Ozone Gen Bldg Cx
- Diemer Admin Seismic Upgrade
- Diemer Filter Bldg Restrooms
- Structural Integrity & Space Plan
- Weymouth Admin & Control Bldg Upgrades
- La Verne Shops Improvement
- CRA Sump Rehab Coordination Study
- Weymouth Gas Line Repair & Other Improvements
- Weymouth Security Operations Center
- Weymouth Water Quality Lab PDR
- Jensen Wildfire Smoke Filtration Peer Review

City of Anaheim

- City Hall Building Access Control System and CCTV System
- Design-Build 12kV Substation
- Store One Food Incubator & Job Training Center
- Water Department Arc Flash Analysis

City of Baldwin Park

- New Civic Center Plaza Power and Lighting

City of Banning

- Charles Street Water Booster Pump Station and Tank Improvements
- Lincoln Street Water Booster Pump Station and Tank Improvements

City of Beverly Hills

- Bridge Main Point of Entry New Automatic Transfer Switch
- Cultural Center Coordination of Relocations of Utilities
- Electric Vehicle Level II Charger Electrical Design
- Fire Station 3 Electrical Peer Review
- Holiday Lighting Installation Electrical Mapping
- Information Technology Department Phase 1 Design Support
- La Cienega Community Center Temporary Generator Quick Connect
- MAN System Cameras
- Median Gateway Electrical Plans Peer Review
- Police Dept Building ATS Replacement

- Police Dept Building UPS Replacement Project
- Police Dept Dispatch & Data Server Room Remodel
- Water Reservoir Telecom Pathway & Media Re-Routing

City of Canyon Lake

- Council Chambers Assessment

City of Cerritos

- Cerritos Auto Square Fence Grounding
- El Rancho & Liberty Parks Playground Equipment Grounding
- Gridley Park Grounding
- Jacobs Park Playground Grounding

City of Corona

- Dept of Water & Power Electrical Distribution System Inventory & Assessment

City of Coronado

- Coronado City Hall Infrastructure Assessment

City of Cudahy

- Clara Park Expansion Project

Culver City

- Courthouse MEP Assessment
- Courthouse Tenant Improvement
- La Ballona Pathway Bike Route Lighting

City of Downey

- Crawford Park Playground Equipment Grounding

City of El Centro

- New Substation and 20MV Solar Project

City of El Segundo

- ADA Elevator Addition
- City Council Chamber and Police Dept Electrical Services for Automatic Doors
- City Hall Tenant Improvements Phase 2
- Electrical Design to ADA Converted Doors
- Fire Station Tenant Improvements
- Fiber Installation Site Inspection

City of Encinitas

- Standard Pacific Park Lighting & Power Design

City of Escondido

- Escondido Trail Improvements

City of Fallbrook

- Fallbrook Public Utilities District Short Circuit, Coordination & Arc Flash Studies

Municipal Experience (cont.)

City of Garden Grove

- City Hall & Parking Lot Security Upgrades
- Main Street Sign Power and Calculations
- Police Department Facility Needs Assessment

City of Glendale

- Alex Theater Expansion

City of Glendora

- Glendora Public Library Expansion Feasibility Study

City of Hawthorne

- Bicentennial Park Renovation

City of Hermosa Beach

- Parking Lot D Lighting
- Pier Plaza Lighting Project

City of Huntington Beach

- Civic Center Space Planning & Assessment
- City Plan Check Dept Tenant Improvements
- Fire Stations Tenant Improvements
- Joint Powers Training Facility Tenant Improvements
- Library Expansion

City of Indio

- City Hall, Council Chambers & Library Facility
- Fire Station Generator
- Police Station Assessment
- Police Station Generator
- Public Safety Campus 3-Building MEP Design

City of Irvine

- Orange County Great Park Western Sector Area Design

City of La Miranda

- La Mirada Library Energy Audit & Assessment
- Neff Park Improvements

City of La Palma

- El Rancho Park Playgound Equipment Grounding

City of La Puente

- Council Chambers Renovation Evaluation

City of Lake Elsinore

- Intersection Enhancements & Utility Duct Work
- Pope Circle Improvement Project

City of Lake Forest

- New Civic Center Technology Design

City of Lawndale

- City Hall HVAC Upgrades

City of Long Beach

- New Long Beach Civic Center Independent Building Expert and Commissioning
- 51st Street Park Renovation Electrical Design
- Basin 8 Restroom Design Services for Ventilation and Heating Systems
- Bixby Park Lighting Improvements
- Burnett Library HVAC Replacement
- City Clerk's Office Lighting Addition
- City Hall Ballistic Enclosure
- Dept of Health & Human Services Main Building HVAC Replacement
- Dept of Health & Human Services Main Building Boiler & Roof Replacement
- Dept of Health & Human Services West Child Development Center Renovation
- El Dorado Park Baseball Field Restroom Upgrades
- Fire Headquarters Modular Office Power
- Fire Station 1 Restroom Addition
- Homeless Shelter Emergency HVAC
- Joe Rogers Field Restroom Upgrades
- LB Fire Academy Repairs
- LB Transit Bus Charging Stations
- LB Transit Corporate Office Tenant Improvement
- LB Transit Fire Alarm Assessment
- LB Transit Parking Lot Expansion
- LB Transit 8th Floor Lobby Elevator Upgrades
- Long Beach Arena Water Calculation
- Long Beach Convention Center Canopy Entrance Lighting
- Los Cerritos Park Tennis Lighting
- Mark Twain Library HVAC Replacement
- Marine Stadium Electrical and Plumbing Services
- Multi-Service Center HVAC Replacement
- Police Dept Crime Lab 3rd Floor Tenant Improvements
- Police Dept Hanger SP-5 Tenant Improvements
- Police Station Remodel
- Public Safety Building 3rd Floor Tenant Improvements
- Public Safety Building 4th & 5th Floor Tenant Improvements
- Silverardo Park Tennis Lighting
- Sorrento Alamitos Bay Shoreline Trail Lighting
- Street Lighting Study
- Temporary Homeless Shelter Electrical Design
- Tiny Homes Modular Shelter Project
- Willow Springs Wetland Restoration Project

Municipal Experience (cont.)

City of Los Angeles

- Interior Telecom, Security and Fire Alarm and Utility Connection to Trailers
- Replacement Breaker Installation
- Street Lighting Calculations

City of Lynwood

- Public Works Corporate Yard Security Video Surveillance
- Lynwood Linear Park and Parking Area Lighting and Power

City of Mammoth Lakes

- Civic Center Renovation

City of Monrovia

- Well Field Arc Flash Study

City of Monterey Park

- Water Treatment Plan Generator & UPS Assessment

City of Orange

- Fire Station #8 Plan Review and Calculations
- Main Library Expansion
- McPherson Athletic Facility Electrical Utility Service Replacement
- Yorba Park Site Lighting and Power

City of Palm Springs

- Muni Retrofit

City of Pasadena

- Analysis and Energy Efficiency Project Consultation
- Central Library MEP Critical Needs Assessment
- Hale Building Assessment
- Hale Building Remodel Phase II
- Hale Building 2nd Floor Electrical
- Washington Park New Community House and Restroom Replacements

City of Pomona

- Department of Public Social Services Building HVAC Replacement

City of Redlands

- Police Station Building

City of Rialto

- Rialto Library Study Rooms Remodel

City of San Marino

- Police Dept Needs Assessment

City of San Dimas

- San Dimas Library HVAC Assessment & Replacement

City of San Juan Capistrano

- Arguella Way Beautifications Project
- Verdugo Street Beautification Project

City of Santa Ana

- Arc Flash Study & Electrical Safety Program Development

City of Santa Barbara

- Dwight Murphy Park Renovation
- Ortega Park Renovation
- Courthouse MEP Due Diligence

City of Santa Clarita

- Community Center, Gym & Amenities Design
- Mission Branch Library LEED Cx
- Parks Dept New Maintenance Yard
- Santa Clarita Sports Complex Project

City of Santa Monica

- 7th Street Upgrade
- Big Blue Bus Administration Building Technology Design Services
- Fire Station #5 Tenant Improvements
- Office of Sustainability 4th Street Electrical Design Services Tenant Improvements
- Santa Monica Pier Bridge Replacement

City of Sunnyvale

- Sunnyvale Historical Museum Electrical Upgrade

City of Temple City

- Live Oak Park and Temple City Park Improvements

City of Thousand Oaks

- Fred Kavli Theater Lighting Renovations
- Hill Canyon Treatment Plant Evaluation & Compliance Study

City of Vacaville

- Electric Bus Charging Station Infrastructure

City of West Hollywood

- Bullwinkle Art Installation Electrical Design
- Nine "Welcome" Signs Electrical Design

City of Whittier

- Pernell Park Community/Senior Center Construction Administration

Municipal Experience (cont.)

