



Request for Proposal



City of Coachella

Professional Engineering and Landscape Architectural Services

City Project No. F-33

May 10, 2023

Submitted by:



1 Peters Canyon Road, Suite 130, Irvine, CA 92606
T: 949.387.8500 ▲ F: 949.387.0800 ▲ www.idsgi.com

Table of Contents

Envelope No. 1

| | | |
|----|--|----|
| 1. | Letter of Transmittal | 1 |
| 2. | Technical Proposal..... | 4 |
| 3. | Exceptions/Deviations..... | 26 |
| 4. | Appendices..... | 28 |
| | Proposed Staffing and Team Organizational..... | 29 |
| | Resumes..... | 30 |
| | Subconsultant Teaming Letters..... | 37 |
| 5. | Cost and Price Proposal..... | 40 |

Envelope No. 2

| | | |
|----|---------------|--|
| I. | Cost Proposal | |
|----|---------------|--|

1 Letter of Transmittal

May 10, 2023

Mr. Andrew Simmons, P.E.
City Engineer
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

**SUBJECT: Request for Proposal - Professional Engineering and Landscape Architectural Services
for the Coachella Library Annex Renovation Project | City Project No. F-33**

Dear Mr. Simmons and Members of the Selection Committee:

IDS Group, Inc. (IDS) is pleased to submit our proposal in response to the City of Coachella Request for Proposal Professional Engineering and Landscape Architectural Services for the Coachella Library Annex Renovation Project. The project goal is a re-imagined library fitting into and reflecting the character of Coachella matched functionally to the modern role of the library offering a long-term durable interior environment while providing a safe and accessible path of travel for the community. IDS will take a thoughtful approach to address these challenges and thereby renew the Coachella Library Annex.

With more than 60 years' experience providing architecture and engineering expertise to a vast number of Southern California public agencies, IDS specializes in revitalizing community environments where our organization brings best value design to every project our firm undertakes.

The individual charged with the responsibility of implementing and integrating the critical aspects of the City of Coachella will be Mr. John Silber, AIA, IDS' Principal Architect. John brings his previous working knowledge and similar project experience to provide in-depth architectural best practices that will be invaluable throughout the course of the project. He will guide our Project Manager, Shelley Sivak, Assoc. AIA, LEED AP, to coordinate the design effort with IDS' in-house team of architects, engineers, and subconsultant partners. Ms. Sivak has relevant library and learning resource experience that will be invaluable to share with the City of Coachella project stakeholders and the community.

As an award-winning multi-disciplinary firm specializing in the fields of architectural and engineering design services, IDS Group (IDS) engages both site-specific design and planning on multiple levels. "IDS" stands for Integrated Design Services, as our service delivery model that takes a mindful approach to unique time-honored spaces through preservation, renovation, additions, and adaptive use.

IDS value to the City of Coachella...

- *Proactive Collaboration with the City:* The IDS team will be "in sync" from day one with the City's organization value systems. The IDS team will serve and work closely with the City's department representatives to understand their goals and vision while personally guiding them through the design, building permit approval, cost estimation, construction administration, and other requirements for this project.

Mr. Andrew Simmons, P.E.

City of Coachella

Page 2

- **Focus on the Future:** IDS helps guide public agencies to strategically plan for future facility requirements. The role and nature of public libraries has evolved and IDS is keenly aware of these expectations. Our firm has current and completed experience in library projects similar to this one including the City of Anaheim Haskett Library, the El Toro Library in the City of Lake Forest, the City of Los Alamitos-Rossmoor Library, and the City of Brea Library. IDS can successfully demonstrate its understanding of library redesign to the City of Coachella to implement the City's needs and project scope of work on budget and schedule.
- **Economy of Scale Approach:** Clients benefit from working with IDS as one company all under one roof where the cost savings are realized through an efficient, well-coordinated team and a single point-of-contact all serving the City of Coachella.

IDS looks forward to speaking with you further regarding our services, expertise, and experience and how we can best assist the City of Coachella. Mr. John Silber, AIA, will be the point-of-contact for the project. He can be reached at (949) 387-8500 ext. 154 or john.silber@idsgi.com. Mr. Said Hilmy, 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 pertaining to this Proposal. If you require further information, please contact him directly at 949.387.8500 ext. 116 or said.hilmy@idsgi.com.

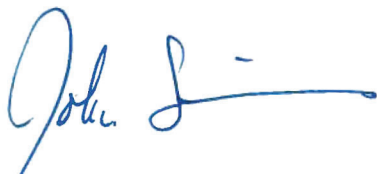
IDS makes the following statements:

- The proposal shall remain valid for a period of not less than 180 days from the date of submittal.
- All information submitted with the proposal is true and correct.

We appreciate the opportunity to submit our proposal and commit to providing architectural-engineering design service excellence to help the City achieve their goals of completeness, quality, and constructability. Please do not hesitate to contact Mr. Silber should you have any questions pertaining to our submittal.

Sincerely,

IDS Group, Inc.



John Silber, AIA
Principal Architect



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

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1

Bidder:

IDS Group, Inc.
Company Name

May 10, 2023
Date


Signature

2. Technical Proposal

2. Technical Proposal

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.

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 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.

Architecture

Our architecture 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. With staff of over twenty architects, designers, and support staff our award-winning architecture division provides architecture, 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, 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.

Year Incorporated in California: **1998**

Form of Organization: **California S Corporation**

Number of Employees: **80**

Office Locations:

Corporate Headquarters:

1 Peters Canyon Rd., Ste. 130

Irvine, CA ▲ 75 Personnel

11845 West Olympic Blvd., Ste. 515
Los Angeles, CA 90064

▲ 3 Personnel

9636 Tierra Grande, Suite 200
San Diego, CA 92126

▲ 2 Personnel

How We Differ



Our integrated design team provides added value through our specialized in-house divisions



Project experience spanning 60 years



Over 80 professionals maximizing service efficiency

IDS' In-House Technical Capabilities

Landscape Architecture: IDS has a dedicated team that specializes in building healthy places for communities through the practices of landscape architecture and ecological restoration. The team focuses on the relationship between land and people where we 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 designed draw from natural and cultural histories of the land 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.

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. We have successfully completed numerous designs for HVAC, plumbing, and fire protection systems for countless public projects and facilities with more than \$1 billion of construction budget.

Our engineers have evaluated the heating, ventilating, and air conditioning systems in existing buildings as a part of modernization projects and as a primary service. The evaluations identify the physical conditions of the systems' equipment and components; strategic planning for sites; evaluate system performance; identify conditions that are at variance with current building codes and standards--- including but not limited to: Title 24 Energy Code, CAL Green, Title 5, Field Act and United States Green Building Council guidelines (USGBC); provide an estimate of the remaining service life for the equipment, material, and components; identify necessary maintenance requirements; need of upgrade equipment for enhancing energy savings and indoor air quality; and provide an estimate of the costs of repairs and replacements. Furthermore, evaluations can include the measuring and recording of air and water flows, pressures, and temperatures.

In addition, IDS has extensive mechanical project experience involving steam boilers and auxiliaries, chilled water central plants, hot water systems, thermal energy storage systems (TES), variable speed centrifugal chillers, cooling towers and condenser water systems, process cooling water systems, co-generation systems with heat recovery, energy management systems, building automation systems, system troubleshooting, steel water storage tanks, and system commissioning.

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. Quality is the baseline of our customer service, enabling us to retain approximately 80% of our clientele through repeat business.

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 20 "Excellence in Structural Engineering" awards for innovative and outstanding design.

