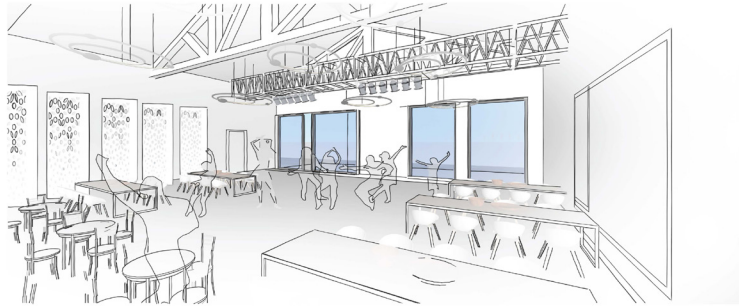




Request for Proposal



City of Perris Bob Glass Gym Community Program Enhancement Project

October 24, 2024

Submitted by:



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

October 24, 2024

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

SUBJECT: City of Perris, Bob Glass Gym Community Program Enhancement Project

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

IDS Group, Inc. (IDS), is pleased to submit our proposal for the Bob Glass Gym Community Program Enhancement Project. Our multi-disciplined architectural-engineering team, which includes experts in architecture, structural and civil engineering, mechanical and electrical systems, landscape design, and construction administration, is uniquely qualified to meet the City's goals for this project. With over 60 years of experience in providing integrated design solutions to municipalities throughout Southern California, IDS has the experience and technical proficiency necessary to ensure the successful completion of this exciting project.

Key Highlights of IDS' Proposal

- **Comprehensive, Integrated Design Approach:** Our team offers in-house capabilities across all critical disciplines, including architecture, structural engineering, landscape architecture, mechanical and plumbing systems, and cost estimation. This ensures a seamless, coordinated design process that enhances efficiency, communication, and project delivery.
- **Relevant Experience:** We are currently working on the City of Perris Senior Center project, which shares many similarities with the Bob Glass Gym project, including community-focused design and public facility enhancements. Additionally, our successful Veterans Memorial Park Revitalization in Commerce project involved the renovation of community spaces with a focus on improving functionality, sustainability, and accessibility. Our deep familiarity with public facilities and local regulations makes us well-prepared to manage this project.
- **Collaborative Process:** We emphasize a collaborative approach with City representatives, stakeholders, and community groups throughout all project phases, ensuring that designs reflect the needs and aspirations of all involved. Our engagement with the community, coupled with our attention to detail, will guarantee that the Bob Glass Gym renovation is both practical and visionary.
- **Innovative and Sustainable Solutions:** Our proposal includes innovative design solutions to enhance both the Community Room and Community Stage, with features such as new HVAC systems, durable flooring for dance activities, and an adaptive, future-proof lighting and audio system for the stage. We will also incorporate energy-efficient and ADA-compliant designs to ensure the long-term sustainability and inclusivity of the facility.
- **Commitment to Budget and Schedule:** With a clear and detailed project timeline, IDS will ensure timely completion of the design phase by April 2025, staying within the City's allocated budget. Our in-house cost estimation team will provide accurate budget control and value engineering throughout the process to ensure the project is delivered on time and within financial constraints.

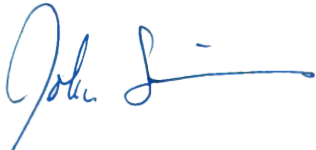
Ms. Judy Haughney
October 24, 2024
Page 2

At IDS, we are excited about the opportunity to breathe new life into the Bob Glass Gymnasium. Our commitment to excellence in design and project management, combined with our deep experience working on community-centered projects, makes us an ideal partner for the City of Perris.