County of Los Angeles

- 92nd Street Linear Park Lighting Design
- Animal Control Center #3 Site Power Plan
- Campus Kilpatrick Juvenile Detention Center
- Camp Gonzales School Renovation
- Camp Miller School Upgrades
- Carmelitos Community Center HVAC Replacement
- Centro Maravillo MEP Assessment
- Centro Maravillo Service Center Renovations DB Documents
- Chace Park Electrical & Plumbing Design
- Department of Public Social Services Metro East AP Building Central Plant & HVAC System Replacement
- Department of Public Works 3965 S. Vermont Ave. Design-Build Renovation Project
- Department of Public Works Headquarters Building Stairwell Pressurization System Upgrades
- Department of Public Works Alhambra Probation Office Assessment
- Department of Public Works Headquarters Building HVAC Replacement
- Fire Station #105 MEP Needs Assessment
- Foltz Criminal Justice Center Training Room Renovation
- Foltz Criminal Justice Center Slab Repair
- Hall of Records 3rd Floor Lighting & Fire Alarm Study
- Hall of Records 6th Floor MEP Tenant Improvement
- Hall of Records 7th Floor MEP Tenant Improvement
- Hall of Records Consumer Affairs Office Tenant Improvement
- Hall of Records Fire Alarm Design
- High Desert Homeless Shelter Feasibility Study & Assessment
- Iacoboni Library Preventative Maintenance & Replacements
- Jesse Owens Parking Lot Lighting
- Kenneth Hahn Hall of Administration Seismic Upgrade Peer Review
- LA Civic Center Central Plant Renovation Phases 1 & 2
- LA Convention Center COVID-19 HVAC Assessment
- LACDA Senior Housing Emergency Generators
- LAC Housing Authority Generator Site Surveys
- LAC Housing Authority New Generators, 6 Locations
- LAC Museum of Art Mora Drive HVAC Replacement
- LAC Museum of Art West Campus Interim Program
- LAC USC Housing & Support Services Utility

Planning

- LADWP Haynes Units 3-6 Demolition
- MacLaren Community Park Design Criteria
- Marina Del Rey Parcel 77 Parking Lot Shore Power
- Marshal Canyon Park Restroom Building
- Martin Luther King Jr. Community Hospital OR & SPD HVAC Renovation
- Metro Sepulveda Transit Corridor Oversight Services
- Obregon Park Recreation Center Gym HVAC Replacement
- Office of Education Tenant Improvements
- Pitchess Laundry Building Assessment and Upgrades
- Public Health Lab Assessment & Design Deferred Maintenance Replacement Items
- Ramona Gardens Natural Park Lighting, Electrical, Security & Plumbing Design
- Roosevelt Park Pool Building Dehumidification Unit Replacement Study
- San Fernando Mental Health Center
- San Gabriel Valley Mental Health Center Facility Assessment & Design of Deferred Maintenance Items
- San Gabriel Valley Aquatics Center
- San Gabriel Valley Service Center Facility Assessment & Design of Deferred Maintenance Items
- Sanitation District Carson JWPCP Chiller Plant Upgrade
- Sanitation District Palmdale Lab and Office HVAC and Plumbing Design
- Sanitation District Phase II HVAC and Structural Evaluation
- Sanitation District Whittier JAO Duct Airflow Modeling
- Senior Housing Emergency Generators
- Schabarum Regional Park Lighting and Power
- Southgate Courthouse Renovation
- Van Nuys Administration Center Building Assessment
- Vasquez Rocks Interpretive Center

County of Orange

- Costa Mesa Library ADA Restroom Upgrade
- Fire Station #49 Design Review & Update
- John Wayne Airport Fires Station Fire Alarm Upgrades
- John Wayne Airport Terminal Building Chiller
- Museum of Art Indoor Design Analysis

Municipal Experience (cont.)

- OC Fire Authority Clean Agent Fire Suppression System
- OCTA Tustin Metrolink Station Parking Structure
- OCTA Anaheim Various Buildings Lighting Upgrades
- OCTA Baxter Street Lighting Upgrade
- OCTA Garden Grove Various Buildings Lighting Upgrades
- OC Public Works Data Center HVAC Upgrades
- OC Sherriff Coroner Commissary Offices
- OC Sherriff Headquarters Lighting Upgrades
- OC Sherriff Dept Men's Central Jail Improvements

County of Riverside

- Emergency Operations Facility M&P Systems Evaluations
- Emergency Operations Facility Renovation
- Mental Health Facility Security Cameras
- Mecca Family Care Center Schematic Design
- Restorative Transformation Health Center MEPT Renovation
- Riverside Center Basement HVAC and Electrical Systems Feasibility Study
- University Health System Restorative Transformation Center

County of San Bernardino

- 172 W 3rd St 4th Floor Evaluation
- Building 851 MEPT Assessment
- Building 851 MEPT Renovation
- Chino Airport Beautification
- Chino Airport Perimeter Upgrades
- Chino Hills Courthouse AHUs and Controls
- Kessler Park Dream Field Site Power Improvements
- Valley Communications Center Peer Review
- JCC San Bernardino County Courthouse Renovation
- Yorba-Slaughter Adobe House Upgrades

County of San Diego

- Administration Center Tenant Improvements
- Assessor/Recorder/County Clerk Building Restroom Renovations
- SD County Regional Airport Central Utility Plant Optimization Services
- SD County Regional Airport Medium Voltage Equipment Maintenance RFP
- SD County Regional Airport Perimeter Loop Electrical Peer Review
- SD County Regional Airport TA 25 HVAC Ventilation Study

County of Ventura

- Communication Infrastructure Study
- Administrative Complex Energy Study



City of Santa Clarita Santa Clarita Canyon Community Center

PROJECT CONTACT

Wayne Weber, Planning Manager
661.255.4961, wweber@santa-clarita.com
Santa Clarita Community Center

PROFESSIONAL SERVICES

January 2017 - June 2018

SERVICE

MEPT Engineering Services

The Santa Clarita Canyon Community Center was designed to provide additional programming for the residents of Canyon Country. Following a two-year community engagement process, resident feedback contributed to a community center design.

Site development of the community center also included a half basketball court, walking trails, water features, and parking areas. P2S provided MEPT design and LEED certification for the new 24,000 SF community center, located on 6.5 acres of undeveloped land.

