

Qualifications for the  
City of Hermosa Beach

# On-Call Architectural Services (RFQ 25-003)

September 18, 2025





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City of Hermosa Beach  
Department of Public Works  
1315 Valley Drive  
Hermosa Beach, CA 90254  
Attention: Andrew Nguyen

**Re: SOQ For On-Call Architectural Services (RFQ 25-003)**

Andrew,

On behalf of myself and our consultant design team I am pleased to present our architectural and engineering qualifications for the consideration of the Hermosa Beach On-Call Architectural Services. We are a small firm located in the City of Irvine started in 2010 during a bad economic crisis. Through our good referrals, references, and our commitment to client service we have not only survived this tumultuous time but we have thrived.

**OUR PROJECT UNDERSTANDING** I understand that the City of Hermosa Beach has multiple projects on their CIP which will require architectural support. By developing a pool of on-call consultants the city will be able to streamline the process of selection and thereby enact CIP projects at a much quicker pace. The selected pool shall have a wide variety of experience, be knowledgeable of publicly bid projects, and have a client first approach.

**WHY ARE WE BEST QUALIFIED?** As a certified small business (SBE) we may be small, but our ideals are large. Our core concepts are to be selective in the projects that we pursue, dedicate our resources to completing them, and to build strong relationships. Our focus is on quality and not quantity and these principles have resulted in repeat work through our great references and referrals.

I have had an continue to have experience along coastal regions and understand the special circumstances of designing and implementing projects impacted by the coast. In the past I had worked for another architect in installing the new exterior elevator at the City Hall, have worked with El Segundo on their Fire Station 2 project and new lifeguard facility, and I am currently engaged with the City of Manhattan Beach developing a restroom project at their Manhattan Heights Park.

I acknowledge receipt of Addendum 1 and have incorporated items into our response attached.

The day-to-day contact administrator for this project will be:

Rubio Medina, Architect  
P: 949 333.6030  
E: rubio@architectrm.com

Andrew, I look forward to discussing more with you our qualifications and how we can be the best partner for the City of Hermosa Beach. If you have any questions regarding the attached, please feel free to contact me at rubio@architectrm.com or at 949 333.6030 at your earliest convenience.

Sincerely,

**Rubio Medina, Architect**  
A Sole Proprietorship  
780 Roosevelt; Irvine, CA 92620

949 333.6030: P  
949 333.6100: F  
www.architectrm.com

# STATEMENT OF QUALIFICATIONS

## FIRM PROFILE

### Rubio Medina, Architect

780 Roosevelt  
Irvine, CA 92620  
P: 949 333.6030  
F: 949 333.6100

### Type of Business:

Sole Proprietor

**Fed ID:** 45-4469645

**Year Started:** 2010

### Registrations:

CA Architect c.30059

**SBE:** 1754662

### Insurance Coverage:

Professional Liability  
General Liability  
Auto Liability  
Workers Compensation

### Business License:

City of Irvine BUS11-01268

### Contact Person:

Rubio Medina, Owner  
Architect

**Fail to Complete:** None

### Pending Litigation:

None



Rubio Medina, Architect is an award-winning, sole-proprietorship architect providing solutions that enhance the working environment, honor the settings they are placed, and builds lasting relationships. Over the past thirty years he has designed multiple projects including new construction, renovations, expansions, studies, assessments, and construction management to public agencies across the western United States.

**Diverse Background:** We have a diverse background in project types and working with different governmental agencies and always bring the same commitment to each project and each project type including studies and assessment, feasibility studies, building renovations including seismic retrofits, expansion and additions, new construction across California including coastal, urban, suburban, and downtown areas.

**Current and Past On-Call Contracts:** City of Irvine, City of Laguna Beach, City of Newport Beach, City, County, and Port of San Diego, Orange County Fire Authority, City of Santa Monica.

**How Long Have We Been in Business?** After over twenty years of working for other architects, I hung my 'shingle' in 2010 and since then have been providing services exclusively to public agencies, cities, fire districts, and special districts.

**What Kind of Projects Do We Do?** We are 100% public works focused and publicly bid projects including new construction, remodels, expansions, renovations, programming, studies, assessments, and construction management.

**Where Are Our Coastal Projects?** City of Manhattan Beach, City of El Segundo, City of Santa Monica, City of Newport Beach, City of Huntington Beach, City of San Clemente, City of Pismo Beach, City of Laguna Beach

**How Do We Do It?** Be on time, be responsive, take on less work, service our clients from a principal/owner level commitment, build strong relationships, and be the fiercest advocate for our clients' needs.

***We are not big... We Are Just Good!***

**STATEMENT OF QUALIFICATIONS**

**FIRM QUALIFICATIONS**



We are 100% **Public Works Focused** working with cities, municipalities, special districts, fire departments, and police departments on new construction, assessments, feasibility studies, renovations, structural retrofits, and programming exercises.

We have toured and developed **Assessments on Existing Facilities** on almost fifty public buildings including fire stations, teen and youth centers, libraries, police stations including Santa Monica, Corona, Glendale, Burbank, Stanton, and Buena Park.

With over thirty years of experience, we understand the nature of public bid projects and the need to have correct information early in the process and can **Validate Project Scoping** developed by others based on our years of experience on many project types.

As a **Full Service Design** firm, we have been involved in multiple studies, renovations, expansions, retrofits, programming, and construction administration and have developed plans and specifications that can stand up to the test of publicly bid projects and the low-bid construction process.

We are supported by an equally knowledgeable consultant team and have included the following consultants. We have also worked with many other specialty consultants such as geotechnical, hazardous materials, and others and can have other specialty consultants join our team as needs arise.

