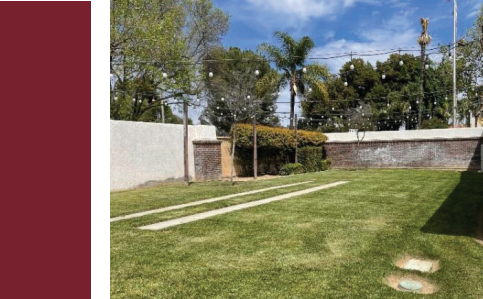




Request for Proposal



City of Perris Senior Center Multipurpose and Nutrition Room Improvements

May 15, 2024

Submitted by:



980 Montecito, Suite 205, Corona, CA 92879
T: 951.631.8550 ▲ www.idsgi.com ▲

A. Letter of Interest



May 15, 2024

Ms. Judy Haughney
Assistant City Clerk
City of Perris
101 North D Street
Perris, CA 92570

SUBJECT: City of Perris, Senior Center Multipurpose and Nutrition Room

Dear Ms. Haughney and Members of the City of Perris Selection Committee:

The City of Perris is making efforts to revitalize an invaluable community resource, the City of Perris Senior Center, by expanding and renovating the multipurpose nutrition room, offices, kitchen, and additional parking at the facility (Project). IDS Group, Inc. (IDS) desires to work alongside with the City of Perris (City), stakeholders, and the community to develop an integrated design solution that enhances the City's identity and welcomes elderly residents and visitors nearby to build connection and promote wellness.

IDS will approach this project with a design that evokes the City of Perris' character and perseverance while finding balance with the maintenance costs over the building's lifespan. The IDS team will include those involved in the concept design and the in-house engineering staff who will bring their best practices in community services facility design. IDS' Principal Architect, Mr. John Silber, AIA, has over 30 years of experience and is a dedicated proponent of innovative design, expansion, and maintenance for similar projects. Leading the IDS project team and subconsultant partners will be Mr. Bradley Mansfield, AIA. Brad is well-attuned to this project type. He attended the pre-proposal site walk on April 18, 2024 and brings expertise from past projects including the City of Brea Senior Center, Vista Del Lago, and other retirement communities in Southern California. He is a proactive Architect who will help the City prioritize the necessary critical building systems and aesthetic enhancements to ensure elderly residents get the proper nutrition, exercise, and social activity to maintain a well-balanced lifestyle.

IDS appreciates the opportunity to submit these qualifications to the City of Perris regarding our architectural-engineering (A/E) expertise. If you have any questions, please call Mr. John Silber, AIA, project point-of-contact. He can be reached at (949) 387-8500 ext. 154 or john.silber@idsgi.com. Mr. Said Hilmy, PhD, SE, LEED AP, Principal of IDS Group, hereby acknowledges that he will be the contract administrator for the City and will negotiate and contractually bind the firm regarding matters related to this proposal. If you require further information, please contact him at (949) 387-8500 ext. 116 or said.hilmy@idsgi.com.

Sincerely,

IDS Group

A handwritten signature in blue ink, appearing to read "John Silber".

John Silber, AIA
Principal Architect

A handwritten signature in blue ink, appearing to read "Said Hilmy".

Said Hilmy, Ph.D., SE, LEED AP
Principal-in-Charge / Contract Administrator

Cc: Bradley Mansfield, AIA - IDS Project Manager



CITY OF PERRIS
COMMUNITY SERVICES

April 25, 2024

ADDENDUM # 1


CITY OF PERRIS
Senior Center Multipurpose and Nutrition Room Improvements
(F-074)

The following addendum is hereby made to clarify consultant requirements and date amendments for the above-referenced project:

1. Landscape Architect was removed from the RFP and was replaced with Structural Architect.
2. The Request for Clarification date was changed from April 23, 2024 to April 30, 2024 at 2:00pm.
3. The Response to Questions Issued date was changed from April 25, 2024 to May 2, 2024 at 2:00pm.
4. The Proposal Submittal Deadline was changed from May 8, 2024 to May 15, 2024 at 10:00am.

There are no other changes to the Request for Proposals (RFP) at this time.

This signed Addendum must accompany your Proposal Submittal:

Said Hilmy		May 15, 2024
Contractor	_____	Date
IDS Group, Inc.		
Company Name	_____	

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C. Design Team & Qualifications



Community Design for Over 60 Years

Multi-discipline Architecture-Engineering Consulting Firm

IDS is a multi-discipline architecture-engineering (A/E) consulting firm providing design solutions for community focused facilities that maximize value, efficiency, and resiliency.

“IDS” stands for Integrated Design Services, as our service delivery model. We bring a broad architectural and engineering understanding, inherent curiosity, and sound technical expertise, and then apply these skills to each project’s unique set of circumstances.

With a staff of 80 located in offices throughout Southern California, IDS provides integrated design services through our in-house specialized divisions including architecture, landscape architecture civil, structural, mechanical, plumbing, and electrical engineering, and cost estimation services. Our full-array of technical disciplines provides a seamless team as well as innovative solutions to achieve project goals and objectives.

Business Information	
Company Ownership	IDS is a California Corporation
Office Locations	IDS Group, Inc. Corporate Office 1 Peters Canyon Road, Suite 130 Irvine, California 92606 T: 949.387.8500 Inland Empire Office 980 Montecito, Suite 205 Corona, CA 92879 T: 951.631.8550
Number of Employees	80

Firm Qualifications



IDS Group, Inc. (IDS) is a multidisciplinary architectural and engineering consulting firm with roots spanning over 60 years. With a staff of approximately 80 professionals, our integrated design team provides added value through our specialized divisions – architecture and structural, civil, mechanical, plumbing, and electrical engineering, as well as cost estimating services, maximizing service efficiency. IDS is committed to project excellence, providing turnkey design solutions to the building and infrastructure industries.

IDS incorporates sustainable, energy-efficient, and environmentally conscious designs as a significant component of each project. We are recognized for our use of water-efficient plant materials, recycled materials, and water-efficient irrigation systems. IDS is a member of the Green Building Council, on design teams for LEED-certified building projects, and employs numerous full-time LEED Accredited Professionals.

IDS is headquartered in Irvine, CA with offices in Los Angeles, Corona, and San Diego, ensuring local knowledge and providing our clients with quick response time. As a multi-disciplinary engineering and architectural firm, IDS has the practical knowledge, insight, and resources to offer comprehensive services and specialized solutions to our clients.

In-House Engineering and Architectural Services

“IDS” stands for Integrated Design Services, as our service delivery model. We bring a broad architectural and engineering understanding, inherent curiosity, and sound technical expertise, and then apply these skills to each project’s unique set of circumstances.

IDS’ In-House Technical Capabilities

Architecture

IDS’ architectural division provides design, planning, programming, project management, and renovation services to public and private clients throughout California. Our architectural services involve building assessments, alterations, and modifications, accessibility studies, ADA compliance studies and design, ZNE, LEED, fire and life safety assessment and design, code review, space planning, remodeling, repair of damaged and deteriorated structures, and expansions and additions to existing facilities.

Our architectural services involve building assessments, alterations, and modifications, accessibility studies, ADA compliance studies and design, fire and life safety assessment and design, code review, space planning, remodeling, repair of damaged and deteriorated structures, and expansions and additions to existing facilities. Project experience of IDS staff encompasses new construction, renovation, re-adaptation, and tenant improvements to a variety of building types.

IDS GROUP, INC.

60 *Years*

PROVIDING INTEGRATED DESIGN SERVICES

WHY IDS

Large enough to deliver...

Our staff includes over 70 professionals
We have the capacity to deliver on small, large, complex, essential and 24/7 facilities

Value-Added Services...

Our practice delivers added value by providing access to multiple in-house disciplines through a single point of contact
In-house experienced
Healthcare A/E

Unparalleled Technical Experience...