OUR SOLUTIONS:

- Twelve packaged rooftop HVAC air-handling units, exhaust fans, and air distribution systems
- A direct digital control (DDC) system that controls all building mechanical system
- Building automation and energy management system (BMS) with legacy equipment compatibility
- Energy efficient lighting fixtures and automatic day lighting/demand control system
- Emergency power and fire protection systems adhering to current code and regulations
- Plumbing fixtures, domestic water distribution, sanitary sewer, waste, vent, storm, and drainage
- Telecommunication systems to support voice, data, wireless communications, security, and AV
- Title 24 and LEED Silver certification documentation

PROJECT EXPERIENCE
P2S



City of Pasadena

Hale Building MEP Evaluation

PROJECT CONTACT

James Tong, City Project Manager
626.744.3971, jtong@cityofpasadena.net
City of Pasadena Public Works

SERVICE

MEP Engineering Services

The City of Pasadena, in an effort to update an outdated mechanical system, intends to replace the water source heat pump system in the Hale Building. The building is approximately 30,000 SF with 3-stories above grade and a basement level, housing government services for the City and consists of a public area on the ground floor, open offices, private offices, and meeting rooms throughout the building.

The existing mechanical system consists of 42 water-source heat pumps providing cooling and heating to the building. A boiler, cooling tower, and two pumps are located on the roof to distribute condenser water to each of the heat pumps. There are also two outside air fans providing ventilation and several exhaust fans for general exhaust and equipment rooms. Most of the heat pumps in the building are more than 20 years old. P2S provided a report summarizing the existing systems, discussion of potential replacement options, and a recommendation for which option will provide the best life-cycle cost for the City, as well as a study evaluating four system options to replace the existing heat pump system.

PROFESSIONAL SERVICES

April 2018-July 2018

PROJECT EXPERIENCE
P2S



City of Anaheim

Harbor 12kV Substation

PROJECT CONTACT

Larry Davis, Project Manager
714.765.5112, ldavis2@anaheim.net
City of Anaheim

SERVICE

MEP FA Engineering Services

PROFESSIONAL SERVICES

May 2017 - November 2019

P2S provided mechanical, electrical, plumbing and fire alarm design for the Design-Build Harbor Substation for the City of Anaheim. This 37,400 SF facility includes the switchgear building, transformer building and related sites within the project boundary. The new substation provides power to meet existing power demands, future development in the area and maintain power reliability. Our scope included schematic design, design development, construction documents, City of Anaheim Building Department plan check approval and construction support services.

P2S designed the sewage ejector pump and controls for this project, which included duplex submersible pumps complete with:

- Weil No. 2613-3 guide rail system
- Four Weil No. 8230 UL listed non-mercury float switches
- Weil No. 8138, UL listed duplex pump control panel with NEMA lockable enclosure
- Weil Aquatronics 48" x 16'-0" deep fiberglass, heavy duty basin with traffic-rated heavy duty steel cover and curb frame, with hinged access opening and upper guide rail brackets, coated in both sides with Bitumastic or equivalent gastight
- Weil No. 2616-3" factory-assembled duplex valve assembly, horizontal discharge connection
- Schedule 40 stainless steel pipe for guide rails as specified by manufacturer



City of Indio

Public Safety Campus

PROJECT CONTACT

Brian Tully, Assistant Chief - Indio Police Department
760.541.4305
City of Indio

PROFESSIONAL SERVICES

June 2020 - November 2024

SERVICE

MEP Engineering Services

The City of Indio expanded its Public Safety Campus to include three new buildings: Public Safety Support (PSS) Building (~23,000 SF), a Communications/Dispatch Center (~7,400 SF), and a Fire Station (~13,267 SF). This expansion bolstered the city's public safety infrastructure, enhancing response capabilities and operational efficiency across essential services. P2S provided Mechanical, Electrical, and Plumbing (MEP) design services for the new buildings, ensuring robust, energy-efficient, and compliant systems across all facilities.

P2S supported this project across all design phases, from schematic design through construction support, covering critical aspects of the MEP design process to meet compliance, energy efficiency, and safety requirements. Some of the mechanical deliverables included trunk line plans with prelim sizes, roof plans with prelim unit quantities, sizes and clearances. The electrical deliverables included electrical room prelim layouts.

Highlights of the project include generator back up (72 hours) for all buildings, UPS back up for data rooms, photovoltaic for the facility, redundant mechanical systems (n+1), electric vehicle chargers, and specialty vehicle exhaust in truck apparatus bays. This new state of the art dispatch center and public services buildings, which is now the heart of Indio's communication, will be the home to police and fire personnel. The expansion of buildings will provide a new communication center and new living quarters for firefighters. Services from the new facilities will enhance the quality of life for the Coachella Valley residents and visitors.



City of Long Beach

Police Station Upgrades

PROJECT CONTACT

Jodi Reese, Principal
562.436.9900, jreese@kardentdesign.com
Kardent Design

SERVICE

ME FP Engineering Services

P2S provided mechanical, electrical and fire protection engineering design for the remodel and tenant improvements of the Long Beach PD South Division station, which included the upper basement, floors 1, 2, 3 and 5, bicycle stations, storage area and exterior patio.

PROFESSIONAL SERVICES

February 2017 - October 2017



City of Lawndale

City Hall Upgrades

PROJECT CONTACT

Frank Senteno, Director of Public Works
310.973.3266 fsenteno@lawndalecity.org
City of Lawndale

SERVICE

MEP Engineering Services

P2S was the prime consultant providing MEP engineering design and managing the civil and structural engineers for the upgrade of the existing multi-zone air handler located in the to the City of Lawndale City Hall building. The scope included a rough order of magnitude construction cost estimate, MEP construction drawings as well as associated specification sections for the new air handling system. Construction Cost: \$450,000

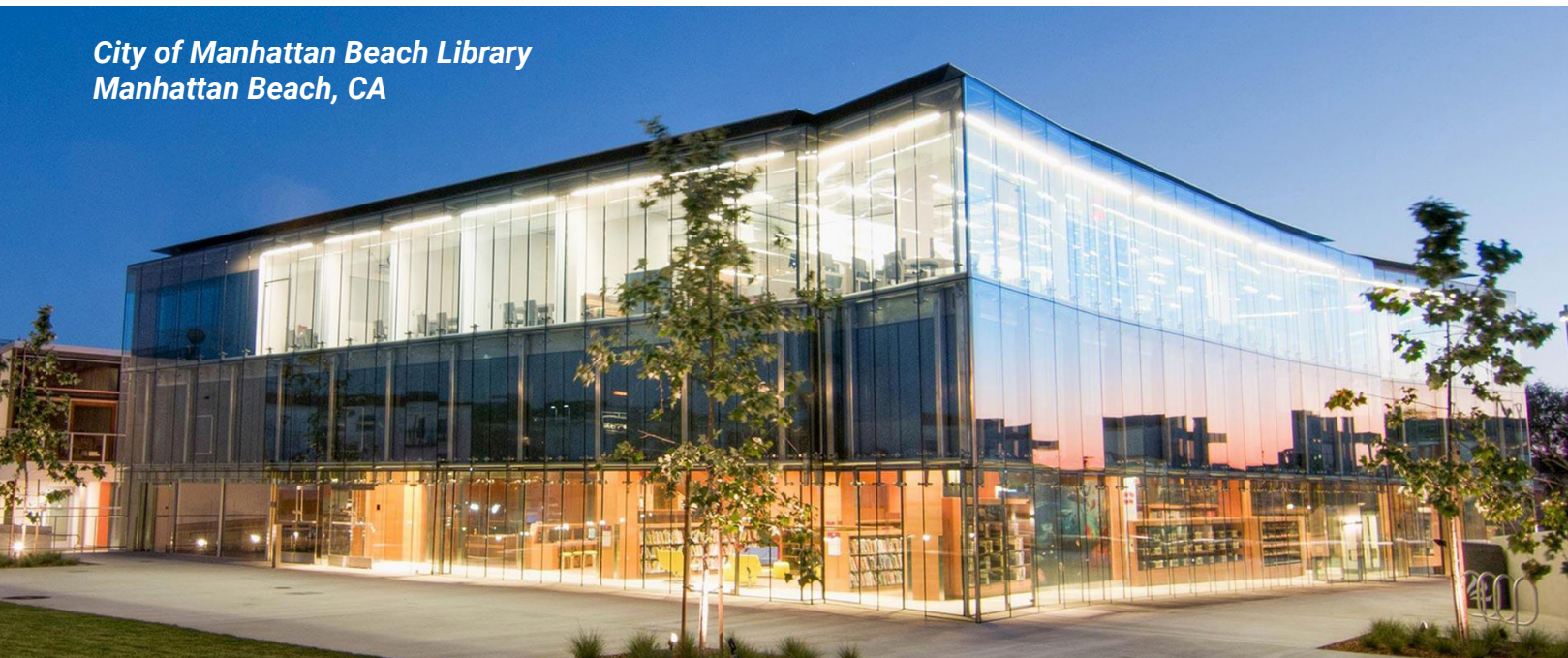
PROFESSIONAL SERVICES

June 2016 - October 2016

Petersen Automotive Museum
Los Angeles, CA



City of Manhattan Beach Library
Manhattan Beach, CA



Los Angeles County, High Desert
Multi-Service Ambulatory Care Center
Los Angeles, CA