<b>Architect</b>	<b>Civil Consultant</b>
Rubio Medina, Architect (SBE) 780 Roosevelt Irvine, CA 92620	Kimley-Horn 180 East Ocean Boulevard, Suite 1200 Long Beach, CA
<b>Structural Consultant</b>	<b>Mechanical, Electrical Consultant</b>
DCSE Structural Engineers 1744 West Katella Ave, Suite 107 Orange, CA	PBS Engineers 279 East Arrow Highway, Suite 201 San Dimas, CA
<b>Landscape Consultant</b>	<b>Cost Consultant</b>
DVD Creative (SBE) 151 Kalmus Drive, Suite M8 Costa Mesa, CA	Cumming 120 Vantis, Suite 510 Aliso Viejo, CA

**ORGANIZATIONAL CHART**



**PROJECT USER GROUP**



**RUBIO MEDINA, ARCHITECT**, 780 Roosevelt, Irvine, CA 92620  
*Architect of Record*  
 Rubio Medina will be the day-to-day contact for any and all projects for the City of Hemet and will lead and coordinate all items from the City through the consultant team and external channels and processes. He will be a constant presence through the process and will not be removed nor replaced for any projects assigned to us. His thirty years of experience in public design will lead the team of subconsultants and be in direct contact with the City of Hemet and end user groups.

**SUBCONSULTANT TEAM**



**KIMLEY-HORN**, 27290 Madison Avenue, Suite 300, Temecula, CA 92590  
*Civil Engineering, Survey, Signal and Striping*  
**John Pollock, Project Manager**  
 As a local presence to the City of Menifee, John Pollock will lead the civil engineering efforts including the survey team, development of site improvement plans, and the signal and striping work. Kimley-Horn's experience in and around Menifee will be valuable to quickly understand and implement grading requirements into the finished product.



**DCSE STRUCTURAL ENGINEERING**, 1744 West Katella Avenue, Suite 107, Orange, CA 92867  
*Structural Engineering*  
**Richard Suzuki, Project Manager**  
 DCSE is a small structural engineering firm with a wide variety of experience and knowledge. Richard Suzuki will lead the team in developing structural capabilities of the proposed new facility from a vertical and lateral resisting systems.



**PBS ENGINEERING**, 279 East Arrow Highway, San Dimas, CA 93401  
*Mechanical Engineering, Plumbing Engineering, Electrical Engineering*  
**Kunal Shah, Project Manager**  
 Kunal Shah will lead the PBS team providing mechanical, electrical, and plumbing design for any facility projects. His almost thirty years in facility design for public agencies and his hands on approach will ensure the facility will operate well in the short term but in the long term as well.



**DVD Creative**, 151 Kalmus Drive, Suite M8, Costa Mesa, 92626  
*Landscape Architect, Irrigation Design*  
**Eric Sterling; President**  
 DVD Creative will be led by Eric Sterling who has a wide variety of experience in developing planting and irrigation designs and will integrate local planting requirements into any potential project. A seasoned landscape architect he has been involved in both park/open space design as well as specific landscape designs involving facilities.



**CUMMING MANAGEMENT GROUP**, 25220 Hancock Avenue, Suite 440 Murrieta, CA 92562  
*Cost Modeling*  
**Alan Campbell, Project Manager**  
 Nationally recognized cost consulting firm Cumming Management Group will be led by Alan Campbell who will oversee the opinion of probable construction costs generated for the project and will be the liaison to the design team in keeping up to speed on current market volatility.

# STATEMENT OF QUALIFICATIONS

## Rubio Medina, Architect



**Rubio Medina, Architect**

780 Roosevelt  
Irvine, CA 92620  
P: 949 333.6030  
F: 949 333.6100

**Role:** Architect of Record

**Experience:** 30 Years

**Registrations:** c.30059

**Education:** Apprentice



Rubio Medina, Architect has a thirty-year history providing architectural services to cities, municipalities, special districts, police departments, and fire departments. We are 100% principal driven and all projects are managed and developed by Rubio Medina, Architect who fully believes in building strong relationships, to be selective in the work we do take on, and to fully devote his resources to meet our clients' needs, leaving behind the constraints of continually being beholden to the bottom line.

### **Relevant Experience:**

Balboa Island Fire Station Remodel, Newport Beach, CA  
Carson Carriage Crest Park Renovation, Carson, CA  
Costa Mesa City Hall Remodel, Costa Mesa, CA  
Costa Mesa City Hall Public Restroom Accessibility Upgrades, Costa Mesa, CA  
El Segundo Beach Public Restroom and Lifeguard Station, El Segundo, CA  
Inland Empire Utilities Agency Tenant Improvement, Ontario, CA  
Inland Empire Utilities Agency Lab and Operations Assessment and Study, Ontario, CA

### **Irvine On-Call Consultant List, Irvine, CA**

Jurupa Community Services District Administration TI, Jurupa Valley, CA  
Laguna Beach Main Beach Restroom Replacement, Laguna Beach, CA

### **Laguna Beach On-Call Architecture, Laguna Beach, CA**

Laguna Beach Fire Administration Temporary Generator, Laguna Beach, CA  
Long Beach Water Department Administration Building Remodel, Long Beach, CA  
Main Branch Library Restroom Remodel, Newport Beach, CA  
Mariners Branch Library Restroom Remodel, Newport Beach, CA  
Nature Center Facility Accessibility Upgrades, Irvine, CA  
Newport Beach Pier Restroom Remodel, Newport Beach, CA  
Newport Beach Lifeguard Remodel, Newport Beach, CA

### **Orange County Fire Authority On-Call Architecture, Irvine, CA**

Orange County Water District Locker, Shower, and Restroom Annex Building Remodel, Fountain Valley, CA

Pismo Beach Police Annex, Pismo Beach, CA  
Rodgers Senior Center Remodel, Huntington Beach, CA  
San Fernando Las Palmas Park RR Renovation, San Fernando, CA

### **Santa Monica On-Call Architecture Services, Santa Monica, CA**

Templeton Community Services Fire District Fire Station Expansion and Renovation, Templeton, CA  
Turtle Rock Community Center Accessibility Upgrades, Irvine, CA  
Vernon City Hall 3<sup>rd</sup> Floor Remodel, Vernon, CA  
Vernon Public Works Remodel, Vernon, CA  
Vernon Police Department Locker/Shower Remodel, Vernon, CA

