



Statement of Qualifications to Provide

Building Division Plan Check Review Services

For the

TOWN OF LOS GATOS

Interwest Consulting Group

Ron Beehler, SE, CBO, ICC
Director of Building Safety Services
(916) 273-4663
rbeehler@interwestgrp.com

interwestgrp.com

INTERWEST

June 3, 2021

Robert Gray, Chief Building Official
Town of Los Gatos
Community Development Department
110 E. Main St.
Los Gatos, CA 95030



RE: Qualifications to Provide Building Division Plan Check Review Services for the Town of Los Gatos

Dear Mr. Gray,

Interwest Consulting Group (Interwest) is pleased to present our qualifications to provide Building Division Plan Check Review Services for the Town of Los Gatos Community Development Department. Interwest has extensive experience providing complete building department services to agencies throughout California.

With nearly 500 professional staff, Interwest is large and diverse enough to meet all of your plan check, inspection, and permit technician needs, yet small enough to ensure that we maintain focus and remain responsive to the priorities of the Los Gatos. Our proposed team can provide the full spectrum of the required services efficiently and effectively. Our goal is to provide timely, technically sound, and customer-friendly services to support your departments and development community. Interwest maintains the largest staff of professionals specializing in building safety plan review and inspection services in California.

Interwest offers a highly qualified staff of California licensed structural, civil, mechanical, electrical and fire protection engineers, California registered architects, ICC certified plans examiners, CASp certified access specialists, ICC certified Inspectors, ICC certified Permit Technicians, and additional staff specializing in providing complete Building Safety Services.

Ron Beehler, SE, CBO will act as the Principal-in-Charge on this contract, with the ability to assign staff as-needed. Roger Peterson, SE will act as Project Manager and the Town's Primary Contact for day-to-day for this engagement. Our contact information follows.

Ron Beehler, SE, CBO Principal-in-Charge 916.273.4663 rbeehler@interwestgrp.com	Roger Peterson, SE Project Manager 916.273.4657 rpeterson@interwestgrp.com
Project Office: 39355 California Street, Suite 200, Fremont, CA 94538	

As Vice President of Finance, I am an authorized representative of Interwest Consulting Group, able to sign all documents and enter into contractual agreements. Our proposal will remain valid for a period of 90 days.

We look forward to the opportunity provide the Town of Los Gatos with these valuable services and to discuss our qualifications in greater detail.

Sincerely,

Avner Alkhas, Vice President, Finance
Interwest Consulting Group

General Qualifications

Interwest has extensive experience and a proven track record of successfully providing building plan review and inspection services to public agencies. Interwest has been in business since 2002 and was founded by individuals with a passion for serving municipalities. Our nearly 500 employees span a multitude of disciplines, roles, and job placements to municipalities within building safety and public works departments throughout California.

Our Building Safety Division is the largest in California, with more than 250 California licensed structural, civil, mechanical, electrical and fire protection engineers, registered architects, CAsp professionals, ICC certified plan reviewers, inspectors, permit technicians and administrative personnel. We currently serve more than 200 cities, towns, counties and state agencies.

Building department services that we provide to municipalities include:

- ➔ Building Safety Plan Check Services
- ➔ Building Official Services
- ➔ Building Inspection Services
- ➔ Permit Technician Services
- ➔ CAsp Plan Check and Inspection Services
- ➔ Code Enforcement Services
- ➔ Fire Prevention Plan Check and Inspection Services

We also provide a full range of additional services to more than 200 public agencies throughout California including:

- Municipal Engineering
- Construction Management & Inspection
- Traffic Engineering
- Real Estate & Right of Way Acquisition
- Geographic Information System (GIS)
- Information Technology (IT)
- Planning & Urban Design
- Water Policy & Planning

Our depth of experience brings a high level of knowledge and sensitivity towards community and special interest group issues. We value the importance of a focus that represents the interests of our public agency clients and reflects positively on the citizens they serve. We do not offer design services and, as a result, we provide unbiased plan checks and avoid conflicts of interest as could occur with firms engaging in both plan check and design services.



A SAFEbuilt[®] COMPANY

Years Established

Established 2002

Type of Organization

Interwest is a Colorado Corporation, licensed to provide services in California

Number of Employees

500 Company-wide
250 Building Staff

Project Manager / Contact

Roger Peterson, SE
916.273.4657
rpeterson@interwestgrp.com

Qualifications & Resumes

Interwest has extensive successful experience and a proven track record of providing building safety services to many Towns/Cities, Counties and agencies throughout California. Interwest proposes a broad range of qualified staff to provide all of the services requested by the Town.