Civil Engineering: IDS provides civil engineering design, assessment, peer review, and plan check for a wide variety of public and private sector improvement projects. Our department applies our depth of design management expertise to provide planning and entitlement, civil engineering, LEED sustainable design, construction administration, and traffic engineering support services to public agencies, owners, and developers of retail, commercial, office, industrial, residential, and public works projects throughout the United States. Our civil engineering design services include water, wastewater, and utility infrastructure, stormwater management, LID design and analysis, hydrology and hydraulic analysis and design, recreation design, grading, drainage, street improvements, land development services, and public works 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 is able to 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 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 (AEPC). In the event that the baseline AEPC exceeded the construction budget to a significant degree IDS included an additional architectural services budget with the AEPC 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. IDS and its teams include over 40 LEED Certified professions.

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.

Subconsultant Teaming Partners



Veneklasen Associates (Information Technology / Audio-Visual / Acoustics)

Established in 1947, Veneklasen Associates is the oldest and one of the largest acoustical consulting firms in the United States. Throughout our history, Veneklasen Associates has built a national and international reputation based on competence, performance, quality, timely response and practical and cost-effective solution. We execute our work utilizing innovative science, experience and in-house funded research. Our work is customized for each specific project and client's needs.

Our services encompass architectural acoustics, environmental noise and vibration mitigation, comprehensive low voltage consultation and design for audio-visual (AV), information technology (IT) and security systems including the development of contract documents and formatted specifications. Hiring Veneklasen Associates to provide both acoustical and low-voltage consultation and design provides improved coordination, a single responsibility for "sound" and "convergence" – the harmony that integrated digital systems accomplish at reduced cost.

Sound quality and noise mitigation in the built environment is a significant design element. Our goal is to optimize the acoustics according to building science, aesthetics and cost. By utilizing a proactive, collaborative design approach we are able to address the acoustical effect of the building systems and develop recommendations and performance criteria with the design team and project consultants.



Group Delta (Geotechnical Engineering)

Established in 1986, Group Delta Consultants, Inc. has been providing a broad range of services to meet their clients' diverse needs. Group Delta currently has eight offices and two certified laboratories located in Ontario, Torrance, Anaheim, Irvine, Oakland, Vacaville, Victorville and San Diego. Employing a staff of 110, their environmental engineering and geotechnical engineering team consists of highly skilled environmental engineers, scientists, industrial hygienists, geotechnical engineers, geologists, technicians, and support personnel specialized in their respective fields.

Group Delta strives to provide exceptional, value-added services while ensuring their projects are completed on schedule and within budget for their clients. The high level of involvement from their principals and senior management, and their commitment to developing innovative cost saving solutions has resulted in repeat business and strong client relations. Group Delta has received numerous awards and recommendations from well-known organizations in the public and private sectors highlighting the unique benefits of our approach and methodologies.

Related Experience

County of Orange Public Works Capital Improvement Division Multiple Libraries Assessment and Upgrades | El Toro and Brea, California



As part of the County of Orange Public Works (OCPW) On-Call, IDS provided engineering and architectural design services for the renovation of the El Toro and Brea Libraries. IDS' scope-of-work is to provide design and engineering services for modernization and upgrades to the library addressing priorities from the facilities condition assessment report, which are defined as the necessary work including repairs that would provide a rapid return on investment including energy- efficiency, necessary building or site improvements, repairs that preclude predictable deterioration, potential downtime, and/or higher short-term maintenance costs, and replacements that have exceeded their useful lifespan or are no longer ADA compliant.

In addition to interior upgrades, IDS was responsible for coordination of a new furniture package, renovations include building envelope, HVAC, electrical, communications, safety and security, and civil site improvements.

Project Dates: 2020 - design; 2021 - construction

Contract Amount: \$216,011 (El Toro); \$163,517 (Brea)

Client Reference:

County of Orange

Don Nguyen, Project Manager | Phone: (714) 380-7254

Project Relevance

- Community Learning Environment
- Space Planning & Programming
- Interiors
- FF&E
- Schematic Design
- Site Investigations
- Restroom Upgrades
- HVAC Upgrades
- Electrical Upgrades
- Cost Estimating

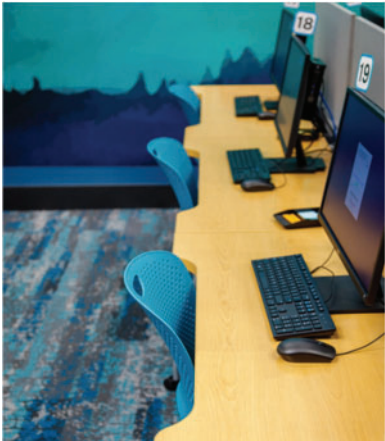
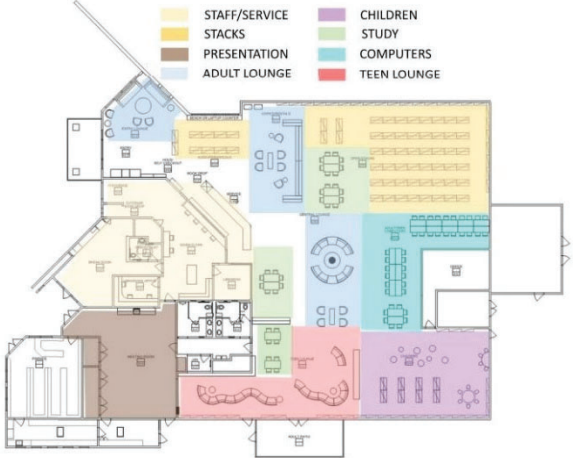
County of Orange Public Works Capital Improvement Division

El Toro Library

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

FLOOR PLAN – CONCEPT 2



F Relevant Experience

County of Orange Public Works Capital Improvement Division Los Alamitos-Rossmoor Library | Los Alamitos, California



IDS provided architectural and engineering tenant improvements and upgrades to the existing library for a continued and improved use of the public facility. The building is located on the west side of Seal Beach Boulevard, on Montecito Drive in the City of Los Alamitos.

In addition to interior upgrades, IDS was responsible for coordination of a new furniture package. Renovations include building envelope, HVAC, electrical, communications, safety and security, and civil site improvements.

Project Dates: 2022 - design; project currently in plan check

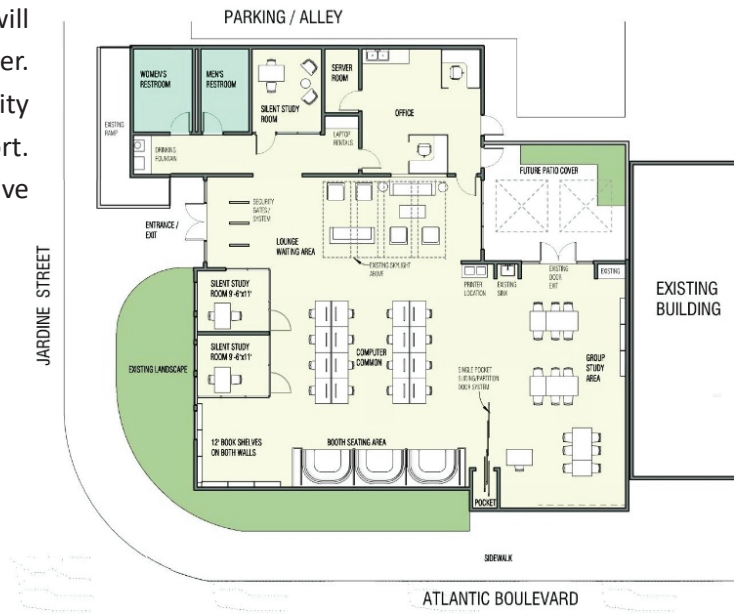
Project Relevance

- Community Learning Environment
- Space Planning & Programming
- Interiors
- FF&E
- Schematic Design
- Site Investigations
- Restroom Upgrades
- HVAC Upgrades
- Electrical Upgrades
- Cost Estimating

City of Commerce Public Library Atlantic Branch - Conceptual Design | Commerce, CA

Architectural concept design for the Bandini Neighborhood Library. The project goal will be to revitalize the existing library that will include creating a children’s homework center. The center will be an invaluable community resource with staff and technology support. This project will provide a safe and productive environment to learn and thrive.