*'I have worked with Rubio Medina, Architect on multiple projects for the City of El Segundo including Fire Station 2 (LEED Gold) and the El Segundo Beach Lifeguard, Storage, and Public Restroom project. Each project presented its own challenges and Rubio was always up to task engaging personnel, developing solutions that are viable, and creating a fun atmosphere that all could enjoy.'*

*Maryam Jonas, City Engineer (Retired)  
City of El Segundo*

## CIVIL DESIGN: KIMLEY-HORN

Kimley»Horn

**John Pollock, PE**

John has over 10 years of industry experience in precise grading, water quality design, hydraulic design, fire water design, opinions of probable cost, entitlement processing, construction phase observation, and site planning. As one of California's lead development consultants with extensive experience across retail, civic, educational, and industrial sectors, John plays a key role with Kimley-Horn's small site commercial national clients. He is also managing ongoing projects in the City of Perris, where he has developed strong relationships with staff and gained a deep understanding of local processes. Prior to his career as a development consultant, he spent many years in the Construction industry and a field engineer and superintendent for heavy civil and wood frame construction.

 **EDUCATION**

- Bachelor of Science, Civil Engineering, California State Polytechnic University, Pomona, CA

 **PROFESSIONAL CREDENTIALS**

- Professional Engineer in California, #86160

 **RELEVANT EXPERIENCE**

- Nuevo Gateway Retail Center – Entitlement Phase, Perris, CA
- Ethanac Travel Center, Perris, CA
- Perris Industrial Project Specific Plan, Perris, CA
- Trumble and Mapes Distribution Center, Perris, CA
- Raising Cane's, Multiple Locations (Perris), CA
- Pollo Campero, Perris, CA
- Redlands Marketplace Apartments – Entitlement Phase, Redlands, CA
- Caltrans Driveway Improvements, Westminster
- Elsinore High School New Building, Wildomar, CA
- Havey Mudd College Building Renovations, Claremont, CA
- Chase Bank, Multiple Locations, CA, OR, WA
- McDonald's, Multiple Locations, CA
- Arby's, Multiple Locations, CA
- Applebee's, Multiple Locations, CA
- Wells Fargo, Multiple Locations, CA
- Buffalo Wild Wings, Multiple Locations, CA
- Darden Restaurants, Multiple Locations, CA, OR, WA
- U.S. Bank, Multiple Locations, CA
- Mister Car Wash, Multiple Locations, CA
- CarMax, Multiple Locations, CA
- Starbucks, Multiple Locations, CA
- Wendy's, Multiple Locations, CA
- Shake Shack, Multiple Locations, CA

## STRUCTURAL DESIGN: DCSE STRUCTURAL ENGINEERS



**DCSE**  
ASSOCIATES, INC.  
STRUCTURAL ENGINEERS

Dale A. Christian, S.E., C.E.O.  
Roberto Ortiz, S.E., C.O.O.  
Winnie Sullivan, C.F.O.  
Richard Suzuki, S.E., Sr. V.P.  
Todd Brown, S.E., Sr. V.P.

## SENIOR STAFF RESUME

Richard Akira Suzuki, S.E. – Director of Engineering

## Education

B.S. Civil Engineering, May, 1987  
University of California, Irvine

M.S. Structural Engineering, June 2004  
Irvine Institute of Technology, Irvine

Professional Engineer Certification, C49775  
State of California, June, 1992

Structural Engineer Certification, S4971  
State of California, September, 2006

## Professional Background

Director of Engineering (previously Staff Engineer then Senior Engineer) 1991 to present  
*DCSE Associates, Inc. – Structural Engineers*

- Responsible for day-to-day co-supervision and management of 6 engineers, 1 CAD operator, 1 field observer.
- Responsible for all phases of structural engineering (design analysis, client meetings, construction administration, etc.) for fire stations, municipal buildings, retail buildings, automobile dealerships, tilt-up industrial buildings, office buildings, single and multi-family residential.
- Responsible for job scheduling (including assignments to engineers), job site visits, plan checks, quality control, client relationships, etc.).

*Staff Engineer, 1987 to 1991*

*The George Gouvis Co., Inc., 3848 Campus Drive, Newport Beach, CA 92660*

- Responsible for all phases of structural engineering (including design analysis, for single and multi-family residences, restaurants, subterranean parking structures, steel and concrete office buildings).

## Recent Project Examples

- Riverside County Fire Station #84 addition, Temecula, CA
- Orange County Fire Authority Remodel and or Structural survey of Stations 14, 16, 32 & 53
- Fire Station #7 addition (now OCFA station #77), Santa Ana, CA
- City of Banning new Police Facility
- Police Firing Range Facilities, Fairfield, Westminster, Costa Mesa, CA
- City Public Works Facilities, Stanton, San Gabriel, Orange, Westminster, Fullerton, Walnut Creek
- Conversion and remodel of Sears Auto Centers to retail, Warwick, RI & Hagerstown, MD
- New retail centers in Santa Ana, Ontario & San Pedro
- Target store (including seismic rehabilitation of URM building), Huntington Park, CA
- Land Rover/Jaguar Dealerships new & remodels, Anaheim Hills, Cerritos, Newport Beach, Los Angeles, CA.
- Mazda Dealership, Fontana, CA
- Nissan Dealership remodel, Cerritos, CA
- Tilly's Clothing warehouse (tilt-up), Irvine, CA
- MYWI Steel Fabrications new facility (tilt-up), Ontario, CA
- Orchard Supply Hardware/Floor & Décor (tilt-up), Orlando FL
- 1125 N. Magnolia (conversion of office building to PACE facility), Anaheim, CA
- Birch Center III – (steel framed low-rise office building), Newport Beach, CA
- Playa Vista – Waterstone (mixed-use multi story) (**over podium**) Los Angeles, CA

## MECHANICAL DESIGN: PBS ENGINEERING



MECHANICAL ELECTRICAL PLUMBING | CONSULTING ENGINEERS



**TARIQ HASSAN, PE**  
Associate Principal | Mechanical Engineer

**Project Role |**  
**Project Mechanical**  
**Engineer**

**Education |**  
B.S., Mechanical  
Engineering  
California State  
Polytechnic University  
Pomona, California

**Licenses |**  
Registered Mechanical  
Engineer in California  
#33827  
Exp: 6-30-2025

**Years of**  
**Experience |**  
26

**Background:**

Tariq Hassan has more than twenty-six years of experience of engineering and design for various Mechanical systems, such as HVAC, laboratory and kitchen hood exhaust and ventilation, vehicle garage ventilation, dust collection systems, central plant systems, etc. He has designed these types of mechanical systems for numerous new and existing facilities such as commercial, educational, healthcare, industrial and military facilities, including entertainment centers, computer and data rooms, civic centers, institutional facilities and cogeneration plants.