725 S Figueroa Street
37th Floor
Los Angeles, California 90017
213.315.2277 (T)

www.SaifulBouquet.com

Saiful Bouquet Experience

Qualifications for Structural Engineering Services

SELECT ON CALL CONTRACTS

With over 28 years of expertise, Saiful Bouquet has delivered exceptional structural engineering services through On-Call contracts across Southern California. Our esteemed clientele in the Aviation, Public, K-12, Community College, Higher Education, and Healthcare sectors have benefited from our diverse portfolio, encompassing seismic evaluations and feasibility studies, new building projects, seismic retrofits, and tenant buildouts. Our extensive on-call experience and longstanding client collaborations serve as a testament to our commitment to excellence and innovation in delivering creative, cost-effective structural solutions.

- LA County A/E Services On-Call
- LA County Seismic Retrofit On-Call
- LA County A/E Services for Probation Projects On-Call
- LA County Department of Health Services A/E Services On-Call
- LA County Department of Power and Water Building Evaluation On-Call
- LA County Department of Power and Water Building A/E Services On-Call
- LA County Engineering Design and Support Services On-Call
- LAWA MATOC Planning & Design Services at LAX and VNY
- LAWA MATOC Design-Build & Construction Services at LAX and VNY
- LAWA Architectural Design Services at LAX and VNY On-Call
- LAWA Airport Planning Professional Services at LAX On-Call
- San Diego International Airport (SAN) A/E Services On-Call
- Ontario International Airport (ONT) Planning & Support Services On-Call
- John Wayne Airport A/E Services On-Call
- Port of San Diego A/E Services On-Call
- City of San Diego High-Rise Peer Review On-Call
- UC Riverside Structural Engineering Services On-Call
- LAUSD Structural Engineering Services On-Call
- LACCD Sub-consultant On-Call
- Rancho Santiago CCD A/E Services On-Call
- Edison GO Building On-Call Support

PUBLIC SECTOR EXPERIENCE

Saiful Bouquet has been the structural engineer of choice for many complex, performance-critical government structures such as city halls, libraries, cultural facilities, community recreation and health centers, public transit facilities, airport terminals, government office buildings, data centers, emergency operation centers, fire stations, and police and sheriff stations for our public sector clients. Our ability to develop complete documentation for public bid projects and coordinate the highly specialized requirements of various user groups with our design and construction partners is the key to our success in the public sector. Most of these projects require high levels of sustainable design. The following is a list of Saiful Bouquet's representative Public Sector experience:

Los Angeles ■ San Diego



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www.SaifulBouquet.com

Select New Construction Projects

- Manhattan Beach Library
- Topanga Library
- Vasquez Rocks Interpretive Center
- Enterprise Park Pool
- Ted Watkins Pool
- Echo Park Recreation Center & Pool
- City of LA, Echo Park Recreation Facility
- Hilda L. Solis Care First Village
- City of LA, Hollywood Park Pool
- Los Angeles General Medical Center Mental Health Urgent Care Center (ongoing)
- Department of Mental Health Headquarters
- Countywide Data Center
- Los Padrinos Juvenile Detention Center
- MLK Jr. Medical Center Inpatient Tower
- High Desert Multi-Service Ambulatory Care Center
- Fire Station #128, Canyon Country
- Fire Station #93, Palmdale

Seismic Evaluations, Retrofits & Renovations

- Hall of Administration Seismic Retrofit (CMAR, cancelled after 100% CD)
- Chief Medical Examiner (CME) Administration & Services Building - Seismic Retrofit (ongoing)
- Civic Center Central Utility Plant - Seismic Retrofit (ongoing)
- Rancho Los Amigos Power Building Seismic Retrofit (Historic)
- LAC-USC, Chiller Plant Expansion Phase II
- LAC-USC, Central Plant Mechanical Upgrades
- Harbor UCLA Medical Center Electronic Health Record Infrastructure Upgrades
- CME Services Building Renovations & New Crypt Building
- Hall of Records - Main Building & Stack Building
- MLK Interns & Resident - North & South Resident Wing
- Central Public Health Center
- Health Services Administration Building
- Health Services Administration Parking Structure
- Harry Hufford Registrar Recorder County Clerk
- Belvedere AP District Office
- Dorothy Chandler Pavillion
- Ahmansen Theatre
- Mark Taper Forum
- Fre Pacoima Warehouse
- Rancho Los Amigos Medical Center Building 100
- LAC+USC Medical Center Crafts, Shops Warehouse Building
- Metro Special District Office
- HH Humphrey
- Alameda Street Garage
- Adams & Grand Garage
- Bob Hope Patriotic Hall



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- Alameda Street Garage
- Adams & Grand Garage
- Emergency Operations Center
- General Hospital
- Pharmacy Building
- Civic Center Central Plant
- Hall of Administration
- Downtown Mental Health Center
- Vermont Corridor Phase 2
- MLK Jr. Original Main Hospital Building
- MLK Jr. Hospital Support Building
- MLK Jr. Central Plant City of LA, Van Nuys City Hall Seismic Retrofit (Historic)
- City of LA, Million Dollar Tower & Theater* Seismic Retrofit (Historic)
- City of LA, Grand Central Marketplace* Seismic Retrofit (Historic)
- City of LA, Emergency Operations Center
- City of LA, Wilshire Police Station Seismic Retrofit
- City of LA, Southwest Police Station Seismic Retrofit
- City of LA, Hollywood Police Station Seismic Retrofit
- City of LA, Venice Police Station Seismic Retrofit
- City of LA, Echo Park Recreation Facility
- City of LA, Hollywood Park Pool
- City of Glendale, Glendale Police Station
- City of San Marino, San Marino Public Library
- City of Pasadena, Allendale Branch Library
- City of Inglewood, Inglewood Main Library
- Pasadena Civic Auditorium Exhibition Hall Seismic Retrofit (Historic)
- City of Huntington Beach, Huntington Beach Civic Center Seismic Retrofit
- Riverside County, East County Detention Center (Indio Jail Facility)
- Oxnard Juvenile Justice Center (JJC)
- Riverside County, Law Library
- Southern California Edison Data Center
- LAVA LAX Midfield Satellite Concourse North
- LAVA LAX Concourse 0
- LAVA LAX Terminal 1 Replacement
- LAVA LAX Terminal 1.5
- LAVA LAX Terminal 3 Replacement
- LAVA LAX American Airlines Terminal 4
- LAVA LAX Terminal 1
- Long Beach Airport Expansion & Upgrades
- Burbank Regional Intermodal Transportation Center
- John Wayne Airport Security Improvements
- San Bernardino International Airport Expansion & Renovation
- Van Nuys Airport
- City of El Monte Bus Terminal
- MTA Bus Plaza, Union Station, Phase II
- Southern California Regional Rail Authority Transit Control & Operations Support Facility

WHO WE ARE

EXPERIENCE

RLA (Ridge Landscape Architects) is a full-service landscape architecture firm with 30+ years of experience shaping outdoor spaces across Southern California. We approach every project with creativity, collaboration, and humility, listening closely to ensure the best outcomes for our clients and communities. Our team is passionate about design and committed to making lasting, meaningful impacts. With expertise in design leadership, project management, and irrigation, we deliver innovative, sustainable, and thoughtful solutions efficiently and cost-effectively.