Numerous public works design and improvement projects
Wide array of in-house design services from civil, structural, architecture, mechanical, plumbing, electrical and cost estimating



Landscape Architecture

IDS has an award-winning and dedicated team that specializes in building healthy places for communities through the practices of landscape architecture, community engagement and ecological restoration. The team focuses on the relationship between land and people because where we believe that a community is are only as healthy as our surroundings. Most of the team’s work lies in municipalities, counties and other California agencies working closely with clients and stakeholder groups to design and build healthy communities and improve quality of life. The projects the IDS team designs:

- Draw from and respect the natural and cultural environment.
- Interpret the histories of the land and people through materials and sometimes art and improve the natural ecological systems.
- Specialized expertise includes historic preservation, adaptive re-use, cultural landscapes, cultural and natural history interpretation, ecological restoration, sustainable design, drought tolerant planting, low water irrigation systems, and context-integrated design.

Civil Engineering: IDS has an in-house team specialized civil engineering design, planning and entitlement, surveying and mapping, construction survey, LEED, sustainable design, construction administration, and traffic engineering services to public agencies, owners, and developers of retail, commercial, office, industrial, institutional, and residential projects throughout the United States.

Mechanical and Plumbing Engineering: The mechanical engineering division of IDS is comprised of experienced professional engineers (30+ years) and designers who are experts in the fields of heating, ventilating, air conditioning (HVAC), plumbing, piping, and fire protection. Our services included the renovation and replacement of air conditioning and mechanical/electrical systems for existing buildings.

We provide site investigations, calculations, and analysis to determine the most appropriate and cost-effective replacement systems. We have expertise in applying all applicable codes and guidelines, and routinely participates in code committees. Our project managers have completed feasibility studies, economic analysis, conceptual and detailed designs for the heating, ventilating, air conditioning (HVAC), plumbing and piping systems.

Electrical Engineering: The electrical engineering division of IDS (formerly DGM & Associates) was established in 1992. With extensive experience in the preparation of engineering studies and analyses, plan review, drawings, and specifications for new construction projects adhering to electrical code compliance, conducting electrical power consumption studies and field investigations, and providing construction cost estimates, concept studies and reports, and post-construction support for electrical engineering projects.

Solutions

through

integrated design





Structural Engineering: Our structural engineering division is a recognized leader in the design, assessment, review, and retrofit of buildings. The team is at the forefront of new building designs utilizing steel, concrete, and masonry. Services also include the assessment and retrofit of different building types and sizes, the evaluation and repair of distressed structures, peer and plan review, constructability review, and forensic engineering. Our team has been honored by the Structural Engineers Association of Southern California (SEAOSC) with over twenty (20) “Excellence in Structural Engineering” awards for innovative and outstanding design.

Cost Estimating: Our in-house cost estimator is experienced in supporting both new construction and complex renovation projects and possess extensive knowledge of a variety of tenant improvement types. Utilizing the latest in cost control methods, IDS ensures clients’ projects are well planned and expertly executed. In the delivery of its cost services, IDS provides reliable, accurate estimates while meeting its client’s most critical deadlines.

Experience with Value Engineering, Life Cycle Cost Analysis, and Bid Alternate Designation: By doing cost estimating in house IDS can identify opportunities for alternate bids that will provide flexibility for our clients as they strike the balance between scope of the construction and the cost of construction. The first path to value engineering savings is constructability. Our construction cost estimator also provides an internal constructability review, and this allows IDS to weed out designs that will later prove impractical to build and hence more expensive to build. The second path to value engineering is the search for alternates that provide nearly equal performance at less initial cost. When considering these initial cost saving IDS provides a life cycle cost analysis of the alternatives so that our clients can make informed choices.

A recent example includes the City of Rancho Santa Margarita Community Center. Construction defects have permitted storm water to intrude into and to



County of Orange Brea Library

damage the center. IDS reviewed documents provided by the city, conducted a visual inspection of the site, developed a move management plan, and a “pros-and-cons” assessment for installation of different building systems. Our analysis included a detailed baseline Architect’s Estimate of Probable Construction Cost (AEPCC). In the event that the baseline AEPCC exceeded the construction budget to a significant degree IDS included an additional architectural services budget with the AEPCC so that the city can make a decision regarding budget with “all the cards face up on the table.”

Sustainable Engineering

The firm’s project approach begins with a complete assessment of project requirements to achieve a LEED certification or provide a sustainable design without certification. To meet the project requirements our team will investigate all sustainability options including photovoltaic solar system, commercial and residential fuel cell systems, geothermal ground source heat pump systems, low energy LED lighting products, water conservation design solutions, day lighting harvesting, low-flow plumbing fixtures and high SEER air conditioning equipment.

Zero Net Energy (ZNE)

IDS’ professional mechanical, electrical, and plumbing engineers are experienced in Net Zero Engineering. Our team seeks ways to improve the efficiency of HVAC and electrical systems in buildings and apply smart net-zero energy design and strategies.



ADA Access Compliance

Our expert ADA (Americans with Disabilities Act) team offers detailed ADA facility surveys and preparation of Transitional Plans, plan reviews, training, and product consulting on a regular basis to healthcare facilities, large corporations, and federal, state, and local government clients.

Knowledge of the Locality

IDS has provided architectural and engineering services on multiple projects within the County of Orange, County of Los Angeles County of Riverside, and the County of San Diego, and has established a pattern of working successfully in the geographic area.

IDS Group is headquartered in Irvine, California with offices located in Los Angeles and San Diego. Though located in Orange County, IDS services projects throughout the State.

Bidding and Construction Administration Support

IDS has significant experience with providing practical, cost effective, fast/efficient solutions and high-quality construction documents and drawings and significant experience in construction support and on-site construction administration services for public projects.

Building Information Modeling (BIM)

Building on decades of hands-on experience in Building Information Modeling (BIM), IDS is committed to creating value for our clients through innovative and fully integrated design solutions. IDS' BIM platform helps our multi-discipline design and construction teams improve project efficiency by optimizing performance and response-time of visualizations and simulations to create unprecedented data rich models.

Our clients are experiencing the benefits of BIM that extend long past the completion of a project - including improved constructability, better-performing buildings and more efficient project delivery. They have also included Construction cost savings, Schedule compression and Energy reductions.