Design Date: 2022



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

4 Work Plan

Consistent with the RFP and based upon on-site discussions, IDS understands that the City of Coachella seeks to complete the allowed Grant funded infrastructure items while addressing a thoughtful path to growth and inclusion of Non-Grant Funded Items.

IDS' vision for the City of Coachella Library Annex project is to design community destinations that bring energy, connection, and education. This place remains seemingly constant - yet it is adaptable to change with new technologies and new social horizons. The City of Coachella Library Annex project is a place that allows for accessible personal interaction, distancing, a place of security, a place of warmth, and a place to call your "third space" home for the City of Coachella community, neighboring cities and students of all ages. Affordability, accessibility, and sustainability are paramount to achieving the client's vision and goals. The proposed scope of the Library Annex renovation and improvements includes surveying, final design, technical specifications, engineering estimates, and permitting for the final design of providing foundation repair, framing, seismic upgrades, HVAC and electrical upgrades, interior and exterior remodels, and ADA compliance.

In partnership with the City of Coachella, IDS will help transform and shape this project as a positive environment in a collaborative and meaningful process. With more than 60 years of experience, IDS understands the importance of:

- Shared Governance.
- Collaborating and interacting positively with City representatives, administrators, library staff, and user groups.
- Creating spaces and environments that are high-functioning, safe, creative, and economically attainable.
- Inclusive design where all ideas from project stakeholders and technical team members are part of the discussion.
- Ensuring the client's goals exceed expectations with attainable objectives and milestones through clear lines of communication and direction.

In all the projects IDS undertakes, we understand how to effectively provide solutions that address the critical elements, factors, and our client's goals with coordinated budgets, financial affordability, accountability, scheduling, and California Building Code compliance.

These include an emphasis on the following:

- Equitable library and maker space access for all community members to enjoy and use.
- Communal floor plans to promote engagement and activity.
- Creating areas of discovery based on the five human senses.
- Immersive opportunities for spontaneous interactions between the library participants, guests, visitors, and staff.

Site

The project site is located on Seventh Street between Vine Avenue and Orchard Avenue, while the main library building is just across the Street, facing 6th Street. The approximate square footage of the existing library annex building is 7,700 SF.

The Library Annex Building

The existing library annex building is a familiar piece of the community. The building's design is appropriate to its natural surroundings. Unfortunately, the building now falls short of current standards for life safety, accessibility, inclusivity, energy efficiency, seismic requirements, and day-to-day functional spaces of a modern library. The RFP for the City of Coachella Library Annex enumerates the many deficiencies that need repair and calls for a fresh approach to breathe new life into a dilapidated building. Project priority will be the grant-funded infrastructure items. Items that are non-grant-funded will address the City's desire to upgrade the public and staff areas with functional spaces and adjacencies seen in today's modern library annex and makerspace for the community.

Grant-funded Infrastructure improvements to the current facility include the following:

- Seismic retrofit to the building is a priority for life safety.
- Replacing the roof and roofing insulation and refitting the building with new ceiling, lighting, HVAC distribution, and sprinkler system into a unified and integrated design.
- Providing a new makerspace area for community involvement and interactions.
- Investigate noted exterior plaster cracking at the foundation and provide foundation repair.
- Provide space for a community art wall mural at the building's entrance.
- Investigate the possibility of providing an additional open courtyard at the rear elevation of the building.
- Provide new landscaping at the building's entrance.
- Remove exposed conduit on the building's exterior façade and interior spaces and provide concealed conduit within the wall assemblies.
- Remove existing wall/window-mounted HVAC units and provide HVAC upgrades to replace these systems.
- Needed modernization of HVAC systems and infrastructure tailored to current uses and meeting modern energy and comfort standards, needed plumbing infrastructure repairs, restrooms, and improvements to modern standards for water conservation, needed repairs and improvements to an aging electrical infrastructure and including installation of energy conserving lighting fixtures and controls, and needed appropriate acoustical controls to mitigate sources of noise.
- Window replacement will be integral to creating a sustainable and acoustically secure building envelope.
- California Building Code-compliant ADA access to the building and its interiors.
- Security and fire alarm systems.

Non-Grant-Funded improvements to the current facility include the following:

- Staff desks providing public information and services will be strategically positioned to maximize public interaction and visual connectivity.
- A café, perhaps in conjunction with the proposed new courtyard at the building's rear elevation.
- Steel book shelving (may be addressed along with seismic concern for anchorage).
- Prioritizing upgrades to the building program to emphasize both the functional efficiencies in circulation and wayfinding and effecting improvements in the quality of light and comfort to the reading and computer areas.
- Friends of the Library book sale space.
- Interior upgrades, including window coverings and furniture.

Site Improvements

IDS understands that the desired site improvements are a part of the mission and objectives for the City of Coachella Library Annex and developed in concert with the City and stakeholders group. IDS will include the following:

- Native landscape.
- Thoughtful buffering from adjacent uses.
- Enhancing the 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. The IDS project team will select materials, colors, and textures which blend with the existing setting and improve the space functionally. In addition, the IDS Project Manager will address universal access compliance (ADA) through upfront identification of barriers, dialogue with the City and stakeholders, and careful integration of improvements that meet all local, state, and federal standards.

The library is blessed by surrounding mature trees and landscapes harmonizing with purpose and community context. The IDS landscape architectural and engineering team will enhance the site with the following elements:

- Identifying programmed areas that can be flexible in use creates the versatility a library needs to accommodate user needs.
- Use prominent visual features 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.

Proposed Approach and Methodology

IDS Group has developed and implemented into each of its projects a coordinated, integrated project delivery method for each project from conception through completion. This approach engages the City of Coachella's city representatives, stakeholders, the community, user groups, and library 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. In addition, the IDS Principal Architect will be involved throughout every project phase, 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 critical services performed for the City of Coachella partners during the feasibility study 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 and surveys.
- Provide a concise and complete Project Schedule including all disciplines and participants.
- Assess existing conditions, identifying California Building Code compliant issues, accessibility, and sustainability, and providing 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, Library Staff, user groups, and stakeholders to confirm proposed program uses and support space requirements.
- Conduct workshop charette sessions to further the project's feasibility study in collaboration with City representatives and the project design team.