Tariq has worked as a designer, HVAC engineer, project engineer and project manager during his engineering experience. His primary duties include the design of HVAC, preparation of specifications and cost estimates, performance of mechanical peer review, attendance at project meetings and project coordination. Additional responsibilities for Tariq consist of initial design development, field investigations, heating and cooling load calculations, preparation of California Administrative Code Title 24 energy compliance documents, specifications, and review of shop drawings and construction project coordination. He is also well-versed in feasibility and comparative energy utilization studies and energy conservation projects such as chilled water, cogeneration and energy audits. He has experience in the field of HVAC and EMS control systems.

Over the years, Tariq has worked on many civic projects and public agencies within Southern California. He has extensive experience working on many civic projects and public agencies within Southern California, including emergency service facilities, such as fire stations, police facilities and emergency operation centers.

**Project Experience:**

**City of Torrance Fire Department, Fire Station No. 3, One Story Addition and Remodel, Torrance, California**

PBS provided MEP services for the fire station addition and remodel. PBS designed air distribution systems for sleeping area, exercise room and laundry room, designed exhaust air system for toilet rooms, and designed ventilation air system for storage rooms.

**Los Angeles County Fire Station No. 192 Restroom/Shower Area ADA Upgrade, La Habra, CA**  
PBS provided MEP engineering design to upgrade one (1), Americans with Disabilities Act (ADA) Restroom/Shower in the existing Locker Room area. This included new ADA lavatory, water closet, and shower stall, new light fixture, new ceiling exhaust fan supply air from existing Heating, Ventilation and Air Conditioning (HVAC) system. Provided hot/cold water system and waste and vent utilities.

**Los Angeles County Fire Department – Venice Beach Station No.63, MEP Upgrade to Women’s Restroom/Locker Room, Venice Beach, California**

PBS Engineers provided MEP engineering services for the women’s restroom/locker room area in the Venice fire station for approximately 1,000 SF.

**Torrance Municipal Airport, Design Services for Emergency Operations Center (EOC), Torrance, CA**

PBS provided MEP and Security Design Engineering Services for a new single-story Emergency Operations Center (EOC), approximate square footage 2,700. The stand-alone building consisted of new construction which included new HVAC (ground mounted).

**Los Angeles County Malibu Fire Station No.71, MEP Upgrade, Malibu, CA**

PBS provided MEP engineering design services for this fire station in Malibu of approximately 10,020 SF and provided HVAC system design.

**City of Ontario, Ontario Mills Police Station Renovation, Ontario, CA**

PBS provided Mechanical, Electrical and Plumbing engineering design services for approx. 3,000 square foot space including security upgrade, energy efficient LED lighting upgrade, receptacle and power upgrade as well as HVAC and water heater replacement.

Glendora | Houston | Los Angeles | San Diego | Orange County | Santa Clara  
2100 East Route 66, Suite 210 Glendora, CA 91740 | T 626.650.0350 F 626.650.0352  
[www.pbsengineers.com](http://www.pbsengineers.com)

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**ELECTRICAL DESIGN: PBS ENGINEERING**



MECHANICAL ELECTRICAL PLUMBING | CONSULTING ENGINEERS



**KUNAL SHAH, PE, RCDD, LEED AP**  
Principal | Electrical Engineer

**Project Role |**  
*Principal-In-Charge /  
Electrical Engineer*

**Education |**  
B.S., Electrical  
Engineering  
University of California,  
Irvine, California

**Licenses |**  
Registered Electrical  
Engineer in California  
#E-17249  
Exp. 6-30-2020

Registered  
Communication  
Distribution Designer  
(RCDD) # 07039

LEED AP

**Years of  
Experience |**  
23

**Background:**

Kunal Shah has over 23 years of electrical engineering experience for municipal, aviation, healthcare, government, commercial and higher educational facilities, which include major State and Federal funded modernization projects.

His responsibilities include construction cost estimating, specification writing, construction administration, bidding and negotiation and all aspects of electrical engineering and design.

Kunal has extensive experience working on many on-call projects and public agencies within Southern California. He is experienced in designing several types of projects from renovations to new construction allows him to bring different perspectives and solutions to every project he engages. Further, Kunal has experience in multiple delivery methods for projects, including design build, CMAR, and Lean Project Delivery.