We look forward to the opportunity to further discuss how IDS can support your goals for this important project. Please do not hesitate to reach out if you need any additional information. Mr. John Silber, AIA, is the 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

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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	85

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



Said Hilmy, PhD, SE, LEED AP*
Principal /
Contract Administrator



John Silber, AIA*
Principal Architect



Bradley Mansfield, AIA*
Associate Principal, Project Manager

ARCHITECTURAL-ENGINEERING TEAM

Shelley Sivak, RA, LEED AP* Project Manager	Song Brandner, RA, LEED GA* Architect	Matthew Miller, AIA, NCARB Architect	Dion Vasquez Job Captain	Mahsa Javaherian Project Designer
Eduardo Fabros Project Designer	Paniz Farschiha Project Designer	Dion Vasquez Job Captain	Amit Bhargava 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

Key Staff Resumes



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
- City of Maywood Teen Center | Maywood, CA
- County of Orange, Yale Navigation Center Adaptive Reuse, Conversion and Upgrade | 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 Perris Senior Center | Perris, 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, 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

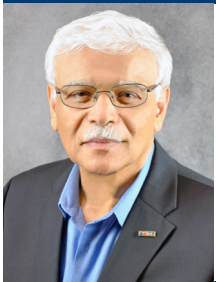
Professional Credentials:

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 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 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
- 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

- 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
- 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



Carson High School Gymnasium Building | Carson, CA

District / Client: Los Angeles Unified School District
Start Date: 6/2015 *Completion Date:* 10/2020
Name of Contact: Sothera (Tim) Chancheya, Project Manager
Phone Number: 562.704.0468



Project Scope	• Facilities Needs Assess.	• Bidding Support
	• Modernization/ Renovation / Upgrades	• Construction Admin.
	• Construction Docs	• HVAC Upgrades
		• Gymnasium Renovation

IDS Group was retained by LAUSD to provide cooling upgrade to the gymnasium that was served by only ventilation units. The scope of work included investigating all cooling solutions including, but not limited to, installing a new heating, ventilation, and air- conditioning system and upgrading the fire alarm system. Architectural and Structural improvements to roof and modifications to mezzanine/interstitial ceiling/roof spaces were required.

The scope-of-work also included detailed specifications for demolition of existing hot water heating/ ventilation units serving the gym. The renovation work for the new upgrade involved installing new gas/ electric roof top package units above the building roof, provide structural reinforcement on the roof, route new gas line from existing gas meter to connect to the units for heating, and electrical power upgrade for the new units. The scope-of- work also including the development of HVAC Controls and Zoning (Environmental control and energy management system).

74th Street Elementary School Main Building Repair & Renovation | Los Angeles, CA

District / Client: Los Angeles Unified School District
Start Date: 10/2015 *Completion Date:* 7/2021
Name of Contact: Bumi L. Kristen, Architect, LEED AP
Phone Number: 626.390.4806



Project Scope	• Facilities Needs Assess.	• Construction Admin.
	• Modernization/ Renovation / Upgrades	• HVAC Upgrades
	• Construction Docs	• Bidding Support

Significant distress has been observed in the main building which services for classrooms and school administration. The district selected IDS Group to provided architectural, Structural, and MEP services to provide design for areas that needed repair. Scope of work included new flooring, ceilings, wall repair, foundation work, MEP design, and ADA/ path of travel implementation.





Veteran's Memorial Park Revitalization | Commerce, CA

City of Commerce



Project Relevance

- Architecture & Design
- Civil Engineering & Surveying
- Electrical Engineering - Low Voltage & Telecom
- Mechanical - HVAC & Plumbing
- Structural Engineering
- Interior Design and Space Planning
- BIM
- Specifications, CSI
- Construction Support
- Geotechnical Distress Investigation & Special Inspection During Construction

The Existing Veteran’s Recreation Building is a one-story building with a partial basement and a partial mezzanine level that was originally designed and constructed circa 1969-1970. The City of Commerce is very interested in the development of the Veteran’s Memorial Park. As part of that development, the City requested a comprehensive report to study all the parameters required to bring the recreational facility back to life including the rehabilitation of the existing recreational building, or constructing a “Sprung building” instead. This multi-discipline condition assessment study was based on walk-through screening review and proved to be instrumental in developing cost estimates for the City capital budget.

After the assessment, IDS was selected to renovate this 1970’s distressed building & facilities to create a new recreation park space with contemporary technology and materials. A \$14M master plan was develop and is pending. IDS design an interim occupancy plan allowing reuse of the building and this has been completed. The building is in use pending the City’s decision to move forward with the master plan.