Below is a listing of Northern and Central California municipal clients to whom we provide similar services to those being requested by the Town of Los Gatos.

CLIENT	SCOPE OF WORK
City of American Canyon	Building Official, Plan Review, Building Inspection
City of Angels Camp	Building Official, Plan Review, Building Inspection
City of Berkeley	Plan Review
City of Calistoga	Plan Review, Building Inspection
City of Dublin	Plan Review
City of Elk Grove	Plan Review, Building Inspection, Permit Technician, Code Enforcement
City of Fairfield	Plan Review
City of Lincoln	Building Official, Fire Plan Review, Building Inspection, Fire Inspection
City of Menlo Park	Plan Review
City of Modesto	Plan Review, Building Inspection
City of Napa	Plan Review, Building Inspection, Permit Technician
City of Placerville	Building Official, Plan Review, Building Inspection
City of Pleasanton	Plan Review
City of Rancho Cordova	Plan Review, Building Inspection
City of Rocklin	Plan Review, Building Inspection
City of Roseville	Plan Review
City of Sacramento	Plan Review, Building Inspection
City of Santa Clara	Building and Fire Plan Review and Field Inspection
City of Sonoma	Building Official, Plan Review, Inspection
City of St. Helena	Building Official, Building and Fire Plan Review, Building Inspection
City of Tracy	Plan Review, Building Inspection, Fire Inspection
City of Turlock	Plan Review
City of Woodland	Plan Review, Building Inspection
County of Fresno	Plan Review, Inspection
County of Madera	Plan Review, Fire Plan Review
County of Napa	Plan Review
County of Placer	Plan Review, Fire Plan Review
County of Yolo	Plan Review
Town of Atherton	Building Official, Plan Review, Building Inspection, Permit Technician
Town of Tiburon	Plan Review
Town of Yountville	Building Official, Plan Review, Building Inspection

IDENTIFICATION OF KEY STAFF

RON BEEHLER, SE, CBO

PRINCIPAL-IN-CHARGE



Ron Beehler // Principal-in-Charge

- ➔ BS, Civil Engineering, California State University, Chico
- ➔ CA Licensed Structural Engineer | SE3632
- ➔ CA Licensed Civil Engineer | CE39404
- ➔ International Code Council | 801789

Ron Beehler, SE, CBO, will serve as Principal-in-Charge for the Town. Ron utilizes experience gained through more than 36 years of hands-on experience performing life safety, accessibility and structural plan reviews to successfully manage building departments, building department services and high-profile building projects on behalf of public agencies throughout California. Ron's experience includes establishing and coordinating on-site building department services for large multi-building projects and unique fast-paced development projects. Ron has served as Chief Building Official for multiple California public agencies including interim assignments. He has provided building department assessments on behalf of municipal clients to identify inefficiencies and implement best practice improvements. Additionally, Ron has developed and taught multiple full- and half-day classes on a variety of building code related topics on behalf of CALBO and local International Code Conference chapters throughout the State.

ROGER PETERSON, SE

PROJECT MANAGER | PRIMARY CONTACT



Roger Peterson // Project Manager

- ➔ BS, Civil Engineering, University of Wyoming
- ➔ CA Registered Structural Engineer | 3846
- ➔ CA Registered Civil Engineer | 46096

Roger Peterson, SE, is our proposed Project Manager and primary point of contact. A California licensed Structural Engineer with more than 30 years of experience in structural design and plan review, Roger is Interwest's Regional Manager of Building Safety Services. He has designed and provided plan review services for multi-story steel and concrete-framed buildings, as well as one-story structures utilizing steel, concrete, timber and masonry framing systems. His design experience includes schools, commercial and industrial projects, micro-chip production facilities, power plant installations and multi-family residential projects.

ROLES, RESPONSIBILITIES, AND QUALIFICATIONS

Below, we provide a list of licenses, certifications and registrations held by the Interwest staff proposed to provide services to the Town of Los Gatos. Roles of the proposed individuals have been identified primarily as plan review staff with certifications and expertise in structural, fire/life safety, CASp and energy conservation.