General Architectural-Engineering Services

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

1. Conceptual/Schematic Design Phase Services *(the following tasks will be included but not limited to):*

- a. Review existing record drawing plans.
- b. Review utility investigation and provide utility relocation recommendations, as necessary.
- c. Provide a field investigation and measurements to assess existing site conditions.
- d. Provide a topographical survey to find existing grade elevations and provide a draft plan for city review and a final plan with grade elevations.
- e. Lead an on-site kick-off meeting with the subconsultant team and the City.
- f. Manage project and coordinate with the City and the consultant team for team introductions, review of roles and communications protocols, timeline, and deliverables.
- g. Provide project programming and visioning for the City to review and comment.
- d. Survey the project's existing conditions which will include pipe inspection services using camera and video technology.
- e. Prepare conceptual/schematic design package (30%) for review and comment, including:
 - i. Civil plans including demolition, grading, drainage, paving, site plan, utilities, existing improvements, including curb and gutter, sidewalk, stripping, and right-of-way information and coordination.
 - ii. Architectural plans including architectural site plan, building composite plans, reflected ceiling, building exterior elevations, building sections, building and wall sections, and interior elevations of the proposed renovation and upgrading, with construction details and landscaping plans.
 - iii. Structural plans.
 - iv. Mechanical plans.
 - v. Plumbing and Fire Protection plans.
 - vi. Electrical plans.
 - vii. Specialty plans including energy.
- f. Provide a project schedule.
- g. Provide a preliminary cost estimate.

2. Design Development (DD) Phase

- a. Upon the client's approval of the schematic design package (30%) and cost estimate, IDS will then prepare the design development package, which will include the following tasks:
 - i. Civil plans including demolition, grading, drainage, paving, site plan, utilities, existing improvements, including curb and gutter, sidewalk, stripping, and right-of-way information and coordination.
 - ii. Architectural plans including architectural site plan, building composite plans, reflected ceiling, building exterior elevations, building sections, building and wall sections, and interior elevations of the proposed renovation and upgrading, with construction details and landscaping plans.
 - iii. Structural plans.
 - iv. Mechanical plans.
 - v. Plumbing and Fire Protection plans.
 - vi. Electrical plans.

- vii. Specialty plans including energy.
- viii. Draft (50%) technical specifications.
- ix. Preliminary cost estimate.
- b. Detailed cost estimating and marketplace conditions.
- c. Provide construction phasing and scheduling that will minimize interruption to operations.
- d. Provide alternate systems evaluation and constructability studies where applicable.
- e. Review and implement the City provided environmental hazardous materials assessment report.
- f. Provide long-lead procurement studies.
- g. Coordinate with various City of Coachella departments, other agencies, utility companies, etc.
- h. Participate in value engineering options and discussions.
- i. Provide the owner factors related to quality, safety, and environmental.
- j. Advise City on choosing green building materials.
- k. Provide a Quality Assurance and Quality Control review.
- l. Lead a 60% submittal review meeting with the subconsultant team and the City.
- m. Submit 60% package for initial building permit intake.
- n. Make corrections and revisions based on permit comments.

3. Construction Documents (CD) Phase - 100% Progress and Estimates

- a. Upon the client's approval of the design development package and cost estimate, IDS will then prepare the construction documents and permit submittal, which will include the following tasks:
 - i. Civil plans including demolition, grading, drainage, paving and utilities.
 - ii. Architectural plans including building composite plans, reflected ceiling, building elevations, building and wall sections, landscaping plans, interior elevations, and construction detailing.
 - iii. Structural plans.
 - iv. Mechanical plans.
 - v. Plumbing and Fire Protection plans.
 - vi. Electrical plans.
 - vii. Specialty plans including energy.
- b. Provide a Quality Assurance and Quality Control review.
- c. Prepare final 100% technical specifications.
- d. IDS to lead the 100% submittal review meeting with the project team and the City.
- e. Submit 100% CD package for final permit approval.
- f. Review construction document package and cost estimate with the City.
- g. Review and address all city plan check comments to provide a final document set for construction.

4. Bidding Phase

- a. Upon the client's approval of the construction documents and receipt of the building permit, IDS will support the City's bidding process, which will include the following tasks:
 - i. Lead the pre-bid construction team meeting with the city, sub-consultants, and the general contractor.
 - ii. Provide a bid schedule and payment schedule.
 - iii. Assist with bid addenda and clarifications in response to bidder questions.
 - iv. Support the City with bid evaluations as necessary.
 - v. Make design modifications to reduce construction cost as needed.

5. Construction Administration/Observation Phase

- a. Upon selection of a general contractor, IDS will participate in construction administration/observation. Tasks will include the following:
- i. Attend a pre-construction conference.
 - ii. Attend on-site construction meetings.
 - iii. Oversee project and coordinate with City and subconsultant team.
 - iv. Review submittals and mock-ups.
 - v. Respond to requests for information (RFIs).
 - vi. Review proposed substitutions, alternates, and change orders.
 - vii. Change Orders – All changes (increase or decrease in scope) must be submitted in writing for City approval. The Consultant shall submit a cost fee proposal for all changes. The City will evaluate and issue a Notice to Proceed for each Change Order separately.
 - viii. Provide construction survey and staking as required.
 - ix. Provide temporary markings depicting limits of construction prior to the pre-construction meeting.
 - x. Observe construction during site visits for consistency with design intent as conveyed in the construction documents.
 - xii. Attend a substantial completion walk through.
 - xiii. Prepare and submit a set of Mylars “Record drawings” reflecting the as-built conditions of the project to the City of Coachella for review and approval.
 - xiv. Provide a digital copy of the project plans in .dwg and .pdf format to the City.
 - xv. Attend a final completion walk through.
 - xvi. Review contractor’s as-built drawings.

Close-out Phase

- Coordinate and verify training and commissioning efforts.
- Conduct close-out proceedings and post-occupancy evaluation.
- Provide as-built drawings in CAD and PDF format.
- Coordinate and conduct a warranty walk-through.

Deliverables

Consultant shall provide design submittals, cost estimates, schedules, as-built documents, and reports as outlined in the scope of work for the various design phases.

Consultant shall provide construction observation reports, responses to requests for information, and review comments on submittals during the construction phase.

Schedule

Design work will commence upon execution of the contract and be completed within ten months.

The bidding and construction phase is anticipated to continue for 18 months after design completion.

Scope of Services

Library Annex

- Correct any building deficiencies.
- Upgrade all mechanical, electrical, plumbing, and technology.

All Grant-Funded Infrastructure Items per grant application and approval from California State Library to include the following:

- Furnish and Install a Fire Sprinkler System.
- Fire Alarm System Control Panel.
- Emergency Egress Hardware.
- Emergency Egress Light, Power Systems.
- Ceiling Finishes (for new sprinkler system).
- Air Filtration System.
- Security System - CCTV and Alarm System.
- HVAC Replacement.
- HVAC Terminal and Package Units.
- Electrical Service.
- Seismic Retrofit.
- Roof Replacement.
- Replace Carpet and/or Floors.
- Window replacements.
- Painting (preventative maintenance).
- Replace Signage, ADA tactile, and larger fonts for the visually impaired.
- Replace non-emergency lighting.
- Replace interior doors and locks.
- Inclusive Access.

Non-Grant-Funded Items:

- Art wall in exterior public patio space.
- Café
- Carpet
- Fixtures (Service desks, counters, cabinetry, display furniture, mobile shelving).
- Flexible Office space-community organization outreach or services, nonprofit support offices.
- Friends of the Library Book Sale space.
- Interior Paint
- Landscaping

- LED Sign upgrade
- Library Furniture
- Outdoor use spaces-public patios with seating.
- Private meeting/study rooms.
- Scalable Classroom/maker space/meeting rooms.
- Steel book shelving and end panels.
- Technology-cabling upgrades, computers, AV, PA system, screens, sound.
- Window coverings for climate and light control.