Strong architectural forms bring tension and dynamic spirit back to the deserted park. Different building materials, such as concrete, wood and glass, play together as a lively rhyme with excitement and modern look. Transparent flowing of spaces between Interior and exterior will be greatly encouraged by removing some of the existing concrete blocks. Large size of LED screen will be incorporated with exterior design for entertainment and a feature of the digital age culture.

Extensive community engagement was used to arrive at the design. This came in the form of a client working group that included two city council persons along with key city staff and in the form of on-site community workshops.

Service Dates: 2018 - 2019

Contract Value: \$109,728

Client Contact Reference: Ms. Maryam Babaki, Rancho Santa Fe Association
(Former City of Commerce Director of Public Works & Development Services Department)

Ph: (858) 756-1174, E: maryam@rsfassociation.org



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

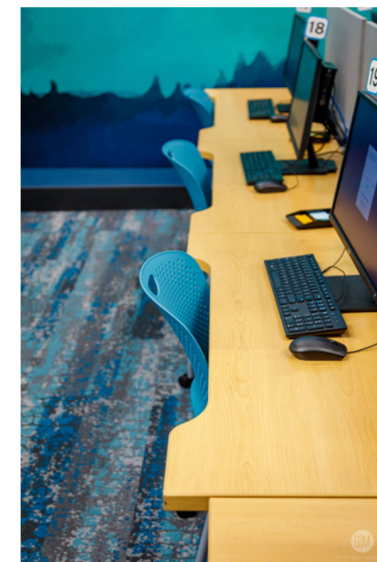
Orange County Facilities Design and Construction / A&E Project Management
Matt Durbin, Senior Project Manager
714.667.1626, Matthew.Durbin@ocpw.ocgov.com

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

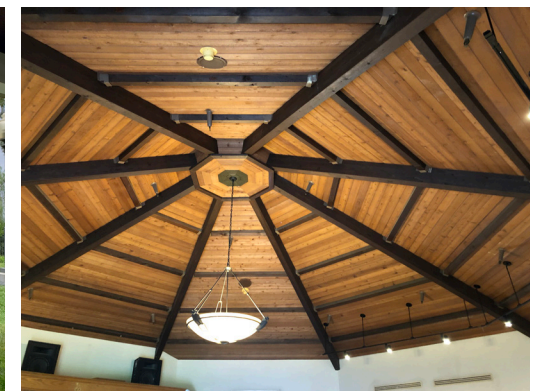


Industry Hills Exposition Center

City of Industry

Project Relevance

- Concept Layout
- Phasing Plans
- 3D modeling/renderings
- Architecture & Design
- Electrical Engineering - Low Voltage & Telecom
- Mechanical - HVAC & Plumbing
- Structural Engineering
- Construction Documents
- Specifications, CSI
- Cost Estimates



The Industry Hills Exposition (Expo) Center is a 125-acre site that sits atop a hilltop over-looking the San Gabriel Valley. The property features three venues for large entertainment gatherings for social occasions including weddings, birthday celebrations, multi-cultural festivals, business meetings, and non-profit organization events. IDS is currently working with the City of Industry Expo Center campus for various architectural-engineering (A/E) improvements at the event venue.

Expo Center Avalon Room and Patio Cafe - The IDS project team recently completed construction documents for the A/E renovation of the Avalon Room and Patio Cafe. A single-story addition to the patio cafe will be modernized with improved back of house and front of house workflow between the kitchen and serving areas. The Avalon Room will receive a refresh with an updated specialty bar, improved back of house functions, and restroom improvements. Project work will be in compliance with building codes and ADA. This project is currently in plan check review with the City of Industry.

Expo Center New Banquet Hall Facility - The new banquet hall facility is a single-story, 18,000-sf building for community activities and special events with occupancy for up to 500 guests. An operable wall allows for flexibility to separate into two rooms. Complementing the banquet is a shared bar and servery. The IDS team provided conceptual, design and construction drawings services with multi-disciplinary involvement from our in-house architecture, structural engineering, mechanical engineering, electrical engineering, and plumbing engineering services. Additional consultants included Audio Visual, IT & security & lighting consultant.

IDS provided the city the following deliverables: Concept Plans, 3D models, renderings, cost estimates and exhibits for scenarios for the city to present at community forums to obtain city council approval.