Qualifications typical for plan review staff include license as a Registered Civil, Structural, Electrical or Mechanical Engineer in the State of California, or certification as an ICC Certified Plans Examiner.

<i>Name & Role</i>	<i>Current Licenses & Certifications</i>	<i>License / Certification #</i>
Bill Rodgers, SE <i>Sr. Structural Engineer</i> <i>Plan Review</i>	CA Registered Professional Structural Engineer CA Registered Professional Civil Engineer NV Registered Professional Civil Engineer NV Registered Professional Structural Engineer	S4198 C50673 CE18427 SE18427
Elena Hartsough, SE <i>Structural Engineer</i> <i>Plan Review</i>	CA Registered Professional Civil Engineer CA Registered Professional Structural Engineer	C67675 S5538
John Weninger, SE <i>Structural Engineer</i> <i>Plan Review</i>	CA Registered Professional Civil Engineer CA Registered Professional Structural Engineer	C43746 S3740
Hossein Sanikhatam, SE <i>Structural Engineer</i> <i>Plan Review</i>	CA Registered Professional Civil Engineer CA Registered Professional Structural Engineer	C67573 S5514
Charles Nganga, PE, ICC <i>Professional Engineer</i> <i>Plan Review</i>	CA Registered Professional Civil Engineer ICC Residential Plans Examiner	C85710 8325618
Christine Jansen, PE <i>Professional Engineer Plan Review</i>	CA Registered Professional Civil Engineer	C79594
Kyle Hansen, PE <i>Professional Engineer Plan Review</i>	CA Registered Professional Civil Engineer	C91071
Thomas Trimberger, ME, CBO, ICC <i>Mechanical Engineer</i> <i>Plan Review</i>	CA Registered Professional Mechanical Engineer *Registered ME in 14 States* ICC Plumbing Code Specialist ICC Mechanical Code Specialist LEED Accredited Professional Build It Green Certified Green Building Professional Build It Green Greenpoint Rater CABEC Residential & Non-Residential Certified Energy Plans Examiner	M26359 866408 866408
Randy Brumley, ME, ICC <i>Mechanical Engineer</i> <i>Plan Review</i>	CA Registered Professional Mechanical Engineer ICC Mechanical Plans Examiner	M37959 8884128
David Castillo, ME, FPE <i>Mechanical Engineer</i>	CA Registered Professional Mechanical Engineer CA Registered Professional Fire Protection Engineer	M31455 FP2013

<i>Fire Protection Engineer Plan Review</i>		
Jingpei Zhang, EE <i>Electrical Engineer Plan Review</i>	CA Registered Professional Electrical Engineer	EE16243
Bill Miller, CASp, CBO, ICC <i>Certified Access Specialist Plan Review</i>	Certified Access Specialist Council of American Building Official ICBO/IAPMO Plumbing Inspector ICVO/IAPMO Mechanical Inspector CA State Energy Auditor ACE III-Initial Disaster Housing Inspector ICC Plumbing Inspector UPC ICC Certified Building Official ICC Building Code Specialist ICC Plumbing Inspector ICC Residential Combo Inspector ICC Combination Dwelling Inspector – Uniform Codes ICC Accessibility Inspector ICC Accessibility Plans Examiner ICC Mechanical Inspector ICC Mechanical Inspector UMC ICC Building Inspector ICC Building Plans Examiner	CASp-087 2171 34090 51131 3134 22121 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718 0819718
Annette Mayfield, EIT, CASp, ICC <i>Certified Access Specialist Plan Review</i>	Engineer-in-Training Certified Access Specialist ICC Building Plans Examiner ICC CA Building Plans Examiner	EIT-130173 CASp-538 8018477 8018477
Andrew Burke, CASp, ICC <i>Certified Access Specialist Plan Review</i>	Certified Access Specialist ICC Building Plans Examiner ICC Building Inspector	CASp-710 8250398 8250398
Denise Reese, CBO, ICC <i>Plan Review</i>	ICC Certified Building Official ICC CA Building Plans Examiner ICC CALGreen Inspector ICC Permit Technician ICC Permit Specialist	8096275 8096275 8096275 8096275 8096275
Steven Stokes, CBO, ICC <i>Plan Review</i>	ICC Certified Building Official ICC Accessibility Inspector/Plans Examiner ICC Building Code Official ICC Building Code Specialist ICC Building Inspector ICC Building Plans Examiner ICC Certified Fire Code Official ICC Certified Fire Marshal ICC Commercial Building Inspector ICC Commercial Mechanical Inspector ICC Commercial Plumbing Inspector ICC Fire Code Specialist ICC Fire Inspector I ICC Fire Inspector II	5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096 5312096