**Project Experience:**

Fontana Unified School District, Fontana Middle School, Fontana, California

- New Classroom, Library and Cafeteria Buildings

City of Riverside, Riverside, California

- Public Works Department – Water Quality Control Plant Renovation

Ontario Mills, Ontario, California

- Police Station Renovation

City of Santa Ana, Santa Ana, California

- New Bike Station - Santa Ana Regional Transportation Center

City of San Dimas, California

- Electrical On-Call Services

Los Angeles Unified School District, Los Angeles, California

- Open-Ended MEP Contract for K-12 Modernization for Various Sites

Los Angeles World Airport, (LAWA) On-Call Services, Los Angeles, California

- Various Terminal Renovations/Upgrades with Various Architecture Firms

Metropolitan Water District, Los Angeles, California

- Mechanical, Electrical and Plumbing Support for Structural Modifications
- Construction Administration for MWD Headquarters Building
- Voluntary Seismic Renovation and Building Improvements

South Oxnard Branch Library, Oxnard, California

- Heating, Ventilation and Air Conditioning (HVAC) and Controls Upgrade

Los Angeles County Fire Department, Station No. 192, La Habra, California

- Upgrade Americans with Disabilities Act Restroom/Shower Area

Los Angeles County Metropolitan Transportation Authority, Los Angeles, California

- Willowbrook/Rosa Parks Station

Los Angeles County Metropolitan Transportation Authority, Los Angeles, California

- Union Station / Patsaouras Plaza / Cesar Chavez Busway Station

Glendora | Houston | Los Angeles | San Diego  
2100 East Route 66, Suite 210 Glendora, CA 91740 | T 626.650.0350 F 626.650.0352  
[www.pbsengineers.com](http://www.pbsengineers.com)

LANDSCAPE DESIGN: DVD CREATIVE



**ERIC STERLING, PLA**  
PRINCIPAL-IN-CHARGE

As Principal-in-Charge at DVDC, Eric Sterling brings more than 27 years of experience as a landscape architect, with a portfolio that includes public parks, streetscapes, school campuses, and citywide design guidelines. His work includes numerous award-winning projects for Disney parks and reflects a keen attention to detail, particularly in playground design where he emphasizes ADA accessibility, durable materials, and modern construction practices. Eric leads the design development process from concept through construction documentation, ensuring quality control, budget and schedule adherence, and strong coordination across all disciplines. He is a skilled communicator who works closely with clients, architects, engineers, and design teams to deliver thoughtful, timely, and cohesive

results. His involvement spans technical guidance, mentorship, construction oversight, plan check review, and contractor coordination—ensuring the final built environment reflects the original design intent. Eric’s leadership and hands-on approach continue to be integral to the success of our work and the standards we uphold at DVDC.

**EDUCATION**

BS, Landscape Architecture – California State Polytechnic University, Pomona

**REGISTRATION**

Landscape Architect, California #5463

**YEARS OF EXPERIENCE** 30 years

**RECENT PROJECT EXPERIENCE**

- Whitaker Park, City of Buena Park
- Arovista Park, City of Brea
- Pickleball Courts @ Mike Ward Park, City of Irvine
- Mas Fukai Park, City of Gardena
- Brookhurst Splash Pad, City of Anaheim



## COST CONSULTANT: CUMMING



## Alan Campbell, MRICS, NEBOSH

Managing Director - Cost Services

### Education

Bachelor of Science, Quantity Surveying, Abertay University, Dundee, Scotland, UK

### Certifications

Certified Member, Royal Institution of Chartered Surveyors, No. 0856490, 2001

NEBOSH General Certificate, National Examination Board in Occupational Safety and Health, 2004

Alan has worked in the construction industry since 1994. He is an experienced professional who has focused his career on providing cost management consulting services. Alan also possesses experience in construction planning and has held roles in commercial and residential development and management. His accomplishments in the construction industry in the U.S. and UK contribute a unique proficiency and perspective to each of his project assignments. Alan has collaborated on a broad range of project types throughout his career, including healthcare, transportation, education, public works, and industrial remediation.

As Managing Director, Alan utilizes his vast knowledge of all aspects of the cost estimating process. He performs services which support pre-construction, construction, and post-construction phases, including but not limited to, cost planning, milestone estimating, quantity take-offs, site walks, bid reconciliation, preparation of valuations, pricing validation, and change order claim review. Alan also possesses a strong background in arbitration and dispute resolution.

### Representative Experience

#### Projects with Architect RM

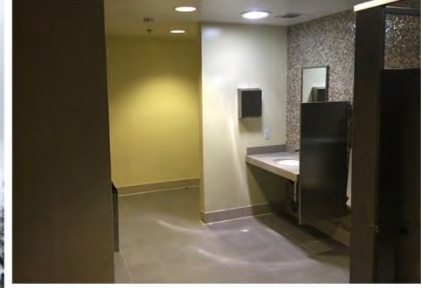
City of Costa Mesa, City Hall 1st Floor Remodel, Costa Mesa, CA  
 City of Costa Mesa, City Hall Remodel & Restrooms ADA Upgrades, Costa Mesa, CA  
 City of Irvine, Turtle Rock Community Center ADA Upgrades, Irvine, CA  
 City of Laguna Beach, Fire Station 1 Restrooms Renovation/Upgrade, Laguna Beach, CA  
 City of Laguna Beach, South Main Beach Restroom Replacement, Laguna Beach, CA  
 Orange County Water District, Annex Building Locker Room/Restroom Area Remodel, Fountain Valley, CA  
 Rogers Senior Center, Demolition and Renovation with Upgrades TI, Huntington Beach, CA  
 Santa Monica Fire Dept. 3 Fire Stations Facility Assessments/Renovations & New Fire Training Center Concept, Santa Monica, CA  
 Templeton Community Services District Fire Station Expansion and Renovation, Templeton, CA

#### Police / Fire / Detention Facilities

City of Huntington Beach, Police Dept. Addition & Renovation of Basement/1st Floor, Huntington Beach, CA  
 County of L.A., Consolidated Correctional Treatment Facility Project Peer Review incl. New Facilities & Roadway Infrastructure, Los Angeles, CA  
 County of Los Angeles, Metropolitan Central Arraignment Court Renovation of Holding Cells & Clerks Office, Los Angeles, CA  
 Co. of San Bernardino, Sheriff's Office Space Programming for NARC/SED, San Bernardino, CA  
 L.A. County Sheriff's Dept., Santa Clarita Valley Station Replacement, Santa Clarita, CA

# STATEMENT OF QUALIFICATIONS

## Newport Beach Multiple Projects Newport Beach, CA



### PROJECT DESCRIPTION

As part of a three-year relationship and on an informal on-call basis with the City of Newport Beach, Rubio Medina, Architect prepared plans and specifications for multiple projects across the city boundary including renovations and new construction. We assisted with several renovation projects throughout the City:

- Big Canyon Auxiliary Maintenance Yard: New masonry storage and garage building.
- Main Branch Library Restroom Renovation: Renovation of existing public restrooms, employee restrooms, and children's restrooms to gain greater functionality and to modernize the look and feel of each space.
- Mariners Branch Library Restroom Renovation: Renovation of existing public restrooms to gain greater functionality and to modernize the look and feel of each space.
- Balboa Island Fire Station Renovation: Renovation to second floor spaces including refurbishment of kitchen, flooring, and finishes
- Police Department Stairs: Tear down and replacement of exterior cast-in-place concrete stairs to make more safe and code compliant.