SKILL

Our combination of technical skill, knowledge and intuitive design sense provides our clients with a professionally crafted and high quality product. We maintain our technical capabilities at a 'state of the art' level so that we're able to efficiently and seamlessly communicate design ideas with clients and other design disciplines. Whether it's drafting accurate and thorough construction details, massing three-dimensional digital models or quickly aligning the design to the sensibilities of project stakeholders, RLA is skilled in executing design solutions. Our knowledge of industry standards, current product specifications, probable construction costs and long-term maintenance issues is the result of experience gained in overseeing numerous projects from master planning through construction phase.

ENVIRONMENTAL STEWARDSHIP

RLA incorporates sustainable solutions in every design and has worked with professional teams to achieve LEED certification for several projects. We have three staff members who are LEED accredited. Our in-house irrigation design employs the most current water conserving methods including drip irrigation, smart weather based controllers and water harvesting. We know drought tolerant landscapes, water quality measures and restrictions, sustainable construction practices and the native ecosystems of Southern California; it's what we are immersed in every day.

LOCATION

We pride ourselves in being local. It's important to RLA to provide a level of service that only someone nearby can give, and information that only someone in the area would know. We specialize in California and our clients can attest to our proficiency. Our projects aren't on opposite sides of the globe and neither is our attention. We will be there for the needs of our clients and projects.



CLIENT REFERENCES

PRIMA DESCHA LANDFILL - ADMINISTRATION BUILDING AND INTERPRETIVE CENTER

Year Started 2025 – Year Completed Ongoing Design

Agency Contact Information: Westgroup Designs

Jon Freeberg – 949-250-0880 – jonf@westgroupdesigns.com

Description: Hardscape, Irrigation and Planting Design and Documentation services provided for the addition of a 15,000sf Administration Building and Social Garden Space for this existing Landfill. Schematic Design, Design Development, Construction Documents, Plan/Check Permitting, Bid and Construction Administration Phases are a part of this project. Value: \$25,410 – RLA Fee

RIVERSIDE COUNTY FIRE STATIONS

Year Started 2023 – Year Completed Ongoing

Agency Contact Information: Westgroup Designs

David Smith (retired) C. 714.392.3834 E. onedjsmith@gmail.com

Description: Hardscape, Irrigation and Planting Design and Documentation services provided for renovation of (6) fire stations in Riverside County ranging in size from 4900 – 7500 s.f. Schematic Design, Design Development, Construction Documents, Plan/Check Permitting, Bid and Construction Administration Phases are a part of this project. Value: \$41,150 – RLA Fee for (6) stations total

LA COUNTY SHERIFF'S DEPARTMENT EVOC

Year Started 2020 – Year Completed 2021

Agency Contact Information: KPFF Think Luc – 949-252-1022 – think.luc@kpff.com

Description: Irrigation and Planting Design for (1) 5,000 s.f. classroom building, 44-acre speed track and (2) parking lots. Schematic Design, Design Development, Construction Documents, Plan/Check Permitting, Bid and Construction Administration Phases were a part of this project. Value: \$41,790 – RLA Fee

RIVERSIDE UNIVERSITY HEALTH SYSTEM – PERRIS CAMPUS

Year Started 2022 – Year Completed Ongoing

Agency Contact Information: Boulder Associates Mila Volkova – 949-705-4089 –

mvolkova@boulderassociates.com

Description: Master planning, Hardscape, Irrigation and Planting Design and Documentation services provided for a new 20-acre behavioral health campus in Perris California. Schematic Design, Design Development, Construction Documents, Plan/Check Permitting, Bid and Construction Administration Phases are a part of this project. Value: \$179,000 – RLA Fee



FIRM PROFILE



OCMI, Inc. is a respected project management consultancy that excels in quality solutions for the built environment. We take ownership of our clients' needs and challenges, valuing their resources as our own. Established in 1982 as a cost consultancy serving owners and design professionals, OCMI has evolved over the past 43 years to offer comprehensive services covering every aspect of program, project, and construction management. We are certified California Disabled Veteran Business Enterprise (DVBE) with twelve offices nationwide.

OCMI leads the way in estimating, scheduling, project controls, and construction management solutions with a reputation for collaboration and innovation. As a valued teaming partner for owners, architects, engineers, and general contractors, our primary focus is to independently protect the best interests of our clients by managing risk and bringing value to the design and construction process. We pride ourselves on our responsiveness to client needs, diligence, and accuracy.

OCMI will work to proactively avoid any issues that could obstruct project progress for our clients. The strength of our firm is demonstrated by a healthy backlog of future work and through repeat business and referrals.

MARKETS WE SERVE

OCMI customizes its solutions to meet the needs of a diverse group of clients and projects of any size, both domestically and internationally. Since our inception, OCMI has provided cost estimating, scheduling, and project management services for more than 13,000 projects. Through this experience, the firm has completely understood the project lifecycle, beginning with preconstruction planning, design, construction, and close-out. OCMI's firm experience includes every type of building, facility, and civil infrastructure project, including:

- Aquatic Centers
- Athletic Facilities
- Aviation
- Bridges & Roadways
- City Halls & Community Facilities
- Community Colleges
- Dams and Reservoirs
- Data Centers
- Embassies & Chanceries
- Energy Reduction
- Higher Education
- Hospitality
- Hospitals & Clinics
- Industrial & Manufacturing
- Infrastructure
- K-12 Education
- Life Science & Research Buildings
- Libraries
- Multi-Family & Residential
- Office & Retail
- Parks and Recreation
- Parking Structures
- Performing Arts
- Pipelines & Waterways
- Ports & Land Ports of Entry
- Public Safety Facilities
- Stadiums
- Themed Entertainment
- Transportation
- Utility Improvements
- Water/Wastewater

YEARS IN BUSINESS
43

TOTAL STAFF
165

COST ESTIMATING PROJECTS
10,000+

TOTAL PROJECTS COMPLETED
13,000



FIRM PROFILE

OUR SERVICES

OC INSIGHT

A TAILORED APPROACH TO SOLUTION-ORIENTED PROJECT EXECUTION

From programming through post-construction, OCMI tailors our services to meet our client's specific needs and program or project goals. Our in-house services include:

COST CONTROL	SCHEDULE CONTROL	PM/CM
<ul style="list-style-type: none"> » Benchmarking » Market Studies » Cost Modeling » Value Engineering » Cost Estimating » Variance Reports » Dashboarding » Bid Analysis » Change Order Analysis 	<ul style="list-style-type: none"> » Master Programming » Baseline Scheduling » Project Analysis » Delay Analysis » Analytics & Reporting » Pull Planning 	<ul style="list-style-type: none"> » Project Development » Program Management » Implementation & Oversight » Project Controls » Construction Quality Management

COMPREHENSIVE COST ESTIMATING & PROJECT CONTROL SERVICES

Aimed at minimizing risk and adding value to your project, OCMI's Cost Control suite delivers a menu of in-house, tailored solutions that produce accurate cost data to ensure that our client's projects remain on the budget until successful completion. OCMI maintains a local staff of professional cost estimators and many Certified Cost Professionals. Our in-house cost database is managed and updated with local and national data. Our cost estimating services are provided throughout the project's life, planning to post, and construction/occupancy. OCMI's data visualization promotes ease of evaluation and presentation to clients.



FIRM PROFILE

OCMI has provided cost estimating services for municipal entities in Southern California for new construction and renovations, including capital improvements. Below is an abbreviated list of recent projects.