	ICC Fire Plans Examiner ICC Mechanical Plans Examiner ICC Plumbing Plans Examiner ICC Residential Building Inspector	5312096 5312096 5312096 5312096
Sharon Vanderpool, ICC <i>Plan Review</i>	ICC Residential Plans Examiner ICC Plumbing Plans Examiner ICC Residential Building Inspector	8789037 8789037 8789037
Bob Barks, ICC <i>Plan Review</i>	ICC CA Building Plans Examiner	8020051
Ron Lucchesi, ICC <i>Plan Review</i>	ICC CA Building Plans Examiner	1044401
Cheryl Domnitch, FPE <i>Fire Protection Engineer</i>	CA Registered Professional Fire Protection Engineer Member, International Code Council	FP1206 1046491
Augie Cerdan, FPE <i>Fire Protection Engineer</i>	CA Registered Professional Fire Protection Engineer	FP1579
Daniel Skubal <i>Fire Plan Review</i> <i>Fire Inspection</i>	State Certified Fire Prevention Officer, OSFM Statutes and Regulations-2018, OSFM OSFM Fire Prevention Courses - 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, Inspector 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D	
Russell Blair, ICC <i>Fire Plan Review</i>	ICC Fire Plans Examiner Certified Firefighter I – 1986 Fire Prevention 1A – 1990 - CA Fire Prevention 1B – 1993 - CA Fire Prevention 1C – 1992 - CA Fire Prevention 2A – 2003 - CA Fire Prevention 2B – 2006 - CA Fire Prevention 3A – 2001 - CA Fire Prevention 3B – 2000 - CA Fire Investigation 1A – 1997 - CA Fire Investigation 1B – 1995 - CA Fire Instructor 1A – 2007 - CA Fire Instructor 1B – 2007 - CA Hazardous Materials 1A – 1987 - CA Hazardous Materials 1B – 1987 - CA Hazardous Materials 1C – 1987 - CA Hazardous Materials 1D – 1987 - CA Emergency Medical Technician - #D2828 – Sacramento Co.	8092477 011770 - CA
Steven F. Conti, ICC <i>Plans Examiner</i>	ICC Fire Inspector I ICC Fire Inspector II ICC Commercial Fire Sprinkler Inspector ICC Fire Plans Examiner ICC Commercial Fire Sprinkler Plans Examiner ICC Residential Fire Sprinkler Inspector/Plans Examiner	8356876 8356876 8356876 8356876 8356876 8356876

Project Understanding

We have reviewed the RFP and understand that the Town currently does not have a plan check engineer on staff and seeks qualified that the Town of Los Gatos is in need of qualified consultants to provide Building Division Plan Check Review Services, provide structural and non-structural code review and to maintain acceptable plan check timelines.

Interwest will provide the following services for the Town:

- Plan Review Services
- On-Site Plan Review Services (on-site services may be required for approximately 10-hours per week, spread over two separate days)
- Technical Support (including pre-construction/pre-design meetings, site visits, and support for inspection personnel/staff, as needed)
- Miscellaneous Support/Special Tasks
- Pick-up/Delivery of Plans and Plan Check Comments

Approach to the Scope of Work

We fully understand and are intimately familiar with the procedures and policies of the Town of Los Gatos. Our experienced staff are ready to assist with solutions and recommendations that are specific to the needs of the development community.

All off-site plan review services will be performed either by a licensed Civil or Structural Engineer, or an ICC Certified Plans Examiner under the direction of a licensed Civil or Structural Engineer and/or licensed Architect.

Interwest staff will provide plan review services consisting of the examination, analysis and review of construction plans for various development projects within the Town to determine compliance with all applicable building regulations. Dependent upon each project assigned, plan reviews may consist of an examination of grading, site drainage, on-site improvement, off site improvement, hydrology reports, geotechnical, structural, life safety, electrical, mechanical, plumbing, disabled access, energy conservation and stormwater management. In addition, a CASp certified professional is available.

Our plans examiners understand and are intimately familiar with applicable building codes and plan review procedures and policies and will readily assist with solutions to complicated plan review issues. Our staff will work with project applicants in a collaborative and professional manner to quickly identify and resolve violations of codes, standards or local ordinances. They will provide thorough plan reviews in an effort to provide complete and accurate construction documents to minimize questions and problems during the construction phase of projects.