PROJECT CONTROLS

IDS provides skills and decision-making capabilities honed from many years of experience serving our clients. The overarching goal will be to ensure that project work is performed in strict accordance with contract documents, the project's schedule and budget, and governmental requirements. These services will primarily fall within the following four functional categories:

- **Cost Management:** Provide accounting guidelines and budgets, establish cost control mechanisms, provide forecasts, validate project estimates, develop estimates, and negotiate change orders, analyze cash flow, generate change order contingency reports, and develop estimates for alternative strategies for cost reduction scenarios.
- **Time Management:** Ensure timely decision-making and actions regarding RFIs, submittals, schedule development, schedule review, monitoring of schedule resources and analysis of time extension requests.
- **Quality Management:** Provide quality assurance and control functions necessary for constructability review and inspection. Enforce codes, regulations, design criteria, and safety requirements; and
- **Project/Contract Administration:** Ensure that all the administrative tasks that must take place during project execution are accounted for.

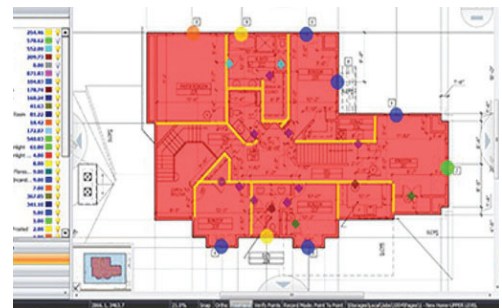
PROJECT BUDGET & COST CONTROL

IDS believes that a comprehensive project budget should address all phases of the project and that a Cost Account Structure will be established so that costs are distinguishable at all levels of management. This budget will track costs performed from design through construction and actual costs invoiced through progress payments. The budget will be further refined as design activities continue throughout the project and cost data becomes available. This process provides the City the ability to verify adherence to the project budget and scope of work.

PROJECT REPORTING PROCEDURES

IDS will provide reports that compare budget to actual costs, analyze cash flow and identify trends, present budget and schedule forecasts to the identified milestones. The reporting systems will include summaries and graphics. Reports will be designed to provide information at the different levels of detail required by the City's staff, or other project participants and decision-makers.

Our proficiency with the industry's scheduling tools, such as PlanSwift® and Microsoft Project, enable us to control any project's time functions. Moreover, IDS has successfully used cost control systems on numerous projects. We have identified, captured, reported, and controlled costs using PlanSwift® and other client-required systems. The project controls systems can be set up on a facility-commodity basis such that roll-up reports can be created giving visibility to individual facility or individual commodity status.

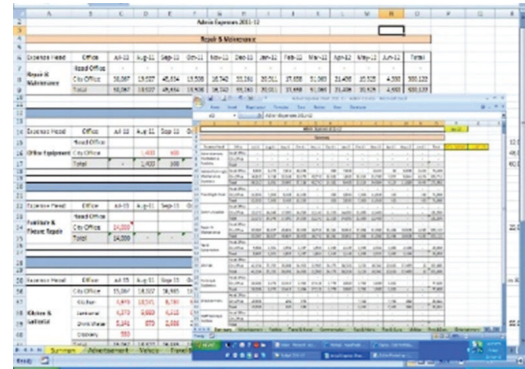


VALUE ENGINEERING, LIFE CYCLE COST ANALYSIS, AND BID ALTERNATE DESIGNATION

IDS performs in-house cost estimates to identify opportunities for alternate bids that will provide flexibility for our clients as they balance between the project scope for construction and the cost of construction.

The first path to value engineering savings is constructability. Our construction cost estimator provides an internal constructability review, which will allow the design team to eliminate scope that will later prove to be impractical to build and therefore costly.

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 savings, IDS provides a life cycle cost analysis of the alternatives so that our clients can make informed choices.



| Category | Estimate | City Office | City Office | City Office | City Office | City Office | City Office | City Office | City Office | City Office |
|-------------------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Construction | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Materials | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Equipment | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| Professional Fees | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Permits & Fees | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| Contingency | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 |
| Total | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 | 21,500 |

Value Engineering Project Example:

The City of Rancho Santa Margarita City Hall and Bell Tower Regional Community Center required repairs due to water intrusion. IDS was retained as the architect of record (AOR) for the project. The initial cost estimates indicated that the project would come in significantly over budget. IDS value engineered portions of the work with alternative designs and determined constructability savings for the city. Prior to bidding, IDS identified add alternates in the bid documents. The project was on a \$1,800k construction cost trajectory, however, due to the IDS team's value engineering efforts, the City awarded a contractor who bid of \$1,450k.



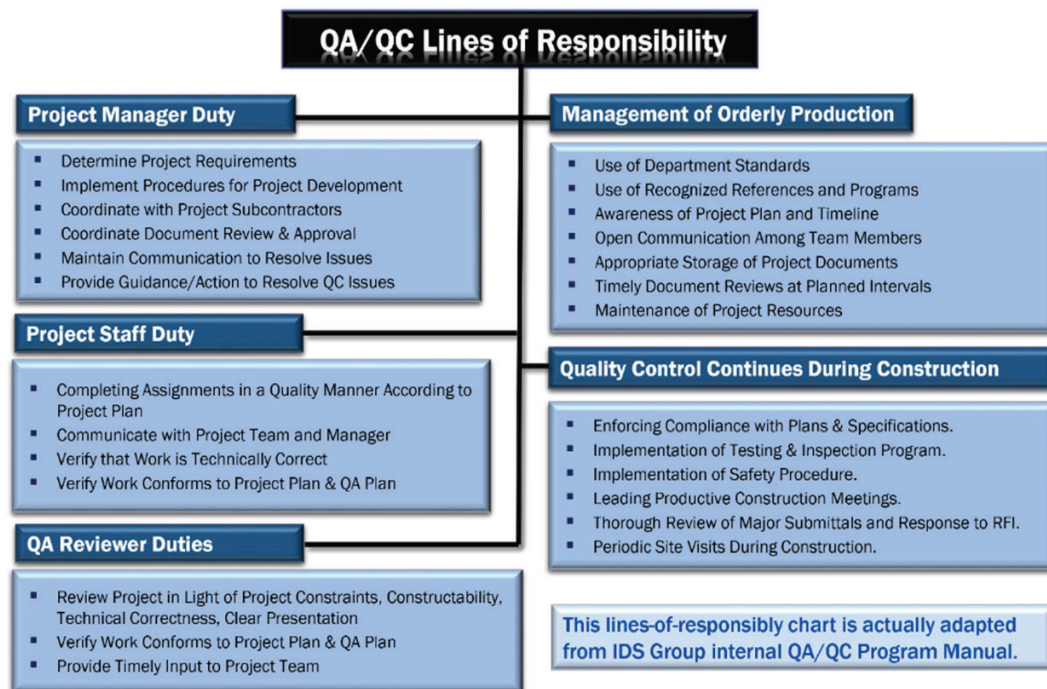
APPROVAL PROCEDURE

Effective construction management requires accurate and thorough communication and documentation management. IDS will serve as the communications liaison between the City's staff and the project contractor. We will provide field support to assist in an expedited review of construction-related issues such as Requests for Information (RFI), Submittals, Quality Control deficiencies and Change Orders. We will focus on adherence to formal procedures for logging, reviewing, processing, and expediting approvals.

QUALITY ASSURANCE / QUALITY CONTROL

Our program requires the review of all architectural/engineering 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.