- CA DGS: Junipero Serra State Building ADA Improvements
- City of Berkeley: Corp Yard Fleet EV Charger – (northern CA, but relevant to this pursuit)
- City of Carlsbad: Fleet Maintenance Building
- City of Carson: Median Landscaping Design
- City of Chula Vista: Bayfront Parks, Harbor Park
- City of Chula Vista: Friendship Park Deck Expansion
- City of Chula Vista: University Innovation District Phase 1
- City of Colton: Zero Net Energy City Building Project
- City of Colton: Police Department and City Hall
- City of Coronado: Cays Park Master Plan
- City of Downey: Measure S Projects
- City of El Cajon: Wells Park Pickleball Complex
- City of Fremont: Fire Stations 4 & 10, Generator Replacement
- City of Garden Grove: Police Department Needs Assessment
- City of Glendale: City Hall Renovation
- City of Irvine: Operations Support Facility Improvements
- City of Long Beach: Health Emergency Generator
- City of Long Beach: Marina Green Parking Lot
- City of Long Beach: MSC Energy Efficiency Upgrades, Roof & HVAC Replacement
- City of Los Angeles: Citywide Maintenance Yard Facilities Assessment
- City of Lynwood: Civic Center ADA Upgrade
- City of Ontario: Corporate Yard
- City of San Diego: Balboa Park Botanical Building and Grounds
- City of San Diego: DeAnza NE Parking Lot Improvements
- City of San Diego: Ocean Beach Lifeguard Station
- City of San Diego: Playa Pacifica Comfort Station, Playground & Basketball Courts Improvements & North Parking Lot Modification #4
- City of San Diego: Salk Neighborhood Park
- City of San Diego: San Ysidro Activity Center (SYAC) Play Area, Parking Lot Improvements and ADA Upgrades
- City of Santa Monica: Council Chambers Audio-Visual System and Update
- City of Santa Monica: EV Charging
- City of Santa Monica: Lincoln Neighborhood Corridor Plan - Streetscape, Phases 1 & 2
- City of Santa Monica: Modernization of CAO Offices
- City of Santa Monica: Pier Accessibility Upgrades
- City of Torrance: Wilson Park/Jefferson St. Frontage Improvements
- Lakewood Civic Center: Doors and ADA Parking

City of Irvine: Operations Support Facility (OSF) Improvements

Owner Contact: N/A – OCMI was a subconsultant to the AE

Role: Cost Estimator

Dates of Performance: 4/2021 – 12/2022

Value: Varies by project (\$18,810 OCMI Fee)

OCMI provided cost estimating services to the architect for various facility improvements, with John focused on estimates at the Design Development and Construction Document milestones. Projects included: expansion of the administration building (5,000 SF addition); installation of fire sprinklers in the administration building and the operations warehouse; relocation of the existing fueling island (including above-ground fueling tanks); relocation of the existing streets maintenance building; and expansion of the employee and public parking lots.

City of Hermosa Beach: Community Theater Needs Assessment

Owner Contact: N/A – OCMI was a subconsultant to the AE

Role: Cost Estimator

Dates of Performance: 5/2020 – 8/2020

Value: \$5M-\$13.4M, depending on options (\$3,500 OCMI Fee)

OCMI provided Rough Order of Magnitude (ROM) cost estimates for renovation assessments to the 8,000 SF *historic* City of Hermosa Beach Community Theater. The venue is a 502-seat theater, along with an 85-seat second-story theater. The entire community services facility also houses a senior center, museum, dance hall, meeting rooms, and classrooms. The venue is primarily used as a rentable space for many events, including film screenings, special events, and community gatherings. Our estimates helped the Owner compare a major renovation/addition to transform the facility into a regional performing arts center versus a conservative renovation that would maintain and enhance a more community-focused approach. Our estimates were between \$5M-\$13.4M, depending on direction to proceed.

City of Hermosa Beach: Records Department Tenant Improvement

Owner Contact: N/A – OCMI was a subconsultant to the AE

Role: Cost Estimator

Dates of Performance: 3/2024 – 4/2024

Value: \$557,000 (\$4,488 OCMI Fee)

OCMI provided a ROM estimate for options to renovate 1,855 SF for the City of Hermosa Beach at a community center that would be better suited as a records department. The space was being converted from a former shower and locker room area and had to be properly set up for a new use, ensuring safe retention and processing of public records. Improvements were intended to bring the space to current health and building safety standards by adding a new sprinkler system, a new ventilation system, pipe repairs, seismic retrofit of records shelving, and lighting modifications.

3.2.6

Project Management Plan



3.2.6 Project Management Plan

Westgroup Designs approaches on-call assignments with a structured, transparent, and proactive management process that emphasizes responsiveness, clear communication, and accountability. Our goal is to ensure that each task order is delivered on schedule, within budget, and to the highest standard of quality.

Responsiveness & Communication

Upon receiving a request from the City, our Contract Manager will promptly confirm receipt, review the scope, and mobilize the appropriate team. The Contract Manager serves as the single point of contact with the City, consolidating communication across subconsultants, task-specific project managers, and technical staff. This ensures clarity, avoids duplication, and provides the City with a consistent and accountable liaison.

Oversight of Task Orders

Each task order is tracked through our internal project management system, which monitors schedule, budget, and deliverables. Regular updates and milestone reviews will be shared with the City, ensuring alignment with priorities and early identification of potential risks.

Schedule, Budget, and QA/QC

We rely on milestone-based schedules and cost tracking to maintain tight control of time and budget. Our Director of Project Delivery oversees a rigorous QA/QC process, applying multi-level reviews to confirm accuracy, compliance, and constructability. This ensures that all deliverables are clear, coordinated, and buildable.

Work Plan for a Typical Project

While each task order is tailored to the City's needs, our general project workflow includes the following phases:

1. PRE-DESIGN.

Our process begins with visioning and programming, engaging stakeholders to align goals and confirm project direction. This phase establishes guiding principles, verifies the building program or master plan, and incorporates site analysis, standards, and early conceptual ideas.

Deliverables may include:

- Visioning documentation | Guiding principles | Site context and analysis | Master Plan/program verification | Standards implementation | Preliminary design concepts | Initial code review | Preliminary cost and phasing review

Checkpoints:

- **Client Review:** Validate vision and guiding principles | **Budget Check:** Confirm feasibility against preliminary cost estimates | **QA/QC:** Early review of program alignment and compliance | **Schedule:** Establish project milestones and phasing strategy.

2. DESIGN PACKAGE

Schematic Design. We translate the program into functional design solutions aligned with budget goals. Concepts are refined and informed by early analysis, with guiding principles at the forefront.

Design Development. Details are advanced to define performance requirements and coordinate systems. Architecture, interiors, and engineering are integrated to ensure accuracy and constructability.

Deliverables may include:

- Refined design concepts | Basic building systems infrastructure | Code review | 3D BIM renderings | Cost plan and updated estimates | Detailed building components (architecture, engineering, interiors) | Preliminary specifications

Checkpoints:

- **Client Review:** Design presentations to confirm direction | **Budget Check:** Refine cost estimates against scope | **QA/QC:** Multi-disciplinary review for coordination | **Schedule:** Update timelines based on design progress.

3. FINAL DESIGN & BIDDING

Construction Documents / Agency Approval. Comprehensive documents are prepared with emphasis on coordination, accuracy, and quality. BIM integration ensures consistency, and agency reviews are completed for approvals.

Bidding. We support the City in securing qualified contractors through a transparent process. This includes preparation of bid packages, pre-bid meetings, addenda, and review of contractor proposals. WD assists in addressing pre-construction RFIs and evaluating substitutions.

Deliverables may include:

- Final construction documents | Agency approvals | Constructability review | Final cost estimate | Final schedule

Checkpoints:

- **Client Review:** Final review of construction package | **Budget Check:** Align final estimate with funding availability | **QA/QC:** Comprehensive review of all documents before submittal | **Schedule:** Confirm readiness for bidding and award.