Projects were typically remodel and renovation projects that were completed on tight time frames and were cost sensitive. Rubio Medina, Architect worked closely with City staff to achieve their goals on a timely basis and within budgetary constraints. Rubio Medina, Architect provided full architectural services including conceptual designs, construction documents, building department processing, and construction administration services.



#### Project Owner:

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA

#### Key Staff:

Rubio Medina, Architect  
Architect of Record

#### Project Reference:

Fong Tse, Engineer (retired)  
P: 714 558.6212  
E: N/A

# STATEMENT OF QUALIFICATIONS



## PROJECT DESCRIPTION

Through our **on-call status** with the City of Irvine, Rubio Medina, Architect provided services including conceptual design, construction documents, and construction administration services for two projects: Turtlerock Community Center Accessibility Upgrades and the Nature Center Accessibility Upgrades.

The Turtlerock Community Center restroom facilities served dual purpose of serving the adjacent park through exterior lockable doors and interior lockable doors to serve the community center. The Nature Center restrooms serve the public at the adjacent public use trail head.

Work included the renovation of existing restrooms at both facilities to achieve higher usability and achieve a barrier-free design making them accessibility compliant. Other upgrades included renovation of door openings including replacement of doors where required and the replacement of existing door hardware with lever type hardware, installation of an access elevator at the stage at the Turtlerock facility, replacement of non-compliant handrails, and the selection of finishes, fixtures, and materials that are attractive and will provide long life.



**Project Owner:**  
City of Irvine  
1 Civic Center Plaza  
Irvine, CA

### Project Reference:

**Key Staff:**  
Rubio Medina, Architect  
Architect of Record

Reza Jafari, Senior Project Manager  
P: 949 724.7545  
E: [rjafari@cityofirvine.org](mailto:rjafari@cityofirvine.org)

**Laguna Beach On-Call Architectural Services**  
Laguna Beach, CA



**PROJECT DESCRIPTION**

As part of our ongoing on-call architectural services contract with the City of Laguna Beach, Rubio Medina, Architect provided architectural services for the renovation of four restrooms within the City's historic Fire Station 1 facility. Goals of the project is the rehabilitation of the existing spaces to include greater accessibility, functionality, increase air flow to reduce water and mold issues, and to increase shower and fixture counts. The renovated restrooms will also place high priority on specifying appropriate fixtures, material and finish selection, associated casework, and providing accessibility and greater functionality.

The historic nature and age of the facility created multiple challenges during design and construction as walls were uncovered and new conditions presented themselves. During construction Rubio Medina, Architect provided swift and beneficial responses for the City in helping them keep on track and reduce exposure to large construction change orders.

Upon completion of the fire station, we retained by the City to provide architectural services for the installation of a new temporary emergency generator at a newly acquired facility that was being converted to the new Fire Administration headquarters and emergency operations center (EOC).



**Project Owner:**  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA

**Key Staff:**  
Rubio Medina, Architect  
Architect of Record

**Project Reference:**

Tom Perez, City Engineer  
P: 949 464.6688  
E: tperez@lagunabeachcity.net

## STATEMENT OF QUALIFICATIONS



### PROJECT DESCRIPTION

The Manhattan Heights public restrooms do not fully support the needs of the park on an ongoing basis. The park is served by a recreation building which houses multiple functions including after school programs, summer camps, softball concession stand storage, park storage, and public restrooms. The current configuration does not meet peak demands of the park which is crowded during softball games nor are any of the public restrooms compliant with current accessibility standards.

Rubio Medina, Architect was hired to conduct a feasibility study to review current infrastructure including electrical and plumbing systems, to determine the best solution for the City of Manhattan Beach Parks Department programming including review of expansion of the recreation building to accommodate more restrooms, renovating existing spaces to make them more compliant, and or to review installation of a new free standing prefabricated restroom building.

Through a series of meetings and workshops, options were coalesced down to two feasible options: renovate the existing spaces; renovate and expand the existing spaces. The study is currently being finalized and preparing for review by City Council for appropriate funding and authorization to begin the construction drawings and cost estimates.



**Project Owner:**  
City of Manhattan Beach  
3621 Bell Avenue  
Manhattan Beach, CA

**Key Staff:**  
Rubio Medina, Architect  
Architect of Record

**Project Reference:**

Bianca Cardenas, Senior Civil Engineer  
P: 310 802.5357  
E: bcardena@manhattanbeach.gov



**PROJECT DESCRIPTION**

Rubio Medina, Architect was hired by the City of Santa Monica to provide facility assessment of the Fire Department’s three oldest fire stations and to provide programming, planning, and conceptual project budget for the renovation of their existing fire training facility.

**Fire Training Center Study:**

Rubio Medina, Architect provided conceptual designs for the proposed renovation of the Santa Monica Fire Department’s fire training facility located at the City’s public works yard. Proposed work includes the renovation of the existing training tower, new drafting pit and command center, underground and confined space rescue, flex space for USAR training, roof breach training, and car extraction training. The study resulted in a proposed \$7 million dollar fire training center with an administration facility of 10,600SF that serves as both an administration facility and an alternate fire station site consisting of double wide, double deep apparatus bays, convertible dorm rooms to meeting/office space, and shower/locker facilities.

**Facility Assessment:**

The facility included three of the department’s oldest fire stations to identify areas of improvement, maintenance issues, compliance with NFPA standards, and assist the Fire Department in preparing a ten-year maintenance plan for remodel work.