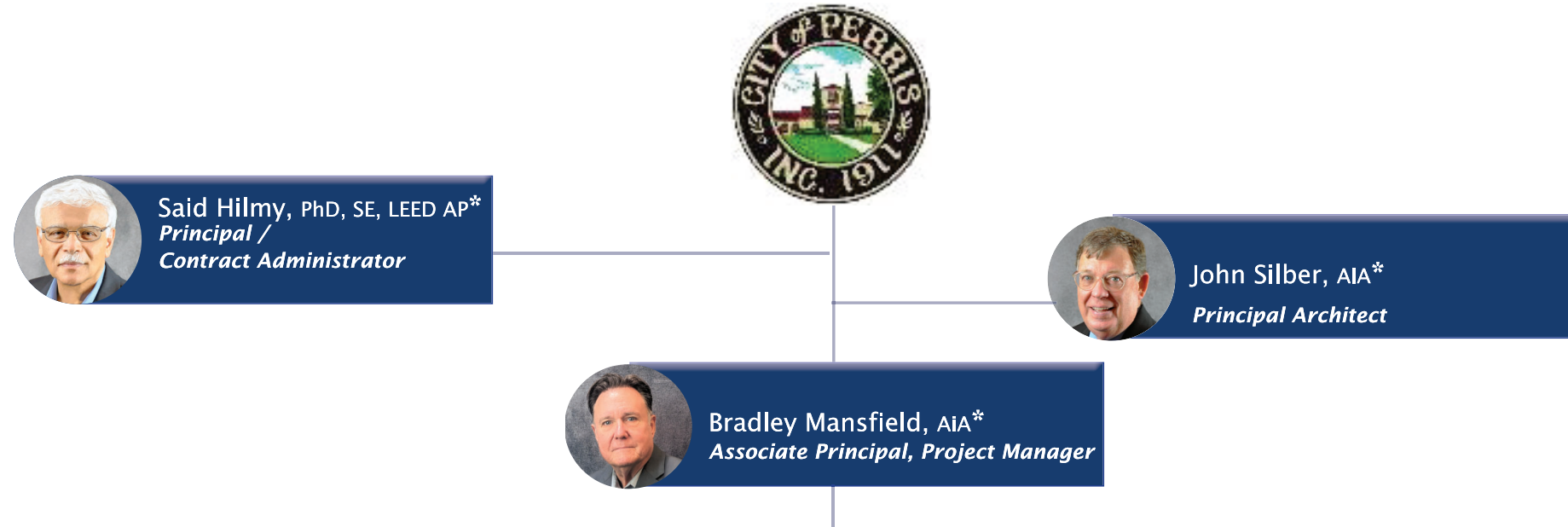


*CalOptima A/E Tenant Improvements
Orange, CA*

Organizational Chart



*Key Staff



ARCHITECTURAL-ENGINEERING TEAM

Shelley Sivak, RA, LEED AP* Project Manager	Song Brandner, RA, LEED GA* Architect	Matthew Miller, AIA, NCARB Architect	Juan Acuña Job Captain	Mahsa Javaherian Project Designer
Eduardo Fabros Project Designer	Paniz Farschiha Project Designer	Dion Vasquez Job Captain	Scott Wells, RA, NCARB Quality Control - Quality Assurance	Faisal Dakhil, PE* Cost Estimator
Adrian Anderson, PE* Lead Civil Engineer	Darren Smith, PE, BEAP* Lead Mechanical Engineer	Steven Collins, PE, LEED AP* Lead Electrical Engineer	Victor Mercado, PE, SE* Lead Structural Engineer	Joy Lyndes, PLA, FASLA Lead Landscape Architect

IN-HOUSE ENGINEERING SERVICES SUPPORT

STRUCTURAL ENGINEERING	CIVIL ENGINEERING	MECHANICAL/PLUMBING ENGINEERING	ELECTRICAL ENGINEERING	LANDSCAPE ARCHITECTURE
Steve Uthoff, PE, SE Ellen Wu, PhD, PE C.K. Mak, PE Ghazaleh, Laleh, PhD Yali Ykeda	Jason Wetterich, PE Harry Nguyen Gill Iradukunda Wen Zhang	Anthony Zanotti, PE Andrew Bussey, PE Ming (Mike) Lin, PE Kevin Barnes Ronaldo Magno	Bob Kramer Michael Reed Jesus Soriano Stuart McKnight Narges Ghazi	Kristin Gros, ASLA, LEED AP ND Cisy Cao



John Silber, AIA

Principal Architect

Education

M Arch, Southern California Institute of Architecture

Professional Credential: Architect: California (#15573)

Mr. Silber has been an active member of the architecture and urban design of Southern California for more than 30 years. His work has covered a broad range of urban projects, including a number in areas of special interest, such as the link public education creates between culture and economic vitality. He has mastered the interface between community design expectations, urban in-fill architecture and modern code standards for fire/life safety, energy, and accessibility.

Relevant Experience

- County of Orange DPW Brea Library Renovations | Brea, CA
- County of Orange DPW El Toro Library Renovations and Upgrades | Lake Forest, CA
- County of Orange Dept. Public Works Los Alamitos-Rossmoor Library Space Planning and Architectural Improvements | Seal Beach, CA
- County of Orange Yale Homeless Shelter | Santa Ana, CA
- City of Santa Ana - City Hall Office Space Planning and Architectural Improvements | Santa Ana, CA



Bradley Mansfield, AIA

Associate Principal, Project Manager

Education: Bachelor of Science, Business Administration, Phoenix University
Architectural Technology, Orange Coast College

Professional Credential: Architect: CA #C27303

Bradley is a licensed architect who takes the initiative to complete processes of coordinated project deliverables and management. He is well-versed in various responsibilities including contracts, scheduling, budgeting, negotiating, inclusive team building, mentoring, collaborating, client management, quality assurance, quality control and value engineering. Bradley has over 30 years of design experience in California for community focused projects in adaptive reuse, historical buildings, education, senior living, and urban infill projects.

Relevant Experience

- City of Brea, Senior Center Feasibility Study* | Brea, CA
- City of Laguna Beach - City Hall & Fire Stations-Seismic Upgrade | Laguna Beach, CA
- City of San Bernardino, Speicher Memorial Park Ballfield Improvements | San Bernardino, CA
- Department of General Services, Junipero Serra Building Security System Replacement | Los Angeles, CA
- Los Angeles Community College District, Pierce College Pool Assessment | Woodland Hills, CA
- Los Angeles Community College District, Mission College Child Development Center Roof Replacement | Sylmar, CA
- City of Huntington Beach, Police Department Headquarters* | Huntington Beach, CA

**Staff experience with another firm.*



Shelley Sivak, RA, LEED AP

Architect

Education: Master of Architecture, California State Polytechnic University, Pomona

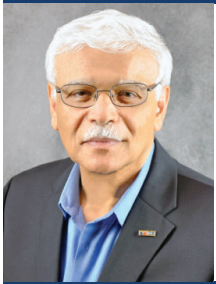
Professional Credentials:

Licensed Architect: California #C33767; LEED Accredited Professional

Ms. Sivak has been involved in the fields of architecture and interior design for more than 25 years, shaping space, and bringing life to both urban and suburban settings, which creates a strong sense of place. Shelley specializes in reviewing the state of the existing building and evaluates its size and layout for the intended use, identifying the need for repair, renovation, and expansion. Projects have included programming, schematics, design development, color and finish selections, client presentations, construction documentation, researching and writing specifications, budgeting, project, and construction administration.

Relevant Experience

- City of Coachella, Library Annex Renovation | Coachella, CA
- City of Anaheim, Haskett and Anaheim Public Libraries Makerspace Project | Anaheim, CA
- County of Orange, Yale Navigation Center Adaptive Reuse, Conversion and Upgrade | Santa Ana, CA
- County of Orange, Health Care Agency, Land Development & Master Plan | Santa Ana, CA
- County of Orange Capital Improvement Division, El Toro Library Modernization | Irvine, CA
- Metropolitan Water District of Orange County Administrative Office Building A/E Tenant Improvements | Fountain Valley, CA



Said Hilmy, PhD, PE, SE, LEED AP

Principal / Contract Administrator

Education: Doctorate, Structural Engineering, Cornell University

Professional Credentials: Professional Structural Engineer: CA #S3680;

Professional Civil Engineer: CA C43988; LEED AP

Dr. Hilmy has over 35 years of experience in structural engineering design and analysis and project management with strong expertise in the design and upgrade of steel, concrete, and wood structures. Mr. Hilmy provides organizational leadership with a focus on quality control in the delivery of construction documents and excellent customer service.

Relevant Experience

- City of Coachella, Library Annex Renovation | Coachella, CA
- City of Murrieta, Town Square Park Amphitheater | Murrieta, CA
- City of Menifee, Lazy Creek Recreation Center | Menifee, CA
- City of Corona Demolition of the Old Police Department | Corona, CA
- City of Corona - City Hall Veterans Memorial Enhancement | Corona, CA
- City of San Bernardino, Speicher Memorial Park Ballfield Improvements | San Bernardino, CA
- County of Riverside Department of Waste Resources Lamb Canyon Landfill Public Restroom & Administrative Building | Beaumont, CA
- Riverside County Sheriff Department, Palm Desert Sheriff Station Expansion | Perris, CA



Adrian Anderson, PE

Lead Civil Engineer

Education: BS, Civil Engineering, California State University, Long Beach

Professional Credential: Professional Civil Engineer: CA C6095

Mr. Anderson has over 25 years of experience and is well versed in managing public agency projects for street rehabilitation projects, street widening and new street/highway projects, drainage improvement projects, right of way projects, development project plan checks for various agencies, urban trail projects, and bike trails and other active transportation facilities.

Relevant Experience

- City of Coachella, Library Annex Renovation | Coachella, CA
- City of Corona Demolition of the Old Police Department | Corona, CA
- City of Corona - City Hall Veterans Memorial Enhancement | Corona, CA
- Riverside County Sheriff's Department Erosion Control and Maintenance for the Palm Desert Station | Palm Desert, CA
- City of Azusa Dog Park | Azusa, CA
- City of Downey, Rio San Gabriel Park, Green, Safe, and Active Park Improvements | Downey, CA



Darren Smith, PE, BEAP

Lead Mechanical/Plumbing Engineer

Education: BS, Mechanical Engineering Technology, California Polytechnic University, Pomona

Professional Credentials: Professional Mechanical Engineer, California #M30841; ASHRAE (Building Energy Auditing Professional)

Darren Smith is a registered mechanical engineer with over 25 years of experience in design bid build and design-build projects. With extensive experience in designing and managing numerous construction projects, Darren brings cross-communication at various levels of project ownership and the flexibility needed for project task order assignments.