Interwest's licensed professional Engineering staff allows us the ability to properly represent the needs of the Town, as our plans examiners have the same licenses and qualifications as the project designers.

Town/City-Focused Services

The Interwest team will maintain a focus on the department's service needs to ensure the smooth implementation of all code and amendments utilized by the Town. We have a unique knowledge and understanding of the Town's processes and requirements from our prior experience and work with municipal staff on the proposed projects.

Responsive Project Management

By cooperating and working closely with all of the entities responsible for project approval, we will maintain a collaborative working relationship that centers on successful project processing. We have an understanding of Town procedures and will continue to work closely with other Town departments and outside agencies as directed to ensure a timely, seamless and efficient development approval process. We will continue to minimize surprises that can lead to costly delays due to plan revisions late in the approval process by beginning work early with the project design team involved with major construction projects. Our facilitative approach to project review stresses building safety while allowing for innovation in approach to resolve complicated building design issues. At Interwest, we also recognize the needs of sensitive projects and those that require special attention to meet the needs of the community.

Communicating Plan Review Results

Plan reviews will consist of clearly written comments which include specific deficiencies and the associated code requirement. We will also accommodate special project plan review needs, such as fast-track or expedited reviews. We will maintain turn-around goals to ensure timely services for permit applicants.

Specifically, plan reviews, when not immediately approved, will result in lists of comments referring to specific details and drawings, and referencing applicable code sections. Interwest will provide a clear, concise, and thorough comment list from which clients, designers, contractors, and owners can work. Comment lists are delivered to the applicant and other designated recipients via email, FAX, and/or reliable overland carrier.

In addition, staff is available for pre-construction or pre-design meetings, field visits, contacts with the design team, and support for field inspection personnel as needed. With some reasonable limitations, pre-construction and pre-design meetings associated with projects that we plan review are considered part of the plan review service.

Meeting Attendance

Our staff is available for pre-construction or pre-design meetings, field visits, contacts with the design team, and support for field inspection personnel as needed. With some reasonable limitations, pre-construction and pre-design meetings associated with projects that we plan review are considered part of our service.

Electronic Plan Check Services

Interwest currently provides electronic plan review services for multiple jurisdictions throughout California, and we are prepared to provide electronic plan check services for the Town.

Many jurisdictions are seeing the benefits of electronic plan review, especially for large, complex projects. Electronic plan review services deliver many benefits to cities/towns, including substantially improved turnaround times; secured accessibility to documents; and reduced paper storage.

While we are experienced and able to work with many different platforms for electronic plan review, our preferred system is Bluebeam Revu, an industry-leading software used by many jurisdictions, design teams and contractors to review and annotate construction documents. We have worked with multiple clients to purchase and deploy Bluebeam software to each user, preparing jurisdiction-specific stamps and tools used in the plan review process, and ongoing training on the use of the software. Additionally, we have set up electronic submittal systems based on Citrix ShareFile, allowing permit applicants to submit their construction documents remotely. This functionality has enabled our clients to continue providing services during a time when COVID-19 put a halt to many municipal functions.



Our staff is experienced providing electronic plan review and can work closely with the Town on any electronic plan check method that is utilized. Our goal is always to collaborate with and support the Building & Safety Division by providing thorough, accurate and timely plan reviews.

Plan Review Tracking Method & Billing Process

We will create and maintain a Jurisdiction File containing our research on any unique amendments or specifications required by your jurisdiction, billing arrangements, contact information and any special requests you would like us to keep in mind.

Interwest uses a custom database to maintain and track all plans throughout the review process from the moment you request a pick-up and/or shipment to delivery of the final, approved documents. Information such as project name, project number, assigned plan reviewer(s), date documents were received, plan review cycle and completion date for current review can be provided. In addition to standard phone communication, custom reports can be emailed. In addition, we can provide online tracking for the Town with a custom-designed web template geared to provide any reporting and information needs required. Our staff is available during standard business hours to answer questions via phone or email regarding the actual plan review in progress. We maintain active email accounts and our staff will be responsive to any Town or applicant needs. If we cannot speak directly to a caller, we will return calls no later than 24 hours.