Expo Center Grand Arena - The IDS architectural, mechanical-plumbing, and electrical engineering teams are working on the infrastructure design of the existing Expo Center Grand Arena. Scope of work includes HVAC improvements, electrical power and lighting, and upgrades to the existing control booth.

Service Dates: March 2020 - on-going

Expo Center Electrical Master Plan - In 2019, the IDS electrical engineering team was retained by the city to prepare a complete master plan of the entire Exposition Center site. The scope of work involved the Exposition Center site electrical system from Edison service point of connection to every building sub-panel. The IDS team conducted several site visits to verify all the electrical equipment on site and in each building. An accurate single line diagram and equipment layout plans were developed so that the city can use them for future upgrades.

As part of the electrical master plan scope, IDS performed an Arc Flash and Coordination Study of the entire electrical system for the project.

Service Dates: 2019 - 2021

E. Design Process



Project Understanding

IDS' vision and design intent concept for the City of Perris Bob Glass Gymnasium Community Room and Performance Stage, and the Stage area's back of house restrooms and office space is to upgrade an established city landmark into a modern, comfortable community stage, and community dance and recreation room.

In partnership with the City of Perris, IDS will help shape positive environments in a collaborative and proactive process. With more than 60 years of experience, IDS understands the importance of:

- Shared Governance
- Collaborating and interacting positively with City representatives, administrators, and user groups.
- Creating spaces and environments that are high-functioning, safe, creative, and economically attainable.
- Inclusive design, where all voices are heard.
- Ensuring the client's goals are exceeded by providing attainable objectives and milestones with clear team directives.

For all our projects, we understand how to effectively merge all the important elements, factors, and our client's goals with coordinated budgets, financial affordability, accountability, scheduling, and California Building Code compliance.

These include emphasis on:

- Communal floor plans to promote engagement and activity with a positive atmosphere and experience for everyone.
- Immersive opportunities for spontaneous interactions between the community, visitors, and staff.

Site

The project is located at 101 North D Street, at the corner with E San Jacinto Avenue. There are two entrances, with the main entrance off a driveway along the east side of the building and enters into the main lobby and basketball court, while a secondary entrance off of E San Jacinto Avenue, which enters into the Community/Dance Room.

The Bob Glass Gymnasium

The gymnasium is a familiar piece of the community built in 1930 as an addition to the high school. The building's historic design is appropriate to its natural surroundings, however portions of the building now fall short of current standards for life safety, accessibility, energy efficiency, and day to day functional spaces associated with a modern civic building. The Bob Glass Gymnasium's current RFP enumerates the many deficiencies to be addressed and calls for a fresh approach that will breathe new life and refresh the existing building. Emphasis will be placed on upgrading and expanding the Community Room and the Performance Stage and the back of house functions as listed below. Building Improvements to the current facility to include:

1. Renovate the Community Recreation Room
 - a. Expand approximately double the size of the community recreation room to the south side of the building. This will entail the extension of a raised foundation to support the expanded community room.



Community recreation room features to add include new HVAC unit, raised ceiling and brighter lights, new entry/exit access may be needed, new tempered proof windows with window shade/screens to expand in the southern wall to match existing building windows, additional interior wall to floor mirrors, install one north/south room folding divider partition, audio/visual system, expand storage room onto the adjacent kitchen area, renovate new warming kitchen and breakroom, add counter opening with secure roll up panel for pass through service access from the community room area, and new wall paint and durable flooring suitable for dance such as tap and folklorico.

It is suggested to provide direct access to the exterior south lawn areas from the Community Room expansion to create synergy for events and activities that can be scheduled and interaction between the two spaces.

2. Renovate the Bob Glass Gymnasium Community Stage

- b. The Bob Glass Gymnasium community stage entails the installation of new overhead audio and spotlight systems to highlight stage performances. New stage flooring, wall paint, new stage curtains and backdrop draping, new ADA restrooms, and demolition of center wall from two small rooms to create one large office space.