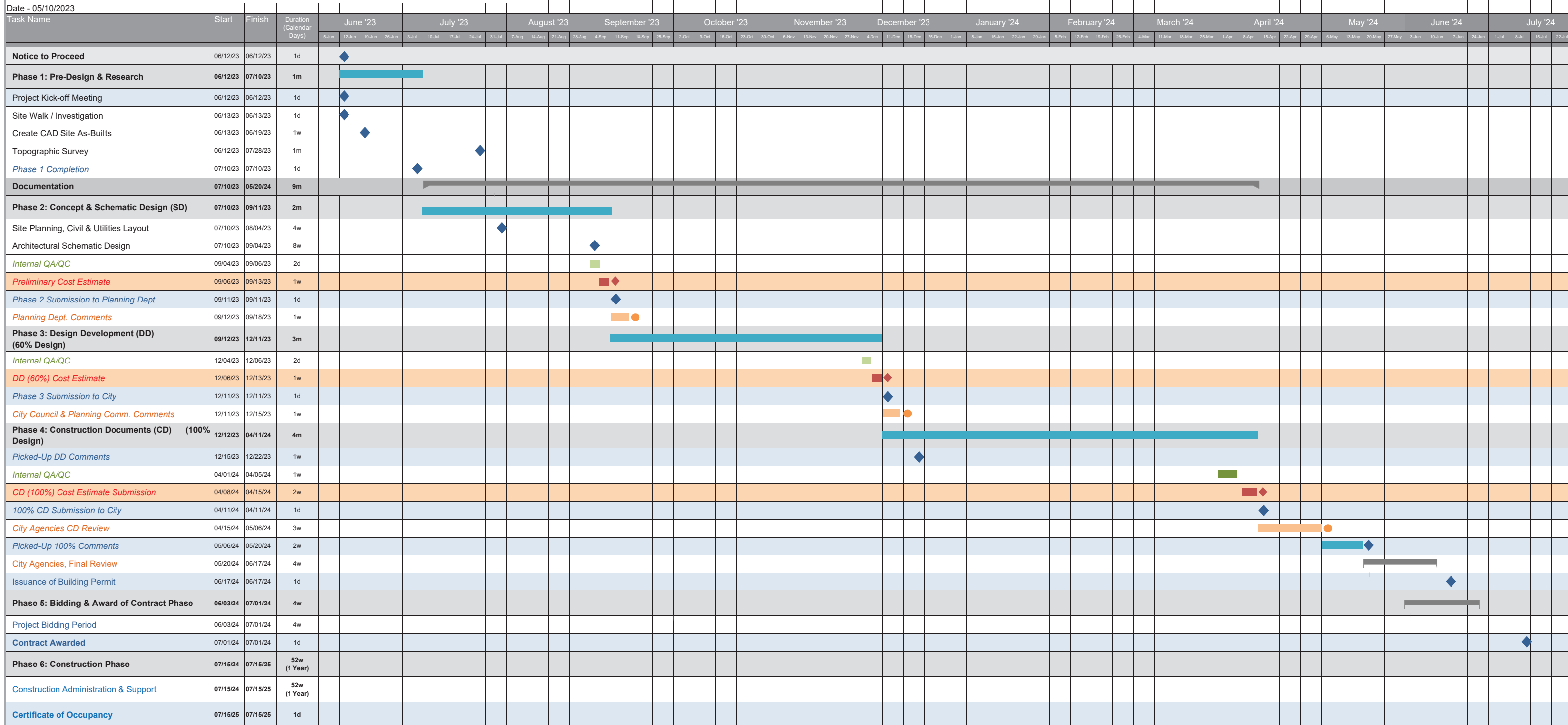
Our practice stresses response to project requirements, adherence to applicable codes and regulations, developing work products consistent with standards prevailing in the profession, and producing reports conforming to our established in-house standards.



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.

Project Schedule

COACHELLA LIBRARY ANNEX RENOVATION PROJECT



3. Exceptions / Deviations

Exceptions/Deviations

IDS does not have any exceptions or deviations from the requirements of this RFP.

4. Appendices

Proposed Staffing and Project Organization

IDS Group will provide services specific to the project scope requirements. Our experience has been to furnish the most expeditious and efficient team to reduce response times and include support for key stakeholders to achieve a collaborative successful project.



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



John Silber, RA, AIA *
Principal Architect

*Key Staff

| IDS IN-HOUSE A/E TEAM | | | |
|-----------------------|--|--|---|
| | Shelley Sivak, RA, LEED AP* Project Architect | | Annielyn Bactol, Assoc. AIA, LEED AP* Project Manager |
| | Mahsa Javaherian Sr. Architectural Designer | | Anthony Zanotti, PE* Mechanical Engineer |
| | Darren Smith, PE, BEAP* MEP Manager | | Bradley Mansfield, RA, AIA Quality Assurance / Quality Control |
| | Steven Collins, PE* Lead Electrical Engineer | | Matthew Michnewich, SE* Lead Structural Engineer |
| | Adrian Anderson, PE Lead Civil Engineer | | Joy Lyndes, PLA, FASLA Landscape Architect |
| | Narges Ghazi Electrical Designer | | Faisal Dakhil, BSCE, MSCE* Cost Engineer / Estimator |



Project Team Resumes



Education

Master of Architecture,
Southern California
Institute of Architecture

Professional Credential

Architect, CA
#C15573

John Silber, RA

Principal Architect

Mr. Silber is an award-winning architect covering 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. John has been an active member of the architecture and urban design of Southern California.

Relevant Project 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 | Los Alamitos, 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

City of Irvine Workspace Planning and Architectural Improvements | Irvine, CA



Education

Master of Architecture,
California State Polytechnic
University, Pomona

Professional Credentials

Architect, CA
#C33767
LEED Accredited Professional

Shelley Sivak, RA, LEED AP

Project Architect

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 create 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 Project 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 Dept. Public Works Los Alamitos-Rossmoor Library Space Planning and Architectural Improvements | Los Alamitos, CA

County of Orange Yale Homeless Shelter | Santa Ana, CA

Municipal Water District of Orange County Office Space Planning and Architectural Improvements | Fountain Valley, CA

Project Team Resumes



Education

Masters in Urban Planning,
University of the Philippines

Bachelor of Science, Architecture,
University of Santo Tomas,
Philippines

Professional Credential

LEED Accredited Professional

Annielyn Bactol, Assoc. AIA, LEED AP

Architectural Project Manager

Annielyn is a collaborate team player who brings over 20 years experience in programming, code analysis while leading project teams from schematic design through construction documentation, construction administration, and project closeout. Her work approach is to define the project issues to allow for the development of quality office workspace environments with consideration to long-term client needs. She ensures design solutions are relative and synthesized that support the needs of end users.

Relevant Project Experience

Metropolitan Water District of Orange County, Administration Office Building
Tenant Improvement | Fountain Valley, CA

Applied Medical Research Facility L203 Building Expansion | Lake Forest, CA

Applied Medical Research Facility R114 Tenant Improvement | Rancho Santa
Margarita, CA

Applied Medical Research Facility R105 Cogen Construction Administration |
Rancho Santa Margarita, CA



Education

Doctorate, Structural Engineering,
Cornell University

Master of Science, Structural
Engineering, Cornell University

Bachelor of Science, Civil
Engineering, Cairo University

Professional Credentials

Structural Engineer, CA

#S3680

Civil Engineer, CA

#C43988

LEED Accredited Professional

Said Hilmy, PhD, SE, LEED AP

Structural Engineer

Dr. Hilmy has 30 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. Recognized for his knowledge of code developments and seismic retrofit, Dr. Hilmy has worked on more than \$3 billion engineering projects and more than 200 seismic assessments and retrofit projects in California and other states since the 1985 Mexico City earthquake.