Code Interpretations

Interwest's engineers and plans examiners will provide unbiased recommendations and background information to the Plan Check Engineer supervisor in order to provide the appropriate recommendation to the Building Official for final review and approval. These recommendations and background information will help applicants understand specific code-related requirements and alternative methods for compliance.

Transporting Plans

Interwest will arrange for all pick-up and delivery of plan review documents from the Town at no additional cost. Interwest uses varied methods of pick-up and delivery with the goal of providing same-day service. In addition, our staff utilize several types of electronic plan review software and editable PDFs to provide more efficient and timely reviews.

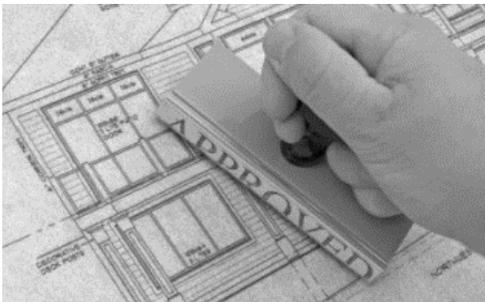
Plan Review Tracking

For plan reviews performed in our local office, Interwest will utilize our custom designed plan review tracking system to track all information pertinent to each plan review project. Information such as the project name, project number, date project was received, date all services were completed, resubmitted dates, assigned plans examiners, plan review cycle, and current plan review status are tracked. Our plan review tracking system provides remote access, allowing real-time plan review status information to be available to the Permit Technician and clients. We will provide a private and secure login that allows our Town-based staff to check, at any time, the status of a plan review project.

Special Projects and Accelerated Service

Interwest is able to accommodate special project plan review needs such as fast-track, multi-phased, or accelerated plan reviews. We establish project specific turn-around goals and procedures with Town staff for these types of projects based on the complexity of the projects as well as the construction schedule. Our staff of engineers and plans examiners will work with the Town to resolve all plan review issues. Our staff will deal directly with applicants and their designers during the plan review process to resolve all issues in a collaborative manner to resolve plan review issues as quickly as possible.

Technical Capabilities for Plan Review



Our plans examiners will provide plan check services, including building, accessibility, architectural, civil, electrical, energy conservation, green building standards, mechanical, plumbing, stormwater/NPDES, structural, geotechnical and seismic to confirm compliance with all applicable codes and amendments, including the latest adopted versions of the California Building Code (CBC), California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), California Energy Efficiency Standards,

CALGreen, (California Green Building Code), Accessibility and Energy Conservation requirements as mandated by State Title 24, and specific regulations and policies, as applicable.

Architectural

Interwest's non-structural plans examiners are experienced with plan review services for a vast array of projects including large residential, commercial, institutional, industrial, retail, and OSHPD 3 medical office buildings. Many of our plans examiners are CASp certified. Completed plan review projects range from single-story residential projects to complex high rise buildings and numerous building additions and remodels. We are experienced and familiar with the use and application of the most current editions of the state and model codes.

Structural

Our structural engineers have experience designing and reviewing projects utilizing virtually all building materials. Our structural plan reviewers will verify that structural designs are in compliance with submitted Geotechnical Report findings and recommendations and Ground Motion Hazard Analysis recommendations for design and construction.

Our engineers have designed or reviewed a wide array of structural systems and are experienced with the provisions of the state and model codes.

Mechanical, Plumbing & Electrical

Interwest's Mechanical and Electrical Engineers and Plans Examiners are well versed in the California Mechanical, Plumbing and Electrical codes. We will review submitted design documents to ensure compliance to the current edition of the state codes and Jurisdiction-Adopted Amendments or Ordinances.

Green Building Standards

Our staff is familiar with the incorporation of CALGreen building criteria into project designs and the resulting potential impact as related to the building codes. In addition, staff members have participated in the development of various "green" standards for super adobe, rammed earth, and straw bale construction, to name a few. In addition, for projects pursuing LEED certifications, Interwest has multiple LEED certified individuals on staff available to assist with any certification issues.

T24 Energy Compliance

Our engineers and plan reviewers are up-to-date on all California Energy requirements as they relate to both new and remodel construction for residential and commercial projects. The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Access Compliance – CASp Review and ADA Evaluation

Multiple on-site staff are intimately familiar with California Accessibility requirements holding ICC and CASp certifications. All of Interwest's CASp-Certified professionals are knowledgeable of state and federal accessibility laws and regulations and possess the expertise necessary to promote access to facilities for persons with disabilities. Our goal is to provide experts in the industry who can perform services for building departments in a seamless manner by customizing our services to correspond with our client's expectations and needs. We work collaboratively with our clients to resolve plan review and inspection related issues as efficiently as possible, ultimately resulting in an expedited process and successful project.