It is suggested to utilize new live theatre design concepts such as instead of providing all new lighting, sound systems, and audio/visual elements which can quickly become out of date, an alternate concept is to provide structural rigging to support the different needs required for different stage events such as live stage performances, live music, live speaking events, and interactive live performances. Each of these types of functions requires their own specialized lighting and sound needs. To have the ability and the opportunity to access current rental equipment opportunities to minimize the need for maintenance of these owned types of fixtures over time and to allow for modern technology to be incorporated for each event and activity for years to come.

Site Improvements

Understanding that the desired site improvements are a part of the mission and objectives for the City of Perris Bob Glass Gymnasium, these will be developed in concert with City Representatives stakeholder and user groups. We anticipate it will include selective incorporation of native landscape, thoughtful buffering from adjacent uses, and enhancing sense-of-place which beautifies and informs the community. Designs presented for outdoor landscaped spaces will achieve high standards and multiple objectives while designing for sustainability, resilience, and conservation. We will achieve this by using materials, colors and textures which blend with the existing setting and improve the space functionally. Universal access compliance (ADA) will be addressed through upfront identification of barriers, dialogue with the City and stakeholders, and careful integration of improvements which meet all local, state, and federal standards.

The existing Bob Glass Gymnasium is enhanced by surrounding mature trees and landscapes that are in harmony both with purpose and community context. These mature trees create a cool micro climate of shade and provide the building's users with an outdoor space for gathering, reading, relaxing, and socializing. This is an asset which our team will enhance with the landscape design for this project. We anticipate capitalizing on this asset by:

- Identifying programmed areas which can be flexible in use and creates the versatility a community center needs to accommodate user needs.
- Use prominent visual elements to create a sense of place and a unique identity.
- Create interior to exterior visual connections.
- Use prominent visual elements to create a sense of place and a unique identity.

Site lighting, exterior materials and exterior furniture will coordinate with interiors so that visually and functionally the outdoor spaces serve as an extension of interior programmed spaces.



Project Approach

IDS has developed and implements into each of its projects a coordinated integrated project delivery method for each project from conception through completion. This approach engages the City of Perris' city representatives, stakeholders, the community, user groups, and gym participants. Each group plays an integral role in the project by participating in collaborative, open communication design processes to seek efficiencies that achieve the ideals, milestones, objectives, schedule, budget, and overall project goals. This is accomplished by the implementation of the Architectural Principal's involvement throughout every phase of the project, including programming, development, consultant coordination, constructability, BIM/Revit Modeling, graphics, city processing, entitlement, quality assurance, quality control, documentation, and value engineering phases.

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

- Review and analysis existing documents (if available) 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 and to provide design options and alternatives based on the City's Planning Guidelines.
- Validate the existing infrastructure conditions of the site during all phases to understand the challenges in direct conjunction with the project, and document them accordingly.
- Review As-Built Documentation (if available) of the existing project's 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.

Architectural-Engineering Services

IDS will support successful completion of the project by providing the following services throughout the duration of the project as follows.

A. Concept Design

The Concept Design process starts with a site visit and design charette, as necessary that involve members of the City and IDS. IDS will then develop alternative "high level" creative design solutions (concepts) and present them to the City for review and feedback. The following concept design tasks include:

- a. Perform field review and investigations, evaluate existing conditions, research existing plans and records, and meet with the City to define the project scope and objectives.
 - b. Assess existing building interior and site conditions.
 - c. Document and evaluate utilities, circulation, existing and future planting, subsurface conditions for drainage, and parking.
 - d. Document and evaluate utilities, circulation, existing and future planting, subsurface conditions for drainage, and parking.
-



- i. Conduct all approved topographic and property surveys and combine with available topographic surveys to create base maps for the project.
- j. Conduct all approved geotechnical investigations necessary for project construction.

Concept Design Deliverables

1. Presentation quality plans, sections, elevations and renderings of all design options including final concept design.
2. Supporting diagrams, sketches and illustrations supporting the concept design options.

B. Schematic Design

Based upon the selected Concept Design, IDS will commence with the project's Schematic Design

Schematic Design Deliverables:

1. Narrative describing overall project, intended goals, uses and visitor experience.
2. Comprehensive site/landscape concept plan for all elements.
3. Program that articulates individual components of each project, including plant material, hardscape materials, square footages, etc.
4. Dimensioned architectural and structural floor plans, sections and elevations of proposed building structures.
5. Description, narrative, sketches and/or reference materials for design elements.
6. Design or narrative describing mechanical, lighting and other elements not identified in the drawings.
7. Construction cost estimate (based on volume/size/areas).
8. Timeline for completion.