Relevant Project Experience

- Los Angeles World Airports, Roadways, Utilities & Enabling Projects, Paving & Street Design | Los Angeles, CA
- City of Lancaster, El Dorado Park Revitalization | Lancaster, CA
- County of Orange, Yale Navigation Center | Santa Ana, CA
- City of Laguna Beach, Fire Station #4 Seismic Evaluation | Laguna Beach, CA
- City of Laguna Beach, South Main Beach Restroom Design | Laguna Beach, CA
- County of Orange, El Toro Library Modernization | Lake Forest, CA
- County of Orange Brea Library Renovation | Brea, CA



Victor Mercado, PE, SE

Lead Structural Engineer

Education: MS, Civil Engineering, University of California, Irvine

Professional Credentials: Professional Structural Engineer, CA #S5020;
Professional Civil Engineer, CA #C65325

Mr. Mercado possesses more than 20 years of experience in the design and analysis of buildings for both the private and public sectors. His area of expertise includes structural design of steel structures, concrete frame or shear wall structures, masonry structures and timber structures. In addition to his structural design experience, Victor has worked on numerous projects involving the seismic rehabilitation, and earthquake safety evaluation of existing structures.

Relevant Experience

- County of Orange Dept. Public Works El Toro Library Space Planning and Architectural Improvements | Lake Forest, CA
- County of Orange Dept. Public Works Brea Library Space Planning and Architectural Improvements | Brea, CA
- County of Orange, Yale Homeless Shelter | Santa Ana, CA
- City of Carlsbad, Safety Center Seismic Retrofit and Renovations | Carlsbad, CA
- Placentia Library District Outdoor Library and Loading Dock Expansion | Placentia, CA



Joy Lyndes, PLA, FASLA

Lead Landscape Architect

Education: Master of Landscape Architecture, University of Arizona

Professional Credentials: Professional Landscape Architect: CA #C4183

Ms. Lyndes brings a broad range of municipal, local, and state agency expertise specializing in revitalizing urban parks, trails, open spaces, and playgrounds. She brings over 30 years in landscape planning, design, and construction oversight of complete streets, facilities programming, and smart growth. In addition, her practice focuses on health and well-being as one of the critical priorities in community regeneration framework, fostering long-term health outcomes in Southern California neighborhoods and public spaces. Her experience includes landscape programming, planning, design, construction documents, and construction administration for local, state, and federally funded projects.

Relevant Experience

- City of Corona - City Hall Veterans Memorial Enhancement | Corona, CA
- Placentia Library District Outdoor Library and Loading Dock Expansion | Placentia, CA
- City of Lancaster, El Dorado Park Revitalization | Lancaster, CA
- City of Lancaster, Mariposa Park Renovation | Lancaster, CA
- County of Orange, Los Alamitos, Rossmoor Library Refresh | Los Alamitos, CA
- County of Orange Yale Navigation Center | Santa Ana, CA



Steven Collins, PE, LEED AP

Lead Electrical Engineer

Education: MS, Electrical Engineering, Rensselaer Polytechnic Institute

Professional Credentials: Professional Electrical Engineer: California #E22805;
LEED Accredited Professional

Mr. Collins brings over 20 years of experience in Electrical Engineering for Building Systems and has expertise in municipal, education, commercial, and healthcare markets. His experience includes field investigation, design, and specifications for electrical service entrance equipment, standard and emergency distribution systems, lighting systems, controls, power-to-utilization equipment and devices, fire alarm systems, and telecommunication and low-voltage raceway systems.

Relevant Experience

- City of Anaheim Haskett Library Makerspace & Media Lab Tenant Improvements | Anaheim, CA
- City of Newport Beach, Central Library Elevator, Fire Alarm and Security System Modernization | Newport Beach, CA
- Placentia Library District Outdoor Library and Loading Dock Expansion | Placentia, CA
- The Aerospace Corporation Lighting Replacement | Los Angeles, CA
- Orange County Sheriff’s Department, Central Men’s Jail Lighting Retrofit | Orange, CA
- City of Lancaster, El Dorado Park Revitalization | Lancaster, CA
- Department of Veteran’s Administration, Air Handler Unit Replacement | Barstow, CA



Faisal Dakhil

Cost Estimator

Education: MS, Civil Engineering, University of Southern California;
BS, Civil Engineering, University of Southern California

Mr. Dakhil has over 30 years of pre-construction, construction management, and estimating experience in a broad spectrum of projects ranging in value from \$1 million to more than \$250 million. Faisal has a long track record of successful jobs coming in under budget and on time, resulting in substantial client savings.

Relevant Experience

- City of Lancaster, El Dorado Park Revitalization | Lancaster, CA
- City of Commerce Veterans Memorial Park Recreation Center | Commerce, CA
- City of Irvine, Bill Barber Park Shade Structures | Irvine, CA
- Mt. San Antonio College Sow Barn and Sheep Sorting Pens Low Impact Development (LID) and Drainage Improvements | Walnut, CA
- County of Orange Yale Navigation Center | Santa Ana, CA
- City of Glendora Finkbiner Park | Glendora, CA
- City of Manhattan Beach, Lot 3 Parking Structure Seismic Evaluation | Manhattan Beach, CA
- John Wayne Airport, Terminal A & B Seismic Upgrades & Improvements | Santa Ana, CA

D. Relevant Experience

Yale Navigation Center | Adaptive Reuse and A/E Improvements Project

Brief Description

The objective of the project was to convert and renovate an existing 64,000 square foot two-story commercial office building, located on approximately 2.3 acres in the City of Santa Ana. The renovation included restrooms, showers, and dormitory style sleeping areas for both men and women. The second floor consists of a separate family living space with private showers and restrooms. Additionally, the facility has a security intake area, medical lab and exam rooms, full commercial kitchen, dining area, laundry facility, pet/care kennels, over 40 office spaces, and storage.

Scope of Work

Architecture: IDS completed all code assessments and design changes associated with the change of building occupancy from warehouse/manufacturing/office to assembly/dormitory/office. Universal access was provided throughout including the addition of elevators and equal facilitation to all uses by persons with disabilities. The creation of a healthy living environment recognizing each person's dignity was always kept foremost in the design.

Structural Engineering: IDS' team conducted a Tier 1 screening including several quick calculations to determine the adequacy of the building elements. This followed by Tier 2 and Tier 2 seismic upgrade and preparation of the construction Documents. This included the addition of 20,000 sq. ft. mezzanine structure.

Civil Engineering: IDS prepared construction documents for the Site improvements consisting of site utilities, parking lot rehabilitation and hardscape improvements, and exterior ADA Path-of-Travel and a new on-site sewer system was required including new on-site sewer mains, a grease interceptor, sewer clean outs, a manhole, and a new lateral connection at the public sewer main.

Mechanical-Plumbing and Electrical Engineering: IDS provided construction document for the HVAC equipment serving both first floor and second floor which is a combination of existing heat pump roof top units (RTUs), new split systems and new DOAS units. The majority of the existing HVAC units were past useful life and will be removed and the ones that are not shall remain and be reused. Existing roof penetrations exposed by removal of equipment and not reused were filled in when the roof was replaced.