4. CONSTRUCTION

Construction Administration & Occupancy. Our project leaders maintain continuity and oversee construction with responsive communication and thorough knowledge of project intent. We review submittals, provide progress updates, and monitor cost and schedule. Close-out activities ensure a smooth transition to occupancy.

Deliverables may include:

- Shop drawing review | Construction progress updates | Project cost updates | O&M manuals | Occupancy documentation | Construction management support if needed | Cost and schedule review | Value engineering analysis if required

Checkpoints:

- **Client Review:** Regular progress meetings and milestone walkthroughs | **Budget Check:** Ongoing review of construction costs and change orders | **QA/QC:** Site observations, field reports, and submittal reviews | **Schedule:** Continuous monitoring to track contractor progress.

Through this disciplined approach, combining responsive management, strong communication, rigorous QA/QC, and a clear step-by-step process, Westgroup Designs ensures that every task order is executed efficiently, transparently, and to the City's highest standards. Please see a detailed description of the deliverables and implementation plan on the following pages.

Project Management Plan

Westgroup operates within a project management led environment with an open, responsive and collaborative single point of contact.



1 PRE-DESIGN

VISIONING, MASTER PLANNING, & PROGRAMMING VERIFICATION/UPDATE

Our design approach begins with involving all stakeholders and building consensus. We collaborate with you every step of the way to monitor our design's performance against the vision and goals of your project.

Inclusive - Involving all parties to the project and creating common understanding as basis for consensus.

Explicit - Early definition of goals fundamental to the project.

Incremental - Conceptual and design decisions build logically upon each other, subordinated to the project goals.

Efficient - Major conceptual decisions facilitated by senior design professionals on-site in real time.

Interactive - Collaboration based on mutual respect and commitment to overarching project goals.

Project & Site Specific - Expressing the unique character and culture of your City; exploring early the influences of placement.



- Deliverables**
- Visioning process documentation
 - Guiding principles
 - Site context & analysis
 - Building program /Master Plan Verification
 - Standards implementation
 - Preliminary design concepts
 - Code review
 - Preliminary pricing and phasing

2 DESIGN PACKAGE

SCHEMATIC DESIGN

We translate your program into a final design that works functionally and aligns with your budget expectations.

This includes refinement of early design decisions and a thorough understanding of important issues while never losing sight of the early concept ideas and guiding principles.

DESIGN DEVELOPMENT

Project details will come into focus during this phase.

This is where the exact construction and performance requirements of the project go through final selection and coordination and are detailed.



- Final design
- Basic building systems infrastructure
- Code review
- 3D BIM renderings
- Preparation of cost plan
- Detailing of all building components (Architecture, Engineering, Interior Design)
- Cost estimate
- Preliminary specifications
- Code review

3 FINAL DESIGN & BIDDING

CONSTRUCTION DOCUMENTS / AGENCY APPROVAL

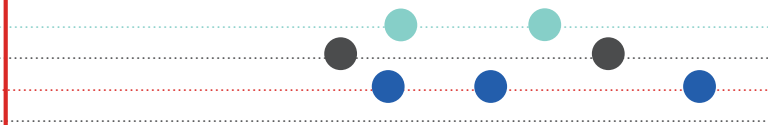
The process of producing the final construction documents requires comprehensiveness, efficiency and quality.

The most critical items are coordination with consultants and quality of documentation and this is achieved through integrated documents using BIM, verification of requirements, and submittal of complete documents for review.

BIDDING*

To secure a competent contractor through competitive bidding is an essential part of the process in achieving the owner's desired delivery method.

Complete documents in bid packages combined with pre-bid conferences and job-walks, preparation of addenda, evaluation of contractor's proposed substitutions of systems and a responsive RFI process during bidding. WD will support the Project Manager in answering all pre-construction RFI's. *T.B.D based on City's procurement process



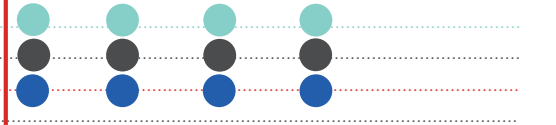
- Construction documents
- Agency approvals
- Constructability review
- Final cost estimate
- Final schedule
- CM support if needed
- Cost & schedule review
- Value engineering analysis if required

4 CONSTRUCTION

CONSTRUCTION ADMINISTRATION & OCCUPANCY

This is where we make sure your project is built as you have specified.

It is crucial to have experienced project leaders continue to lead the project team in this phase, which provides consistency and continuity. They administer the flow of all communications to ensure that the A/E team's full project knowledge is applied to, and enhances, the success of the project. The A/E team's response will be more coordinated, more informed, and more responsive.



- Shop drawing review
- Construction progress updates
- Project cost updates
- O&M manual
- Project occupancy documentation

3.2.7

Required Forms



REENTRY
OPPORTUNITY
CENTER

COUNTY OF LOS ANGELES

County of Los Angeles
Department of Public Works
Renovation Project *

* Project Experience of P2S



San Bernardino County
Sheriff's Training Academy

3.2.7 Required Forms

RFQ 25-003

City of Hermosa Beach



, City Attorney

6.2 Required Forms

6.2.1 Certification of Qualifications

RFQ #: **25-003**

The undersigned hereby submits its statement of qualifications and agrees to be bound by the terms and conditions of this Request for Qualifications (RFQ).



1. 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 statement of qualifications or any work connected with this statement of qualifications. Should any agreement be approved in connection with this Request for Qualifications, 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 RFQ.
3. Proposer has carefully reviewed its statement of qualifications 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 statement of qualifications and to waive any informality or irregularity in any statement of qualifications received by the City.
5. The statement of qualifications response includes all of the commentary, figures and data required by the Request for Qualifications.
6. The statement of qualifications shall be valid for 90 days from the date of submittal.
7. Proposer acknowledges that the City may issue addendums related to this RFQ and that the proposer has reviewed the following addendums which have been issued:

Addendum: 1, DATED 09.08.2025

Addendum: _____

Addendum: _____

Addendum: _____

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

Signature of Authorized Representative:

Printed Name and Title:

**PARISIMA HASSANI, ASSOC. AIA, IIDA, CID, NCIDQ
CEO + MANAGING PRINCIPAL**



6.2.2 Non-Collusion Affidavit

RFQ #: **25-003**

The undersigned declares states and certifies that:

1. This statement of qualifications is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation.
2. This statement of qualifications 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 statement of qualifications and I have not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in a sham statement of qualifications or to refrain from submitting to this RFQ.
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 statement of qualifications 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, RFQ depository, or to any member or agent thereof, to effectuate a collusive or sham statement of qualifications.
7. I have not entered into any arrangement or agreement with any City of Hermosa Beach public officer in connection with this statement of qualifications .
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:

**PARISIMA HASSANI, ASSOC. AIA, IIDA, CID, NCIDQ
CEO + MANAGING PRINCIPAL**



6.2.3 Compliance with Insurance Requirements

RFQ #: **25-003**

The selected consultant will be expected to comply with the City's insurance requirements contained within this RFQ.