C. Design Development

Based upon the City approved Schematic Design documents, IDS will prepare, for review and approval by the City and other local approval agencies, the Design Development documents. The design intent during this phase of the project will be to develop the building design interior and infrastructure character.

- a. Architectural and Landscape plans, schematics, sections and elevations, typical construction details, and specifications that identify major materials and systems.
- b. Consultant coordination
- c. Submittals to governing agency for approvals, as necessary.

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

Civil Engineering

- Obtain plans of all existing utility facilities.
- Identify and precisely locate all utilities (both underground and overhead).
- Coordinate all work with respective utility companies to determine locations and depths of facilities for design purposes.

Structural Engineering

- Dimensioned structural plans, sections and elevations of proposed building structures along with typical details and specifications.

D. Construction Documents

Based upon the City approved Design Development documents, IDS will prepare the construction documents for approval from the City and other local approval agencies. The construction documents package will include drawings, details and specifications.

- a. Prepare construction documents for plan review, permit, and construction.
- b. Prepare complete project specifications.
- c. Update Construction Cost Estimate.
- d. Consultant Coordination
- e. Schedule meeting(s) to attain City comments. Revise construction documents as necessary.
- f. Submit to the City and other local agencies having jurisdiction (AHJ) for approval.
- g. Ensure plans and specifications comply with all applicable governmental and professional standards.
- h. Develop a project construction schedule.

E. Approval Process and Permitting

IDS will assist the City with filing documents required for the approval of governing agencies having jurisdiction over the project, as follows:

- a. Submittal of plans to governing agencies having jurisdiction.
- b. Address plan check comments.



F. Bid and Construction Administration

Based on the City approved construction documents, IDS will coordinate with the awarded contractor and provide Construction Administration services described below:

- a. Prepare Bid Invitation and Bid Review.
- b. Provide Construction kick-off meeting to review Construction Documents, Design Intent, Construction Schedule of Values, and Construction Schedule.
- c. Monitor construction progress per the City approved plans and specifications.
- d. Attend and assist with preconstruction conferences.
- e. Attend weekly construction meetings to track construction progress and cost.
- f. Perform periodic site inspections.
- g. Review and provide input to Contractor's Requests for Information (RFI) where such information is not available to the Contractor from a careful study and comparison of the prepared Construction Documents, Field Conditions, other City-provided information, Contractor-prepared coordination Drawings, or prior project correspondence or documentation.
- h. Maintain a record of Requests for Information (RFI) when properly prepared.
- i. Review shop drawings and material samples for the limit purpose of checking for consistency with the City and IDS approved aesthetic design intent.
- j. Maintain a record of shop drawings and material samples submitted to IDS.
- k. Review and provide recommendations for submitted Change Order Request and contractor pay applications on behalf of the City for consistency with project goals and objectives.
- l. Maintain a record of shop drawings and material samples submitted.
- m. Issue Design Supplemental Instructions with any updates required.
- n. Provide a final set of mylar as-builts and an electronic copy for City record.
- o. Issue Design Supplemental Instructions with any updates required.

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.