Project Team Members

Said Hilmy, PhD, PE, SE | Principal In Charge
 John Silber, AIA | Principal Architect
 Shelley Sivak, RA, LEED AP | Architect
 Song Brandner, RA, LEED GA | Architect
 Joy Lyndes, PLA, FASLA | Landscape Architect
 Jaime Rosenbach, PE, SE | Lead Structural Engineer
 Victor Mercado, PE, SE | Structural Engineer

Darren Smith, PE | Electrical Engineer
 Bob Kramer | Electrical Project Lead
 Michael Reed | Lighting Design
 Faisal Dakhil | Cost Estimator
 Rami Elhassan, PhD, PE, SE | QA/QC

Project Relevance

- Architectural-Engineering Assessment
- Architecture (AOR)
- HVAC Upgrades (Scoping)
- Electrical & Security System
- Structural Upgrades (SEOR)
- Seismic Retrofit
- Cost Estimates



Brea Library | Brea, CA

County of Orange Public Works Capital Improvement Division

Project Address: 1 Civic Center Circle, Brea, CA 92821

Year Completed: February 2023

Client Contact Reference

Orange County Public Libraries

Sherry Toth, Assistant County Librarian

714.566.3033, Sherry.Toth@occr.ocgov.com

Project Information

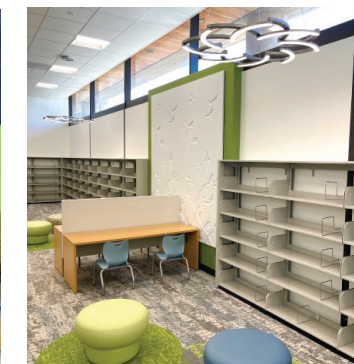
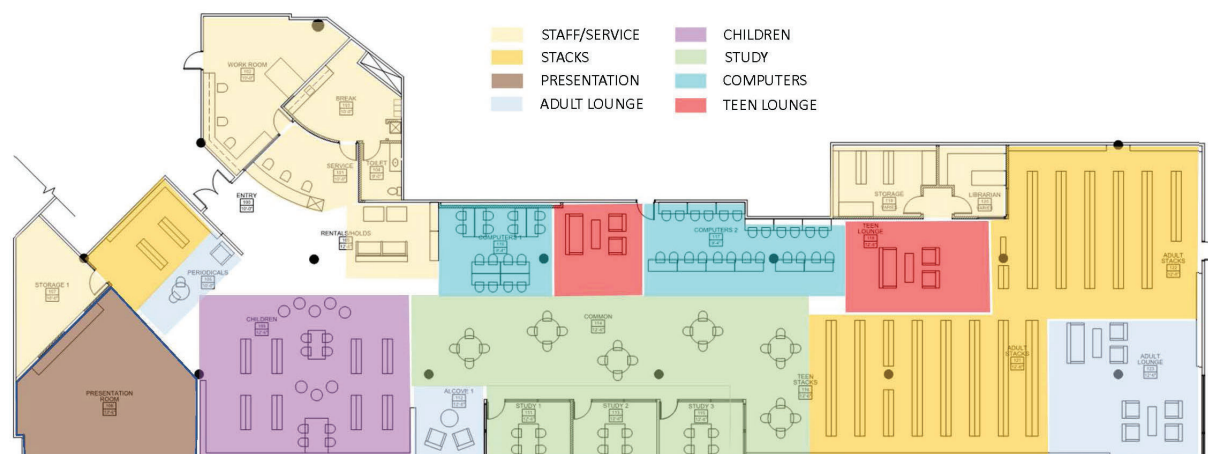
IDS teamed with the Orange County Public Libraries to transform the Brea Library by extracting its outdated 1980s interior and renovating it into a harmonic revived community building that appeals to all ages. The design flow inspiration from the library entry point through the various spaces in the building comes from a poem by American modernist poet Wallace Stevens, 'This Solitude of Cataracts.' Cataracts are waterfalls, parts of a flowing river that is never the same way twice. This idea forms the space's use of acoustic baffles that undulate above, guiding patrons through the different points of interest and allowing patrons to pause in eddies for study or contemplation along the ebb and flow of the path through the library identified by the varied and textural palette of greens and grays.

The IDS team created separate nodes for teens' and adults' lounges to handle today's technological devices—individuals and groups can reserve private meeting rooms with whiteboards and LED flat panel displays. Public computer stations and areas for personal laptops or other smart devices have ready access to the library's Wi-Fi. A dedicated children's room has computer tables and comfortably sized seating. Mobile book stacks allow flexibility to accommodate children's activity programs and storytime. The IDS team of architects and engineers was also integral in the refresh of the reception area, large book stacks, storage, break room, staff restroom, program area, administration offices, and friends of library space.

The County of Orange received a \$9.8 million grant from the State of California library system's Building Forward Library Infrastructure Program. This money will help revitalize other city library branches throughout Orange County.



FLOOR PLAN – CONCEPT 1



El Toro Library | Lake Forest, CA

County of Orange Public Works Capital Improvement Division



Tenant improvement to interior space consisting of interior finishes, lighting replacement, new casework, book stacks relocation, reconfiguration of public restrooms, back of house renovation, replace one set of exterior windows, replace 2 HVAC units, minor site work, and exterior paint. no square footage added. minor site work to address accessibility.
Total building footage:13,940 SQFT



Project Address: 24672 Raymond Way, Lake Forest, CA 92630 **Year Completed:** September 2021

Client Contact Reference

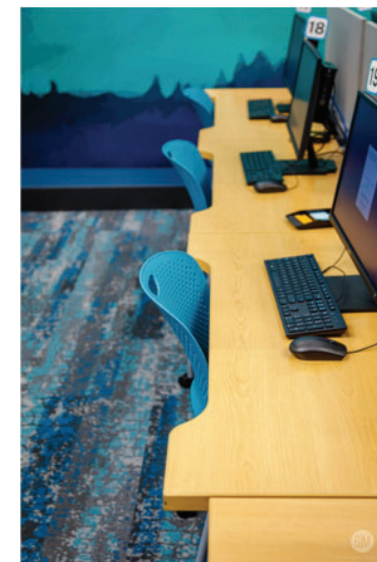
Orange County Facilities Design and Construction / A&E Project Management
 Matt Durbin, Senior Project Manager
 714.667.1626, Matthew.Durbin@ocpw.ocgov.com

Project Information

IDS' architectural and engineering (A/E) scope of work encompassed design to modernization and improvements to the library. Based upon a County of Orange facilities condition assessment report, the IDS team addressed priorities from the document and determined the necessary work to complete. A/E repairs included building envelope, HVAC, electrical, communications, safety and security, and civil site improvements. These priorities provided a rapid return on investment, such as energy and equipment efficiency, site improvements, and ADA compliance. IDS worked on a new furniture package for the project as part of the library's interior revitalization.

"... please let the others who attended know we at OCCR much appreciate the due diligence that your staff has provided over the past few months. Shelley in particular has made herself available for conference calls, go-to-meetings, and site meetings when called upon so a big hand must be given to her. And Said thank you for doing the 50,000 flyover eye on the design through documentation."

OC Parks - OC Community Resources Project Manager



Riverside County Sheriff's Department | Architectural/Engineering (A/E) Improvements

Brief Description

The Riverside Sheriff's department pursued an ambitious plan to complete several renovation projects on an aggressive time schedule. The main objective of this initiative is to program, design, and construct thirty-eight (38) projects. These projects were completed within a six (6) month time-frame due to meeting milestone deadline funding requirements.

The thirty-eight (38) projects were categorized into six areas: (1) Tenant Improvements (2) Security Improvements (3) Plumbing/ Showers/ Misc. (4) Re-roofing (5) Overhead Structures, and (6) Low Voltage (Cameras & Key-Card Access). The facilities covered several buildings and sites in Riverside County including:

- Criminal Justice Building, 5th Floor Remodel - Riverside, CA
- Cois M. Byrd Detention Breakroom and Restroom Remodel - Murrieta, CA
- Smith Correctional Facility Classroom Building - Banning, CA
- Coroners Parking Lot Improvement - Perris, CA
- Blythe Sheriff Facility Roof Replacement - Blythe, CA
- John J. Benoit Detention Center Shade Structure - Indio, CA
- Palm Desert Sheriff and Dispatch Center Relocation and Expansion - Palm Desert, CA

Associated projects but from different funding sources include mechanical and electrical upgrade studies at the Ben Clark Training Center and Shooting Range, and the parking lot improvement and expansion at Coroner's Facility in Perris. For the Riverside Orange Street Facility, The IDS team provided architectural and engineering design services for tenant improvements for the kitchen, men and women's locker rooms, public restroom remodel within the lobby area, second floor staff restroom remodel, and office areas. Architectural and engineering design services were completed for the Riverside Sheriff's Department facilities.