Flood Zones

Interwest's staff of engineers and plans examiners have experience in providing plan reviews for projects located in flood zones, as several of our clients have developments that occur in areas prone to flooding. Interwest's staff has provided numerous plan reviews for projects located in flood zones using FEMA's Technical Bulletins as well as the local jurisdictions' ordinances. In addition, members of Interwest's staff have participated in state-sponsored committees to establish guideline and regulations for construction in areas designated as flood zones.

OSHPD 3

Our staff of plans examiners has extensive experience in providing plan reviews for OSHPD 3 projects. Our staff is well versed with the OSHPD 3 requirements contained in the California Building Code. We also employ an OSHPD certified inspector who has recently provided inspection services on behalf of our clients for hemodialysis, outpatient surgery, hyperbolic chamber and general medical clinics.

Estimated Plan Check Turnaround Times

MAXIMUM SERVICE DELIVERY TIMEFRAMES

We consistently complete plan reviews within the timeframes (or faster!) listed below as our standard business practice. We work hard to accommodate any turn-around schedule desired by the jurisdiction. Multi-disciplinary reviews are typically performed in our offices, but we are available for onsite work when required and whenever possible. We can furnish the following tiered turnaround:

	Maximum Turn Around Time	
RESIDENTIAL	First Check	Re-Check
New Construction	10 Working Days	5 Working Days
Addition	10 Working Days	5 Working Days
Remodel	10 Working Days	5 Working Days
NON-RESIDENTIAL	First Check	Re-Check
New Construction	10 Working Days	5 Working Days
Addition	10 Working Days	5 Working Days
Remodel (T.I.)	10 Working Days	5 Working Days

Consultant Rates Schedule

Interwest will provide the following services for the indicated percentage of the Town’s current plan review fees:

<i>Service Provided</i>	<i>Percentage of Total Plan Review Fee</i>
Complete Review.....	6%
Architectural Review only	30%
Structural Review only	30%
MEP Review only.....	20%

Plan review fees listed above shall be considered full compensation for all plan reviews performed. If additional rechecks are required due to incomplete or revised plans for which the Town would collect additional fees from the applicant, Interwest may charge additional plan review time utilizing the schedule of hourly billing rates. Additional services outside the main scope of review will be charged at an hourly rate as agreed upon by the Town.

Expedited plan reviews will be charged at 140% of the regular plan review fees noted above.

SCHEDULE OF HOURLY BILLING RATES

CLASSIFICATION	HOURLY BILLING RATE
Licensed Plan Review Engineer (civil, structural, mech., elect. & fire protection).....	\$145
ICC Certified Plans Examiner	120
CASp Plans Examiner/Inspector.....	125
ICC Certified Fire Plans Examiner.....	120
Permit Technician.....	75

* Rates vary depending on experience and certification levels

- Inspection and on-site services provided in excess of regular 8 hours per day, nights and weekends will be invoiced at 140% of the above fees.
- Mileage incurred performing inspections for the City will be reimbursed at the current IRS mileage rate.

Contracts & References

Below we have provided references and descriptions of recent, similar experience. Work for each of the client cities listed below was performed in a timely and cost-effective manner within agreed-upon deadlines and budgets.



City of Elk Grove BUILDING & SAFETY SERVICES

Contact: Darren Wilson, Director, Development Services | 916.627.3446 | dwilson@elkgrovecity.org

Interwest has provided complete building department services to the City of Elk Grove since 2006. Our services include on-site and off-site plan review, building inspection, code enforcement, and permit technician services. Interwest maintains a full staff of certified building inspectors for the City of Elk Grove.

Elk Grove Commons: This project consisted of fourteen (14) separate buildings ranging between 6000 sq. ft. and 100,000 sq. ft. shell only. Our staff worked with the developer, contractors, architects and engineers on requirements for vanilla tenant improvements and full tenant improvements. Disabled access path-of-travel improvements implemented were beneficial. Turnaround times exceeded expectations throughout this project.