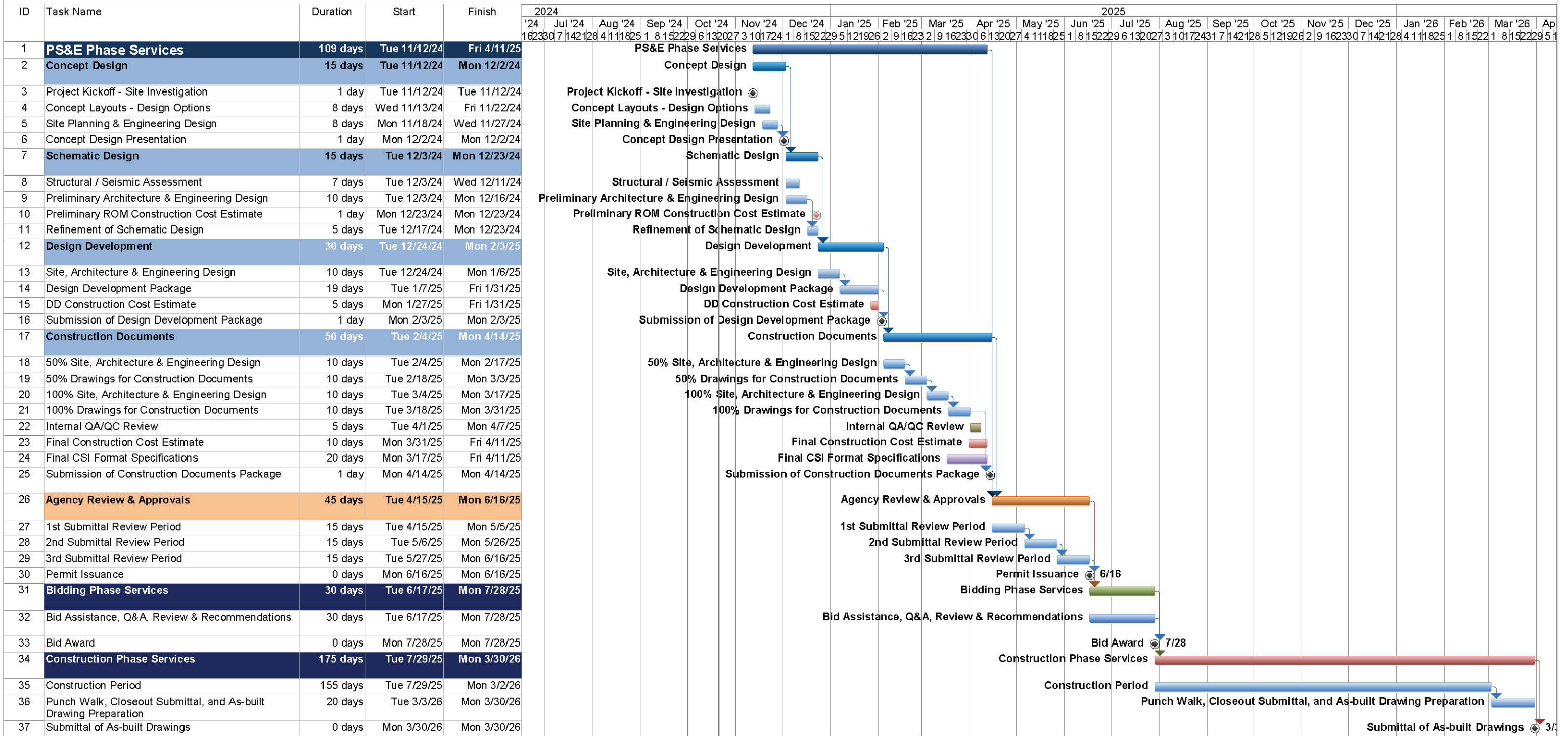
Our practice stresses response to project requirements, adherence to applicable codes and regulations, developing work products consistent with standards prevailing in the profession, and producing reports conforming to our established in-house standards.

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



CITY OF PERRIS, BOB GLASS GYMNASIUM ADDITION & RENOVATION



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 Maywood Teen Center

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

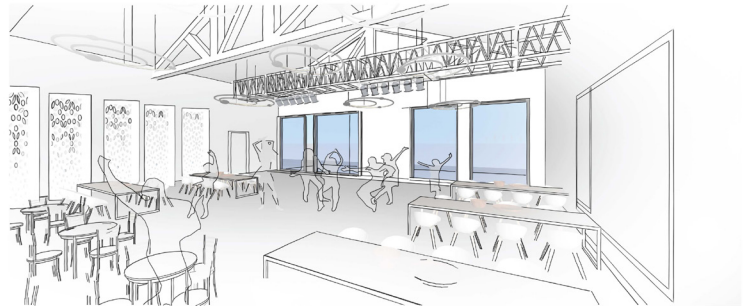
Phone: (949) 724-6937 | **Email:** chbrown@cityofirvine.gov | **Project Dates:** 2019 - on-going

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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