Architectural-Engineering Scope of Work

Architecture: IDS completed all code assessments and design changes associated with all projects falling within the six categories of project listed above.

Structural Engineering: IDS' team provided engineering and structural design associated with all projects falling within the six categories of project listed above.

Civil Engineering: IDS prepared construction documents for the Site improvements consisting of site utilities, parking lot rehabilitation and hardscape improvements, and exterior ADA Path-of-Travel projects falling within the six categories of project listed above.

Mechanical-Plumbing and Electrical Engineering: IDS provided construction document for the HVAC equipment, plumbing design, and electrical engineering/design for projects falling within the six categories of project listed above.

Project Team Members

Said Hilmy, PhD, PE, SE | Principal In Charge
 John Silber, AIA | Principal Architect
 Quentin Montrie, AIA, LEED AP | Project Manager
 Jaime Rosenbach, PE, SE | Lead Structural Engineer
 Victor Mercado, PE, SE | Structural Engineer
 Adrian Anderson, PE | Lead Civil Engineer
 Jason Wetterich, PE | Civil Engineer

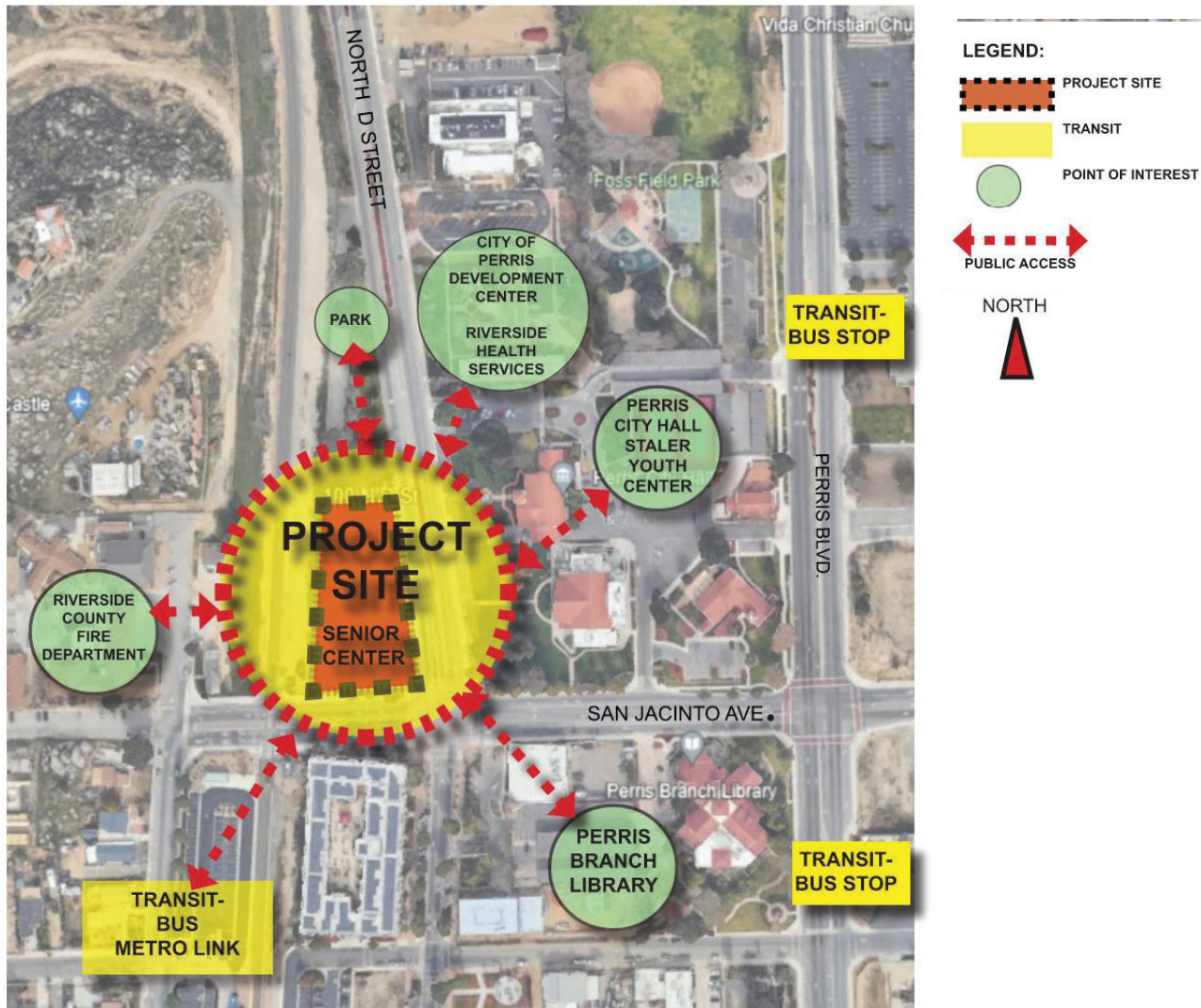
Darren Smith, PE, BEAP | Lead Mechanical-Plumbing Engineer
 Anthony Zanotti, PE | Mechanical Engineer
 Ron Magno | Plumbing Project Manager
 Steven Collins, PE, LEED AP | Lead Electrical Engineer
 Manny Ocampo, PE | Electrical Engineer
 Michael Reed | Lighting Design
 Faisal Dakhil | Cost Estimator

Project Relevance

- Architecture
- Civil Engineering
- Mechanical-Plumbing Engineering
- Electrical Engineering
- Structural Engineering
- Cost Estimates