- Conduct a room-by-room assessment of three department facilities, document conditions, make recommendations for maintenance and repairs
- Develop conceptual plans to modernize spaces within fire stations to make them gender neutral.
- Review stations for conformance with NFPA standards including standards 1 (fire sprinkler requirement) and 1581 (dedicated area for infection control) as well as apparatus bay exhaust requirements, smoke detectors, and fire alarms.



**Project Owner:**

City of Santa Monica  
333 Olympic Drive  
Santa Monica, CA

**Key Staff:**

Rubio Medina, Architect  
Architect of Record

**Project Reference:**

William Clerk, Associate Architect  
P: 310 429.6555  
E: William.clerk@santamonica.gov

**Pismo Beach Police Annex Building Renovation**  
Pismo Beach, CA



**PROJECT DESCRIPTION**

Rubio Medina, Architect was selected to provide architectural and engineering services for the tenant improvement of the City’s existing building to create a new police substation. The current use houses the City Police Department parking violation division and chamber of commerce. The goal of the project is to provide a tenant improvement to the existing facility to create two distinct areas for continued support of parking violation and as a sub-station for police personnel.

Rubio Medina, Architect is working closely with City staff and police department to develop a space that is functional and achieves their goal of separate areas with a shared break and restroom area. The project also includes the exterior façade treatment to bring the facility back to its original façade of the 1920’s.

Project services include a structural evaluation of the existing facility and recommendations, replacement of HVAC system, installation of a new free standing garage structure, hazardous material testing and investigation, and full architectural services through construction administration.

**Project Owner:**  
City of Pismo Beach  
760 Mattie Road  
Pismo Beach, CA

**Key Staff:**  
Rubio Medina, Architect  
Architect of Record

**Project Reference:**

Eric Eldridge, Senior Engineer  
P: 805 773.7041  
E: eeldridge@pismobeach.org

**Templeton Community Services District Fire Station Expansion/Remodel**  
Templeton, CA



**PROJECT DESCRIPTION**

The Templeton Community Services District (TCSD) hired Rubio Medina, Architect to provide a Phase 1 study to upgrade and modernize their single fire station. A small town their current facility houses many services and until recently was a part time/volunteer department. After passing a bond measure the fire department has transitioned into a full time/paid volunteer station.

The current configuration does not have adequate spaces for a modern fire station nor address the needs of a full-time station as there are minimal dorms, showers, no kitchen, dining, or day room, proper storage, workout room, or other amenities.

Rubio Medina, Architect is currently providing a facility assessment to identify current maintenance and operational challenges, programming of future spaces, planning and conceptual design for an expansion to contain up to six dorm rooms, showers, lockers, additional storage, and kitchen/dining/day room. A comprehensive cost model will be generated to include not only construction costs of the remodel and expansion but additional soft costs such as special inspection. The expansion and renovation is proposed to add a two-story living and sleeping quarters of approximately 3,400SF and the remodel of approximately 1,500SF to create new public lobby, fire administration functions, and conference rooms at a construction cost of just over \$5 million.

With the Phase 1 study completed, we are currently completing construction documents and preparing plans and specifications to be permitted, bid, and constructed.



**Project Owner:**

Templeton Community Services District  
206 5<sup>th</sup> Street  
Templeton, CA

**Key Staff:**

Rubio Medina, Architect  
Architect of Record

**Project Reference:**

Tom Peterson, Fire Chief  
P: 805 434.4911  
E: tpeterson@templetoncsd.org

## PROJECT MANAGEMENT PLAN



As a small firm, we believe that our values align with a commitment to client service first and foremost and not need to meet billing quotas on a monthly or yearly basis. As such, all our projects are principal driven by firm owner Rubio Medina, Architect who will oversee and participate in every face of the project. This commitment and his over thirty years of experience make us uniquely qualified from most other firms in how we operate and service our clients.

When we are **Requested for As-Needed Work** for the City, we will first listen and understand the work proposed by the project manager, taking notes, and asking questions as to timeframes, and any potential challenges the project may face. A walking tour of the facility that is proposed to be renovated to become familiar with current conditions and to visualize the work planned and consultants that may be needed. Based on these meetings we will prepare a draft scope and fee for review and discussion with the project management team for verification and revisions.

Rubio Medina, Architect will be the main point of contact with the City of Hermosa Beach and project management teams and will be point person for all **Communications** between the city project management and the design team. He will be in regular contact through voice, email, in person, and video conference calls and be responsible for all work produced under his direction.

Our **Quality Assurance** plan is process oriented based on first providing qualified individuals and consultant team members who are knowledgeable and capable of performing the proposed work on a timely basis and that can stand the test of publicly bid and constructed projects. Our second tier involves **Quality Control** based on thirty plus years of providing public work architectural design and engineering and regular reviews at key milestones of development by both internal and external staff.

Our **Project Scheduling** is based on years of experience on a variety of projects both large and small. It is always based on reasonable expectations of the work. We get buy-in from our consultant team that their schedules are open and ready and are reasonable and verify with the city project management team to verify it will fit into their timelines and will work for them. Once agreed and the work is started Rubio Medina, Architect will be updated with any unforeseen challenges and reasons for any time delays and how best to get the project back on schedule.



## ACKNOWLEDGEMENT OF ADDENDUM No. 1

### On-Call Professional Architectural Services RFQ No. 25-003

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

The undersigned acknowledges receipt of **Addendum No. 1** dated September 8, 2025.

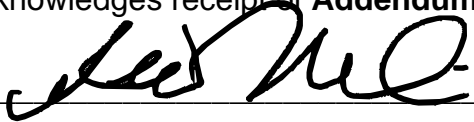
ATTEST:

Principal:

Address:

By:

Title:

  
\_\_\_\_\_  
RUBIO MEDINA  
780 ROOSEVELT, IRVINE, CA 92620  
RUBIO MEDINA  
OWNER/ARCHITECT



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, 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 warns 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  
 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:

Rubio Medina, Owner/Architect



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:



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Printed Name and Title:

Rubio Medina, Owner/Architect



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:

A handwritten signature in black ink, appearing to read 'Rubio Medina', is written over a solid horizontal line.