The undersigned declares states and certifies that:

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

Signature of Authorized Representative:

Printed Name and Title:

**PARISIMA HASSANI, ASSOC. AIA, IIDA, CID, NCIDQ
CEO + MANAGING PRINCIPAL**



6.2.4 Acknowledgement of Professional Services Agreement

RFQ #: **25-003**

The selected consultant will be expected to comply with and sign the City's Professional Services Agreement. Proposers should identify and/or indicate any exceptions to the Sample Professional Services Agreement included in Section 6.2. 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. Proposer agrees, acknowledges and is fully aware of the conditions specified in the City's Sample Professional Services Agreement.
2. Proposer agrees to accept all conditions and requirements as contained therein with exceptions noted as follows:

N/A

Signature of Authorized Representative:

Printed Name and Title:

**PARISIMA HASSANI, ASSOC. AIA, IIDA, CID, NCIDQ
CEO + MANAGING PRINCIPAL**



*Let's create something
great together.*





OC 19900 MacArthur Boulevard, Suite 1000, Irvine, CA 92612 | O 949.250.0880 | T 949.250.0880
LA 700 South Flower Street, Suite 1000, Los Angeles, CA 90017 | O 323.250.1222
IE 3600 Lime Street, Building 2, Riverside CA, 92501 | O. 951.250.7777

WestgroupDesigns.com

CITY OF HERMOSA BEACH

Statement of Qualifications (RFQ) No. 25-003
for On-Call Professional Architectural Services - **3.2.8 Rate Schedule**



Submitted to City of Hermosa Beach by Westgroup Designs | 09.18.2025

HOURLY RATES

WESTGROUP DESIGNS ARCHITECT

PRINCIPAL.....	\$320
DIRECTOR.....	\$294
DESIGN DIRECTOR.....	\$277
SR PROJECT MANAGER.....	\$250
SR PROJECT ARCHITECT.....	\$242
QA/QC.....	\$208
SPECIFICATIONS WRITER.....	\$200
SENIOR COORDINATOR.....	\$200
PROJECT ARCHITECT.....	\$185
PROJECT MANAGER.....	\$185
SENIOR JOB CAPTAIN.....	\$171
PROJECT COORDINATOR.....	\$165
PROFESSIONAL STAFF I.....	\$145
PROFESSIONAL STAFF II.....	\$135
PROFESSIONAL STAFF III.....	\$120
ADMINISTRATIVE.....	\$ 77

Our hourly rates will be fixed for the entire 2025 and 2026. From 2027, WD confirms that our annual increase will not exceed the relevant Consumer Price Index for the preceding 12-month period.

REIMBURSABLE EXPENSES

Includes actual expenditure made by WD incurred in the interest of the Project and as directed by the client or the client's consultants. These may include, but are not limited to, computer plotting, required overnight delivery, formal presentation finish boards.

ADDITIONAL SERVICES

Additional services will be based off scope change or requested additional services from the client. These fees will be based off hourly rates and bound by mutual agreement by both parties.

P2S LP M / E / P/ TECHNOLOGY / DATA ENGINEERING SERVICES

PRINCIPAL ENGINEER.....	\$365
ENGINEER GRADE 05.....	\$308
ENGINEER GRADE 04.....	\$299
ENGINEER GRADE 03.....	\$256
ENGINEER GRADE 02.....	\$236
ENGINEER GRADE 01.....	\$209
DESIGN ENGINEER GRADE 05.....	\$256
DESIGN ENGINEER GRADE 04.....	\$236
DESIGN ENGINEER GRADE 03.....	\$209
DESIGN ENGINEER GRADE 02.....	\$185
DESIGN ENGINEER GRADE 01.....	\$165
DESIGNER GRADE 04.....	\$176
DESIGNER GRADE 03.....	\$165
DESIGNER GRADE 02.....	\$151
DESIGNER GRADE 01.....	\$145
CAD/BIM DESIGNER GRADE 04.....	\$146
CAD/BIM DESIGNER GRADE 03.....	\$131
CAD/BIM DESIGNER GRADE 02.....	\$118
CAD/BIM DESIGNER GRADE 01.....	\$108
COMMISSIONING GRADE 05.....	\$308
COMMISSIONING GRADE 04.....	\$268
COMMISSIONING GRADE 03.....	\$228
COMMISSIONING GRADE 02.....	\$182
COMMISSIONING GRADE 01.....	\$156
TECHNICAL WRITER.....	\$165
PROJECT ASSISTANT.....	\$108

OCMI (DVBE) - COST ESTIMATING

PRINCIPAL.....	\$350
SNR. DIRECTOR.....	\$290
DIRECTOR.....	\$275
ASSOCIATE DIRECTOR.....	\$250
SNR. COST MANAGER.....	\$230
COST MANAGER.....	\$215
SNR. ESTIMATOR.....	\$195
SNR. RISK ANALYST.....	\$250
COST ESTIMATOR II.....	\$180
COST ESTIMATOR I.....	\$165
ECONOMIST.....	\$230
RISK ANALYST.....	\$230



SAIFUL BOUQUET - STRUCTURAL ENGINEERS

MANAGING / SENIOR PRINCIPAL.....	\$335
PRINCIPALS.....	\$305
ASSOCIATE PRINCIPAL/SR.	
PROJECT MANAGER.....	\$265
PROJECT MANAGER.....	\$250
SENIOR PROJECT ENGINEER.....	\$210
PROJECT ENGINEER.....	\$180
SENIOR ENGINEER/SENIOR ANALYST..	\$160
ENGINEER.....	\$150
DESIGN ENGINEER.....	\$140
SENIOR STRUCTURAL COORDINATOR..	\$180
BIM PROJECT MANAGER.....	\$170
SENIOR PROJECT BIM DESIGNER.....	\$155
PROJECT BIM DESIGNER.....	\$145
BIM SENIOR DESIGNER.....	\$140
BIM DESIGNER.....	\$125
PRESENTATION DESIGNER.....	\$175
ADMINISTRATIVE ASSISTANT.....	\$120
SUPPORT STAFF.....	\$100

RLA - LANDSCAPE ARCHITECT

PRINCIPAL.....	\$220
ASSOCIATE.....	\$190
SENIORPROJECTMANAGER.....	\$180
PROJECTMANAGER.....	\$170
IRRIGATIONDESIGNER.....	\$170
SRJOB CAPTAIN.....	\$130
JOB CAPTAIN.....	\$120
DRAFTSPERSON.....	\$110
ADMINISTRATIVE.....	\$110

POSITION	LICENSE HOLDER NAME	LICENSE #	EXPIRY DATE
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ARCHITECTURAL LICENSES:

SMITH, JOSHUA JAMES	C32284	05.31.2027
FREEBERG, JON LEWIS PEARCE	C38190	12.31.2025
NG, KENNETH J	C32255	10.31.2025
CECCONI, MICHAEL	C30141	10.31.2025
WHITRIDGE, JAMES C	C26230	01.31.2027
COUNTER, ROBERT DALE	C12679	01.31.2027
THOMPSON, THOMAS WAYNE	C21470	03.31.2027
DODD, CLAYTON DANIEL	C41344	11.30.2025
GOMEZ, EDWARD ARTHUR JR	C40116	06.30.2027
STOCKLER, NICHOLAS ROBERT	C37188	03.31.2027
ROY J. FREY	C41859	05.31.2027

SELECT LIST OF OTHER LICENSES HELD

LEED ACCREDITED PROFESSIONALS:

JON FREEBERG	10782304-AP-BD+C	03.22.2027
KENNETH ONG	10721785-AP-BD+C	10.17.2025
JOSHUA SMITH	10164548-AP-BD+C	10.19.2025

SELECT LIST OF OTHER LICENSES HELD NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS (NCARB) PROFESSIONALS:

JOSHUA JAMES SMITH	69720	N/A
CLAYTON DODD	99278	N/A

CERTIFIED INTERIOR DESIGNERS:

PARISIMA HASSANI	6818	10.28.2025
ROBYN TAYLOR	2832	02.18.2026
ROY FREY	7152	04.04.2026
ISABEL GUEVARA	7453	06.18.2026



OC 19900 MacArthur Boulevard, Suite 1000, Irvine, CA 92612 | O 949.250.0880 | T 949.250.0880
LA 700 South Flower Street, Suite 1000, Los Angeles, CA 90017 | O 323.250.1222
IE 3600 Lime Street, Building 2, Riverside CA, 92501 | O. 951.250.7777

WestgroupDesigns.com