E. Design Process



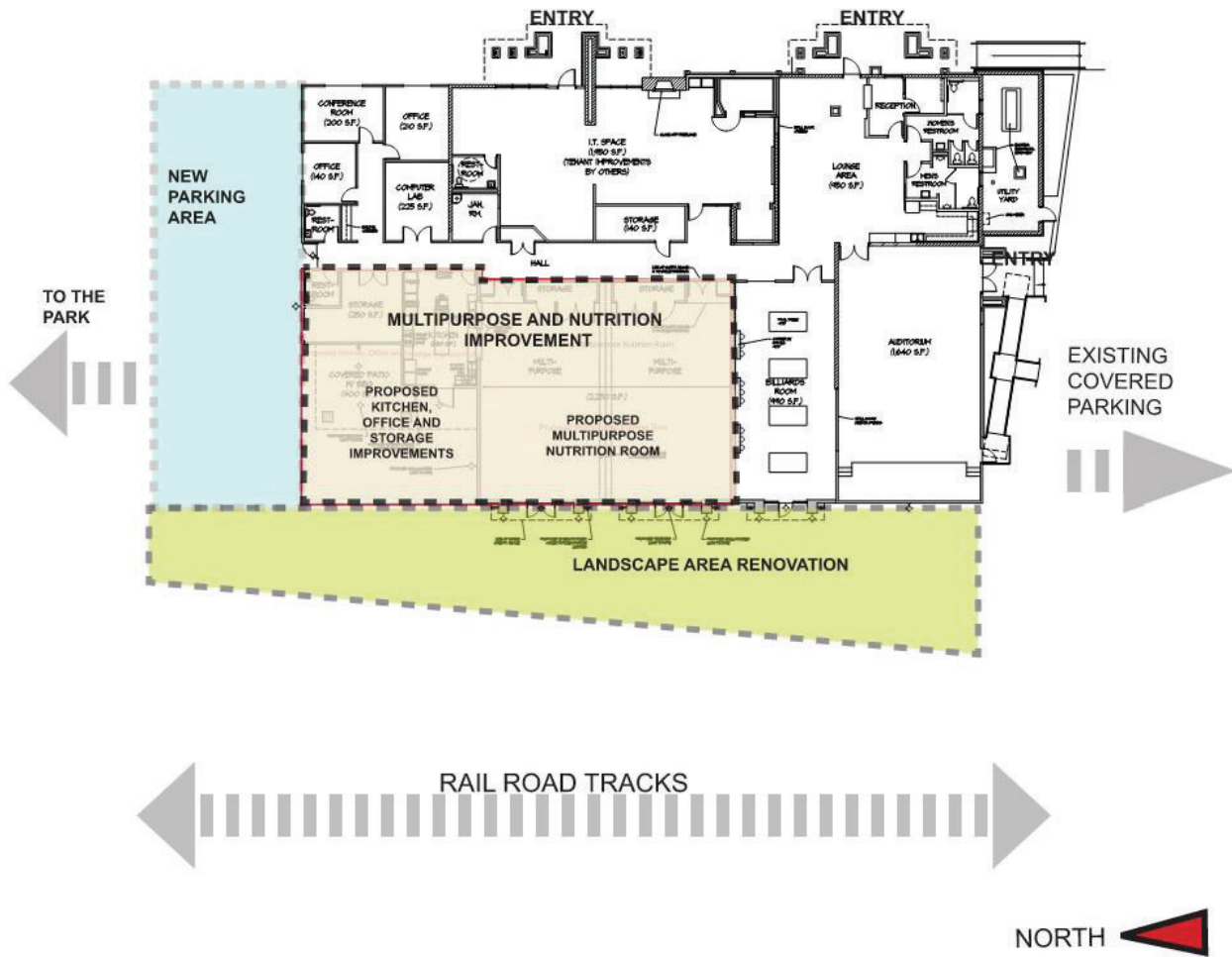
Project Understanding

IDS is to consider the entire Perris Senior Center campus located at 100 North D Street, CA 92570, in the City of Perris, throughout the entire design process for the new Multipurpose and Nutrition Room (project). This will include the project site surrounding points of interest including the adjacent Historic Downtown Perris District, Perris City Hall directly across the street, the Perris Branch Library, the Metro Link Station just south of the site, building points of access, parking, pedestrian and vehicle circulation, and the adjacent city park just north of the Perris Senior Center.

The new Multipurpose and Nutrition Room improvement project design will be one-story in height and maintain the program square footage of approximately 2,500 square feet. The design will build a stronger relationship with the adjacent exterior fenced yard with proposed new landscaping concepts to include possibilities for covered fitness, wellness, and dining. A digital screen under the shade canopy is a consideration for outdoor senior center patrons. Herb gardens, a meandering walking path, and water mist system set along the edge of the exterior canopies for summer season use can be incorporated with exterior audio speakers to mimic gentle water flow just underneath the exterior canopies.



NORTH D STREET



The revitalized indoor and outdoor areas can hold a variety of activities including workshops, educational instruction, game room, communal gatherings for televised events that promote connection among other patrons, wellness, and engagement. The space will be flexible in design to accommodate any new senior programs that may be incorporated in the future. The building design is to match the adjacent Perris Senior Center in appearance and architectural style.

Accessibility, ADA compliance, sustainability, fire life safety, and every aspect of the new multipurpose room design and systems are to be in compliance with the California Building Code 2022 edition to ensure the safety of the seniors who enjoy the senior center activities.

Site surveying of the areas for improvement, geotechnical, civil, landscape, structural, mechanical, plumbing, and electrical engineering are included in the scope of work and addressed in Section F. Deliverables.



Project Approach

IDS Group (IDS) implements into its project approach a well-coordinated, integrated project delivery method for every project undertaken, from pre-design through end user occupancy. This approach engages the City of Perris representatives, stakeholders, user groups, and the community, to be an integral participant through a collaborative, proactive design process. Through this process, IDS seeks efficiencies that achieve the ideals, milestones, objectives, schedule, budget, and overall project goals. This project will involve a designated architectural point of contact's whose responsible to oversee the project team on each project phase: programming, development, consultant coordination, graphics, city processing, entitlement, constructability, BIM/Revit Modeling, quality assurance, quality control, value engineering, and documentation phases.

The following itemized list highlights many of the key services performed for the City of Perris partners during the feasibility, design, and construction phases that ensures that the IDS team will follow up and will follow through to achieve the confirmed project's objectives and goals:

- Review and analysis existing documents and surveys.
- Provide a concise and complete Project Schedule inclusive of all disciplines and participants.
- Assess existing conditions, identifying California Building Code compliant issues, accessibility, sustainability, National Fire Protection Association (NFPA), Planning Commission for Design Review and the City of Perris Architectural Design Review Board and the City Council to provide design options and alternatives based on the City's Planning Guidelines.
- Validate the existing infrastructure conditions of the site during all phases of the design study to understand the challenges in direct conjunction with the project, and document them accordingly.
- Review Building Systems, Common Use Spaces, Site Layout and Conditions for functionality, adjacencies, and accessibility.
- Schedule a series of meetings with City Representatives, Staff, user groups, and stakeholders to confirm proposed program uses and support space requirements.
- Conduct workshop charette sessions to further the design study of the project in collaboration with City Representatives, and the Design Consultants.

Design Intentions

IDS proposes the following design intentions that will begin as part of a collective team discussion to formulate the design of spaces and environments that are high-functioning, safe, creative, and economically attainable.

- Sustainability, accessibility, energy analysis and efficiencies in conceptual design, connections to and from interior space to the outdoor areas, and adherence to Fire, Life, and Safety (FLS).

Project Deliverables

Task 1. Planning and Conceptual Design Phase

- Deliverables shall include up to two (2) concept designs, with drawings/renderings for each option and refine by incorporating City comments.
- Final concept design approved by City Staff.



Task 2. Schematic Design Phase

- Prepare and deliver a set of design plans, including site building, floor plan section studies, and an Opinion of Probable Cost to the City.

Task 3. Design Development (DD) Phase

- Prepare and deliver a set of design plans, including site building, floor plan section studies, draft project specifications, and an Opinion of Probable Cost to the City.

Task 4. Construction Documents (CD) Phase

IDS will prepare 50% and 100% plans, structural calculations, final technical specifications, and finalized Opinion of Probable Cost. 50% plans will go through a constructability review that includes value engineering and recommendations for a complete set of deliverables to the City.

Plan Deliverables

- Title Sheet
- Civil Engineering
 - New parking areas.
 - Grading and on-site drainage plan of the developed new areas.
 - Site utility plan with connections to the project renovation areas.
- Landscape Architecture
 - Site Layout/Construction Plans and Details
 - Planting Plans/Details/Notes
 - Irrigation Plans/Details/Calculations/Notes
- Architecture
 - Demolition Plans (interior and exterior)
 - Construction Plans (interior and exterior)
 - Reflected Ceiling Plans
 - Exterior Elevations
 - Interior Elevations
 - Architectural Details
 - Door/Window/Finish/Hardware Schedules

- ADA Path of Travel design

- Signage Plan

- Structural Engineering

- Structural Design

- Structural Calculations

- Detailing

- Mechanical Engineering & Plumbing/Title 24

- Include existing HVAC systems (as approved)

- Include existing water service meters (1-domestic, 1-irrigation) (as approved)

- Electrical Engineering

- Electrical Site Plan (new landscaped exterior lighting)

- Electrical Floor Plan (interior lighting at multipurpose room)

- New light fixture schedule

- Security System (Expansion of the existing system)