Relevant Project 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 Yale Homeless Shelter | Santa Ana, CA

City of Azusa Light & Water Department Space Planning and Architectural
Improvements | Azusa, CA

City of Santa Ana - City Hall Office Space Planning and Architectural Improvements
| Santa Ana, CA

City of Irvine Workspace Planning and Architectural Improvements | Irvine, CA

CalOptima Space Planning and Architectural Improvements | Orange, CA

Project Team Resumes



Darren Smith, PE, BEAP

Lead MEP Manager

Darren Smith is a registered mechanical engineer with more than 23 years of experience in both design bid build and design build projects. Darren is an experienced design engineer and project manager with extensive experience in designing and managing numerous construction projects requiring strong cross communication at various levels of project ownership.

Relevant Project Experience

County of Orange Yale Homeless Shelter | Santa Ana, CA

City of Santa Ana - City Hall Office Space Planning and Architectural Improvements | Santa Ana, CA

City of Anaheim West Tower HVAC Rehabilitation and Replacement | Anaheim, CA

City of Carlsbad Public Safety Center and Emergency Operations Center | Santa Ana, CA

Amgen Office Workspace of the Future | Thousand Oaks, CA

Education

Bachelor of Science,
Mechanical Engineering
Technology,
California State University,
Long Beach

Professional Credential

Mechanical Engineer, CA
M30841

LEED Accredited Professional:
Building Design and
Construction

ASHRAE: BEAP (Building
Energy Auditing Professional)



Matthew Michnewich, SE

Structural Engineer

Mr. Michnewich is a licensed Structural Engineer in California with over 9 years of experience in building design and analysis. His areas of expertise include seismic evaluation and retrofit of existing buildings using performance-based design methods, along with new construction of concrete and steel buildings. Matt's passion for seismic engineering and extensive knowledge of both structural behavior and building codes have quickly made him a leader on important and complex projects in the education, commercial, and civic sectors. Matt continually works to advance the state of practice as an active member of the ASCE 41 technical committee and as a board member for SEAOSC.

Relevant Project Experience

City of Carlsbad Public Safety Center and Emergency Operations Center | Carlsbad, CA

City of Carlsbad Emergency Operations Center Conference Wing | Carlsbad, CA

City of Carlsbad Fleet Operations Building - Anchorage Design for New Vehicle Lifts | Carlsbad, CA

State of California, Department of General Services, Junipero Serra Slab and Beam Repair | Los Angeles, CA

Education

Master of Engineering,
Civil Engineering
Rensselaer Polytechnic Institute
Bachelor of Science,
Civil Engineering
Rensselaer Polytechnic Institute

Professional Credentials

Structural Engineer
CA, #S-6747
Civil Engineer
CA, #C-84504

Project Team Resumes



Education

Bachelor of Science,
Mechanical Engineering,
University of Southern California

Professional Credential

Mechanical Engineer, CA
#M36110

Anthony Zanotti, PE

Mechanical Engineer

Mr. Zanotti is a performance driven HVAC engineer who takes the initiative, to operate with integrity, and thrive in a fast-paced work environment Design expertise in static pressure loss, head loss, load calculations, LEED plumbing and HVAC design, pump and other HVAC unit selection, and plumbing equipment selection. Currently, Anthony oversees all phases of construction administration including submittal review, RFI's, and site visits/reports. He is proficient in Revit and AutoCad.

Relevant Project Experience

Pomona Resource Building A/E Improvements and Upgrades | Pomona, CA

City of Carlsbad Public Safety Center & Emergency Operations Center HVAC System | Carlsbad, CA

Cedars Sinai - Mechanical System Upgrade for The Wilshire Clinic Remodel and Expansion | Los Angeles, CA

Orange County Sanitation District, EPSA Motor Cooling Improvements, Plant No. 2 | Fountain Valley, CA

Anaheim General Hospital Air Handler Unit Upgrade | Anaheim, CA



Education

Master of Science,
Civil Engineering,
University of Southern California
Bachelor of Science,
Civil Engineering,
University of Southern California

Faisal Dakhil, MSCE, BSCE

Cost Estimator

Mr. Dakhil has over 30 years of pre-construction, construction management, and estimating experience in a wide spectrum of projects ranging in value from \$1 million to more than \$250 million. As Senior PM and Chief Estimator, Faisal has accumulated a long track record of successful jobs coming in under budget and on-time, resulting in substantial savings for the clients.

Relevant Project Experience

County of Orange DPW El Toro Library Renovations and Upgrades | Lake Forest, CA

County of Orange DPW Brea Library Renovations | Brea, CA

City of Santa Ana - City Hall Office Space Planning and Architectural Improvements | Santa Ana, CA

City of Irvine Workspace Planning and Architectural Improvements | Irvine, CA

West Basin Municipal Water District Donald L. Dear Building Office Space Evaluation and Planning | Carson, CA

City of Rancho Santa Margarita City Hall Office Space Planning and Architectural Improvements | Rancho Santa Margarita, CA

Project Team Resumes



Education

Bachelor of Science,
Aeronautical Engineering,
Rensselaer Polytechnic
Institute

Master of Science,
Electrical Engineering,
Rensselaer Polytechnic
Institute

Professional Credential

Electrical Engineer,
CA #22808

Steven Collins, PE, LEED AP

Lead Electrical Engineer

Steven is a licensed engineer in the design of electrical building systems to meet client requirements for a variety of new construction and renovation work in the areas of office facilities, data centers, banks, universities, hospitals and educational facilities. He is also skilled in the design of Photovoltaic Systems for both ground mount and roof-mounted systems ranging in sizes from small systems up to 5 MW systems, as well as the design responsibility for a 789 KW Gas Turbine Microgrid.

Relevant Project Experience

City of Newport Beach Central Library Elevator | Anaheim, CA

City of Anaheim West Tower, HVAC Rehabilitation and Replacement | Anaheim, CA

Pacific Park Electrical Upgrades | Menifee, CA

Cal Poly Pomona Lyle Center for Regenerative Studies A/E Upgrades | Pomona, CA



Education

Bachelor of Science,
Business Administration,
Phoenix University

Architectural Technology,
Orange Coast College

Professional Credential

Architect,
CA #27303

Bradley Mansfield, RA, AIA

Quality Assurance - Quality Control Manager

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 Project Experience

City of Huntington Beach Police Headquarters* | Huntington Beach, CA

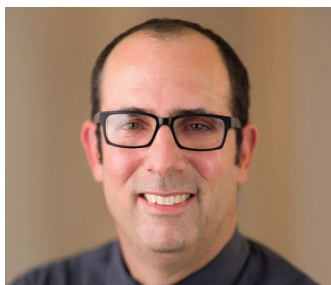
Riverside Community College Maker Space, Innovation Center, and Library* | Riverside, CA

Citrus College Child Development Center* | Glendora, CA

Fullerton College, Accessibility Modernization* | Fullerton, CA

**Staff experience with another firm*

Project Team Resumes



John J. Loverde

Director, Architectural Acoustics

John LoVerde is an expert acoustical consultant with a focus on testing, research, and reporting methodology. As a researcher, John's spent time on the acoustical performance reliability of construction assemblies and products such as windows and doors. To this end, John has developed a comprehensive database populated with the firm's data acquired over decades that describe the range of performance variables associated with IIC and STC test results. This tool aids clients and others to gauge the ability of a given assembly to meet code compliance thresholds, as well as compare acoustical performance as a function of cost.