Printed Name and Title:

Rubio Medina, Owner/Architect



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:

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Signature of Authorized Representative:



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Printed Name and Title:

Rubio Medina, Owner/Architect



## **WHY RUBIO MEDINA, ARCHITECT?**

### ***Personal Involvement***

*Rubio Medina, Architect will provide services from a principle level for each and every project assigned to our team. He will be a fierce advocate for the City of Hermosa Beach and will be a constant presence from first design meeting to final close-out*

### ***Relevant Experience***

*Rubio Medina, Architect has over thirty years of experience in a wide variety of project types. Our consultant team is equally qualified to address any challenges from and are knowledgeable of renovation and refurbishment work*

### ***Proven Managerial Skills***

*I bring the same commitment to completing both large and small projects and encourage you to reach out to my references to hear first-hand our commitment to client service and our successful relationships*

### ***Small Firm, Wide Experience***

*Though we are small we are mighty! We take on less work so that we may devote our time to preparing a quality project that will make you a positive reference for us. Find out why we say:*

***we are not big... We are just good!***

**RUBIO MEDINA, ARCHITECT 2025 HOURLY RATE SHEET**  
**(Subject to change on an annual basis)**

<b>Title</b>	<b>Hourly Rate</b>
Project Architect	\$190
Project Manager	\$165
Designer	\$95
Clerical	\$48

Reimbursable expenses incurred by Rubio Medina, Architect, or any subconsultant it may hire to perform services for this project, are reimbursed by the client with an administrative expenses. Reimbursable expenses include, but are not limited to reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the project, the expense of any additional insurance requested by client in excess of that normally carried by the Architect or its subconsultants, travel expenses transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the current IRS business standard mileage rate.

# Kimley-Horn and Associates, Inc.

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## Hourly Labor Rate Schedule

<b>Classification</b>	<b><i>Rate</i></b>
Analyst	\$170 - \$235
Professional	\$235 - \$300
Senior Professional I	\$280 - \$385
Senior Professional II	\$385 - \$405
Senior Technical Support	\$185 - \$285
Support Staff	\$135 - \$165
Technical Support	\$140 - \$195

Effective through December 31, 2025

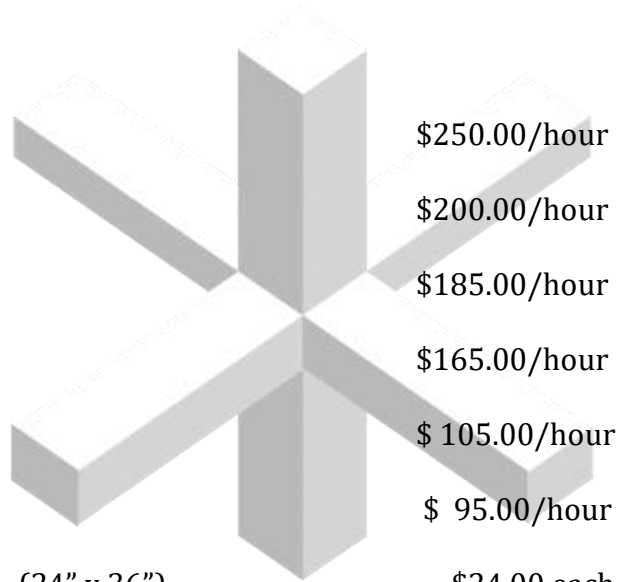
Subject to adjustment thereafter

Sub-Consultants will be billed per the Contract



**STANDARD FEE SCHEDULE**

Principal Structural Engineer		\$250.00/hour
Structural Engineer / Sr. V.P.		\$200.00/hour
Senior Associate Engineer		\$185.00/hour
Project Engineer/Designer		\$165.00/hour
Draftsman		\$ 105.00/hour
Clerical		\$ 95.00/hour
Vellum Plots	(24" x 36")	\$24.00 each
Bond Plots	(24" x 36")	\$10.00 each
Vellum Plots	(30" x 42")	\$35.00 each
Bond Plots	(30" x 42")	\$15.00 each
Calculations (small)		\$25.00 / set
(medium)		\$50.00 / set
(large)		\$75.00 / set





**2025  
SCHEDULE OF CHARGES**

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The fee for our services will be based on the charges listed below. All fee quotations are applicable for a period of ninety (90) days from the date of the proposal to which this schedule is attached. We reserve the right to modify these rates upon thirty (30) days advance notice.

**PERSONNEL/HOURLY RATE**

CEO/VP/Director/Principal Engineer_____	\$275	Designer_____	\$185
Project Manager_____	\$250	Senior CADD/Revit Operator_____	\$175
Senior Engineer_____	\$215	CADD/Revit Operator/Drafting_____	\$155
Engineer_____	\$205	Field Technician_____	\$155
Design Engineer/Senior Designer_____	\$195	Administrative/Clerical_____	\$120

# HOURLY RATES SCHEDULE

Principals	\$230/hr
Director of Design	\$200/hr
Senior Landscape Architects	\$175/hr
Landscape Architect	\$165/hr
Senior Landscape Designer	\$160/hr
Landscape Designer	\$140/hr
Project Designer/CADD Technicians I, II, III	\$110, 120, 130/hr
Administration	\$110/hr



\* The rates shown are subject to periodic increases, including January 1st of each year.

## 2025 HOURLY RATES

### COST MANAGEMENT

<b>DISCIPLINE</b>	<b>HOURLY RATE</b>
Managing Principal / Vice President	\$350.00
Managing Director / Director / Regional Director	\$300.00
Associate Director	\$235.00
Senior Cost Manager	\$210.00
Cost Manager	\$195.00
Assistant Cost Manager / Estimating Technician / Intern	\$135.00

One year after the effective date of the Agreement, and annually thereafter, rates will increase by the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).