- Photometrics

- Location of existing panels, switchgear, meters

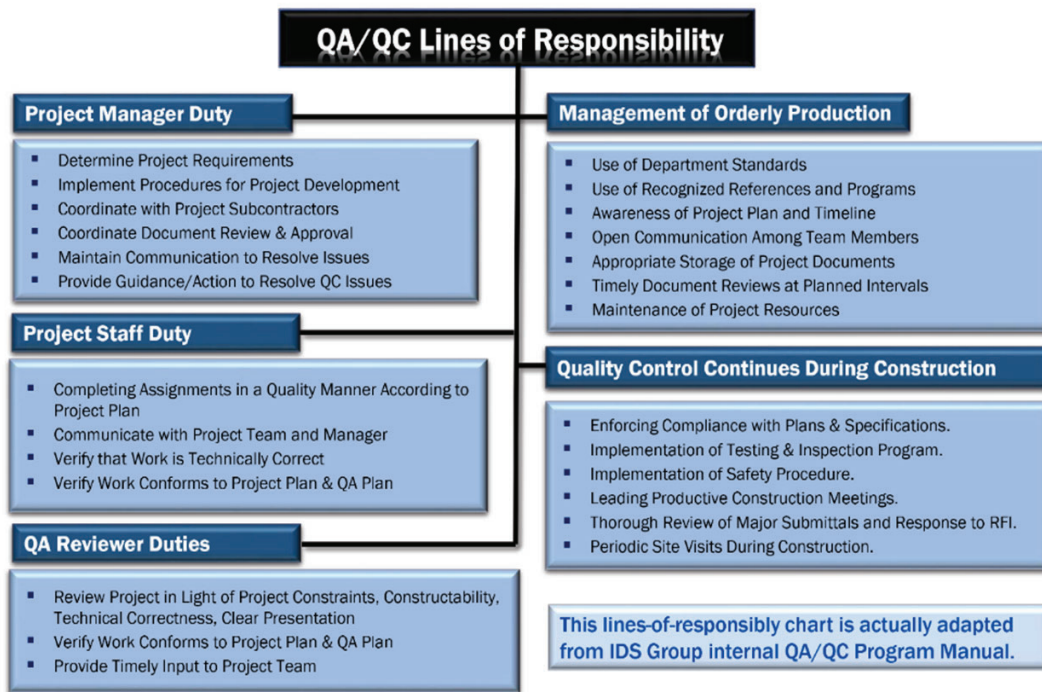
- Details

- Notes, specifications

Technical Specifications - Technical specifications for all components listed above shall be provided by IDS to the City in CSI (Construction Specifications Institute) format. Technical specifications combined with the City's Boiler Plate specification section will be the Project Manual.

Final Opinion of Probable Cost - IDS will provide an updated opinion of probable construction cost that reflect the finalized plans, materials, systems, details of construction, and known or anticipated changes in the bidding market relative to the project.

Record Drawings / As-Built Plans - Upon construction completion of the project, IDS will incorporate as-built information, as provided by the General Contractor, into the drawing files to provide record drawings for the City archives.



QUALITY ASSURANCE / QUALITY CONTROL

Our program requires the review of all engineering-architectural work by a QC Manager, who is qualified in these types of reviews. The main objective of this program is to satisfy the City’s expectations for quality work from our design team and to limit the exposure of the City to problems that may arise during construction. The QC Manager and will be in continuous contact with our project manager throughout the progress of the assessment and design.

Our practice stresses response to project requirements, adherence to applicable codes and regulations, developing work products consistent with standards prevailing in the profession, and producing reports conforming to our established in-house standards.

Throughout the course of the project, our Project Manager will be in continuous contact with our team members to ensure efficient use of the capabilities of the entire team. The QC Manager will interact frequently with the City’s core group to ensure that we understand the requirements and preferences and to assure adherence to the project schedules and deliverables in a timely manner.

G. Timeline



Task	Start Date	Days	End Date	Duration
Task 1: Planning and Concept Plan				
Project Kick off	6/18/2024	1	6/19/2024	0 Week
Prepare & submit 2 Design Options	6/20/2024	14	7/4/2024	3 Week
Revise and submit the Preferred Option	7/5/2024	4	7/9/2024	1 Week
Meetings	7/10/2024	1	7/11/2024	0 Week
Project Award and Planning and Concept Plan				
Number of Calendar Days		20		
Task 2: Schematic Design				
Schematic Design Draft	7/12/2024	15	7/29/2024	3 Week
Schematic Design 1 Refinement	7/30/2024	5	8/5/2024	1 Week
Meetings	8/6/2024	1	8/7/2024	0 Week
Schematic Design				
Number of Calendar Days		21		
Task 3: Design Development				
Design Development to 50% Submittal	8/8/2024	15	8/23/2024	3 Week
Design Development to 100% Submittal	8/26/2024	14	9/9/2024	3 Week
Meetings	9/10/2024	1	9/11/2024	0 Week
Design Development				
Number of Calendar Days		30		
Task 4: Construction Documents				
Construction Documents to 50% Submittal	9/12/2024	15	9/27/2024	3 Weeks
Construction Documents to 100% Submittal	9/30/2024	14	10/14/2024	3 Weeks
Meetings	10/15/2024	1	10/16/2024	0 Week
Construction Documents				
Number of Calendar Days		30		
Task 5: Processing Phase				
City of Perris Plan Check Processing and Approvals	10/17/2024	25	11/11/2024	5 Weeks
Processing Phase				
Number of Calendar Days		25		
Task 6: Bid Review and Recommendations				
Bid Review & Recommendations	11/12/2024	15	11/27/2024	3 Weeks
Bid Review and Recommendations				
Number of Calendar Days		15		
Task 7: Construction Administration				
Construction Documents to 100% Submittal	11/28/2024	160	5/7/2025	32 Weeks
Construction Documents				
Number of Calendar Days		160		
Project Schedule Summary:				
	Design Days Total	126		
	CA Thru Close Out - Days Total	175		
	Total Project Days	301		
Notes:				
1. All dates are approximate and are subject to Project Award/NTP and Project Kickoff Meeting.				

IDS GROUP, INC.
2024 Rate Sheet

Title - Association	Hourly Rate
Principal	\$225
Associate Principal	\$211
Senior Project Manager Associate	\$200
Project Manager	\$185
Senior Architect Engineer	\$175
Senior Cost Estimator	\$160
Project Architect Engineer	\$160
Designer Architect Engineer	\$145
Engineering Designer - BIM	\$128
Architectural Job Captain Designer	\$121
CAD Drafting Engineer Architect	\$108
Office Administration	\$67

Expenses such as, but not limited to plan check fees, permits inspections, testing services, title company fees, special delivery charges, plotting/presentation boards, maps, aerial photographs, and reprographics / illustrations that may be required for community or other stakeholder presentations, shall be billed to the owner at Consultant's direct cost plus 5%.



I. References

County of Orange | Multiple Architectural and Engineering Projects

IDS continues to provide architectural and engineering (A/E) on-call task order services to the County of Orange. Various projects completed include the Yale Homeless Shelter, Master Planning for the El Toro Orange County Emergency Medical Services (OCEMS) Facility, and the Anita Drive Property Condition Assessment.

Contact: Mr. Matthew Durbin, Sr. Project Manager

Phone: (714) 667-1626 | **Email:** matthew.durbin@ocpw.ocgov.com | **Project Dates:** 2019 - 2022

El Toro Library Contact Reference: Mr. Don Nguyen, Project Manager | Phone: (714) 380-7254

Brea Library Contact Reference: Ms. Sherry Toth, Assistant County Librarian | Phone: (714) 566-3033

City of Santa Ana Architectural Improvements

The IDS team is currently providing A/E services for the City of Santa Ana's City Hall office tenant improvements. Project scope of work includes coordination with City departments, phasing/move management, MEP system upgrades, utility coordination, and site analysis.

Contact: Ms. Gabriela Lomeli, Project Manager

Phone: (714) 565-2692 | **Email:** glomeli@santa-ana.org | **Project Dates:** 2020 - on-going

City of Irvine Police Department Workspace Relocation & Tenant Improvements

The project focused on the expansion of the existing police department (Public Safety) within the multi-story Civic Center. IDS provided architectural design services for tenant improvement for the proposed expansion and relocation of various departments.

Contact: Mr. Chris Brown, Sr. Project Manager

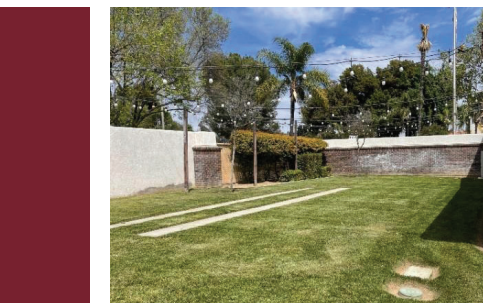
Phone: (949) 724-6937 | **Email:** chbrown@cityofirvine.gov | **Project Dates:** 2019 - on-going

County of Riverside Sheriff Department | Planning and A/E Improvement Projects

Miscellaneous A/E services including planning and design services for multiple facilities for the County of Riverside Sheriff Department.

Contact: Mr. Ramon Tadrous, Director, Project Management Office

Phone: (951) 955-5951 | **Email:** rtadrous@riversidesheriff.org | **Project Dates:** 2021 - 2022



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