Education

Master of Science, Acoustics
University of California,
Los Angeles

Bachelor of Science,
Mechanical Engineering,
California State Polytechnic
University, Pomona

Professional Affiliations

Acoustical Society of America
(ASA)

American Society of
Mechanical Engineering
(ASME)

American Society of
Heating, Refrigerating &
Air Conditioning Engineers
(ASHRAE)

Relevant Project Experience

City of Commerce, Rosewood Park Library | Commerce, CA

City of Alhambra Library | Alhambra, CA

Pico Branch Library at Virginia Park | Santa Monica, CA

Quartz Hill Public Library | Quartz Hills, CA

Digital Media Labs, Central Library | Los Angeles, CA

Digital Media Labs, Pio Pico Library | Los Angeles, CA

Skyline Hills Branch Library | San Diego, CA



Menandro Domingo, CTS-D

IT/AV/Security Systems Consultant

Menandro Domingo is a highly experienced Audio-Visual Systems designer, who throughout his 19-year career, has worked on all manner of building types, size and AV systems complexity. This includes classrooms, boardrooms, auditoriums, training facilities, multi-purpose spaces and public address systems for hospitals and transportation facilities. He is an adept modeler including sight-line studies and power and heat load calculations, as well as an exacting designer of AV paging and other systems.

Education
San Francisco Institute of Architecture
University of Hawaii at Manoa -
School of Architecture

Professional Certifications
Certified Technology Specialist -
Designer (CTS-D), Audiovisual and
Integrated Experience Association
(AVIXA)

Crestron - DM-D, NVX & NVX
Networking

Relevant Project Experience

Los Angeles County Office of Education | Downey, CA

Ocean Discovery Institute | San Diego, CA

Seattle Central Library | Seattle, WA

Santa Ana College, Science Center | Santa Ana, CA

Rancho Los Amigos | Downey, CA

California State University, Northridge - Student Union | Northridge, CA

Los Angeles Community College District, Mission College - Various Buildings | Sylmar, CA

Project Team Resumes



Kristen Chang, PE

Senior Geotechnical Engineer



Ms. Chang is a registered civil engineer in the State of California with over 19 years of experience on a broad range of projects in the fields of geotechnical engineering and earthquake engineering. Her areas of expertise include probabilistic and deterministic seismic hazard analysis, seismic deaggregation, selection and modification of earthquake ground motions, 1-D and 2-D site response analyses, and numerical modeling. Ms. Chang has significant experience with seismic hazard analysis and ground motion development throughout California as well as soil-structure interaction evaluations for retaining walls, excavations, buildings and foundations, and underground structures and tunnels, under static and seismic conditions.

Relevant Project Experience

Hollywood Park Revitalization Project | Inglewood, CA

Pio Pico Residential Development | Carlsbad, CA

Mixed-use Development and Subterranean Parking Structure | Santa Monica, CA

Broadstone Hancock Park | Los Angeles, CA

UC San Diego Hillcrest Medical Center Campus Redevelopment | San Diego, CA

St. Paul's Senior Center Geotechnical Investigation | San Diego, CA

City of Inglewood Civic Center Seismic Upgrade | Inglewood, CA

Education

Master of Science,
Civil Engineering
University of California,
Los Angeles

Bachelor of Science, Civil
Engineering
University of California,
Los Angeles

Professional Registrations

Licensed Civil Engineer,
CA, #70959

Post-Disaster Safety
Assessment Program (SAP)
Evaluator,
State of California (ID#65161),

California Emergency
Management Agency
(CalEMA, Formerly OES)

Subconsultant Teaming Letters



Veneklasen Associates

Consultants in Acoustics | AV | IT | Security | Environmental Noise | Underwater Acoustics | Modeling FEA SEA BEM

May 9, 2023

IDS Group

1 Peter Canyon Road, Suite 130
Irvine, California 92606

Attention: Liza Hall

Subject: Coachella Library Project; Coachella, California

Dear Liza:

Veneklasen Associates, Inc. (Veneklasen), is excited to join the IDS Group team to provide Acoustics, Audio-Visual, Information Technology and Security System Design services for the Coachella Library Project.

Our company has a proven track record of delivering exceptional services in Acoustics, Audio Visual, IT, and Security. We are dedicated to working closely with you to achieve the project's objectives and deliver outstanding results.

We look forward to working with you and the IDS team to achieve a successful project outcome.

Respectfully submitted,
Veneklasen Associates, Inc.

Mahabir Atwal, *Ph.D.*
Principal

Subconsultant Teaming Letters



GROUP DELTA

IDS Group
1 Peters Canyon Rd., Suite 130
Irvine, CA 92606

May 9, 2023

SUBJECT: Memorandum of Understanding

This Memorandum of Understanding confirms our commitment that Group Delta will join the IDS Group team and will provide services to IDS Group, in the form of a preliminary geotechnical report. The report will be written for Geotechnical Services for the Coachella Library Annex Renovation Project, in response to the Request for Proposals for Professional Engineering and Landscape Architectural Services, City Project No. F-33. The City of Coachella proposes to renovate and upgrade the existing 7,700 SF Coachella Library Annex on Seventh Street between Vine Avenue and Orchard Avenue.

We appreciate this opportunity to be of continued professional service. Please contact us with questions or comments, or if you need anything else.

GROUP DELTA CONSULTANTS, INC.

Jaime Bueno, P.E.
Associate Engineer

370 Amapola Avenue, Suite 212, Torrance, CA 90501 TEL: (310) 320-5100
Anaheim – Irvine – Ontario – San Diego – Torrance
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Subconsultant Teaming Letters

From: Chris Riehle <chris@arlandsurveying.com>
Sent: Tuesday, May 09, 2023 3:03 PM
To: Adrian Anderson
Cc: John Silber; Liza Hall
Subject: Re: Memorandum Commitment Letter for Land Surveying - Coachella Library Annex Renovation Project Proposal

EXTERNAL EMAIL

Adrian,
as principal of Andrade Riehle Land Surveying, LLP (ARLS), our firm is committed to providing to IDS Group the stated land surveying services below as part of this project.

Chris Riehle

Christopher Riehle, PLS



Andrade+Riehle Land Surveying, LLP
917 Glenneyre Street, Suite 1
Laguna Beach, CA 92651
(m) 714.412.9009
(o) 949.494.3388
chris@arlandsurveying.com

From: Adrian Anderson <Adrian.Anderson@idsgi.com>
Sent: Tuesday, May 9, 2023 2:13 PM
To: Chris Riehle <chris@arlandsurveying.com>
Cc: John Silber <John.Silber@idsgi.com>; Liza Hall <liza.hall@idsgi.com>
Subject: Memorandum Commitment Letter for Land Surveying - Coachella Library Annex Renovation Project Proposal

Chris,

Please see scope below to be included as the contents for the subconsultant **Memorandum Commitment Letter**, which this email will serve with your affirmative email reply committing ARLS, Inc. Land Surveying services as part of the IDS Group team.

Scope of services includes lump sum for conventional topographic survey at 1"=10' scale of property and immediate vicinity to fence, wall, or other assumed property line for the Coachella Library Annex Renovation Project (City Project F-33). Survey to include building wall perimeter corners, sidewalks, on-site parking lot, shot of finished floor inside doors to buildings to be modified, and curb to curb street sections at 25' O.C. along the property frontage for 7th Street and Orchard Avenue including striping for stop traffic controls, crosswalks and on-street angled parking.

5. Cost and Price Proposal

Cost Proposal

Please see IDS' Cost and Price Proposal located in a separate envelope labeled Envelope No. 2.



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