Elk Grove Market Place: This project consisted of six (6) commercial buildings including stores such as Toys R Us and Sport Chalet; five were shell only. Our staff worked with the developer, contractors, architects and engineers on requirements for vanilla tenant improvements and full tenant improvements. Issues positively resolved included disabled access path of travel, i.e. additional exits required and grease interceptor concerns.



Town of Atherton BUILDING & SAFETY SERVICES

Contact: George Rodericks, City Manager | 650.752.0504 | grodericks@ci.atherton.ca.us

Interwest has provided the Town of Atherton complete Building Department services since 2011 including plan intake, building official, plan review, and inspection services. Interwest also oversees, manages, and is responsible for the Town's Public Works, Planning, and Code Enforcement functions. We also provide technical assistance and support to the City Manager, City Council, City Council appointed Committees, and the community-on-Community Services programs, policies, activities, and projects. Interwest serves as the primary link between the Community Services Department and other Town departments, elected officials, regional partners/regulatory agencies, and community stakeholders.

Atherton Civic Center Project: Interwest has provided Program Management services to the Town of Atherton since the start of the new Civic Center project. This project consisted of a 30,000 sq. ft. steel framed structure which will house the Town of Atherton's Building, Planning and Police Departments. Interwest provided code compliance plan review and constructability review services, including review of unique materials and structural systems. We also shepherded the plans through multiple budget-driven design changes during review process.





City of Sacramento
BUILDING & SAFETY SERVICES

Contact: Winfred DeLeon, Chief Building Official | 916.808.5475 | wdeleon@cityofsacramento.org

Interwest provides Overflow Plan Review and Inspection services to the City of Sacramento. Services are performed within our fully staffed Roseville regional office.



California Fruit Building: This project is an adaptive reuse of an existing and historic office building, converting it to a boutique hotel. This 10-story building includes a basement and was constructed of non-ductile concrete frames in the early 1900's. The building was seismically-upgraded using the provisions of ASCE 41-13. Ten 220-kip fluid viscous dampers were added at Level 1, with concrete shear walls below the damped bays in the basement. Fiber-reinforced polymer (FRP) was added at the Level 2 slabs to provide tensile lateral load paths to the damped bays; and FRP was added to enhance column confinement at various locations. The existing elevator lobby included a stair open to all stories above, necessitating new two-hour rated framing and openings, and enhancements to existing exterior fire escapes. New MEP systems were installed to support the new hotel tenant. Services were completed in 2018, and construction is in progress.

65th Street Apartment: Interwest provided structural and life safety plan review services on behalf of the City of Sacramento for this new housing development near Sacramento State University. The new complex is located near a light rail station enabling residents' quick access to downtown Sacramento creating a transit-oriented work/live hub. The complex will consist of three buildings which will house a total of nearly 800 residents. The new housing will primarily focus on students.



City of Folsom
BUILDING & SAFETY SERVICES

Contact: Scott Zangrando, Chief Building Official | 916.461.6225 | szangrando@folsom.ca.us

Interwest performs in-facility Plan Review for the City of Folsom. Overflow Plan Review services are performed within our fully staffed Roseville regional office.

Palladio Mall: Interwest Consulting Group provided partial and complete plan review services for several buildings which are part of this mall, including two multilevel S4 concrete parking structures (structural-only) comprising approximately 454,000 square feet; four-level, mixed-use Building 500 comprising approximately 93,000 square feet (Type 1-FR); and one-level Buildings 1600 and 1700, each about 29,000 square feet and Type V-N construction. With the exception of the parking garages, all buildings are structural steel braced frame / moment frame structures.



California ISO Headquarters: Interwest provided complete plan review and consultation services for this \$115 million facility complex. This project achieved LEED Platinum rating from the US Green Building Council. The site is 25 acres with three seismically separated wings encompassing approximately 277,000 gross square feet, with four levels. Occupancy groups for this project are A2, A3, B and S1; the type of construction is Type 1-B. Each wing is constructed using a different structural system: Precast concrete bearing walls, structural steel special moment resisting frames, and hybrid precast concrete moment frames (or PRESS). The PRESS system was not recognized in the current code and was reviewed and approved under an alternate materials request. Our staff provided all plan review services for this state-of-the-art award-winning multi-story office complex which included a multi-level post tensioned parking structure.



City of Berkeley BUILDING & SAFETY SERVICES

Contact: Val Dizitser, Senior Plan Check Engineer | 510.981.7446 | vdizitser@ci.berkeley.ca.us

Interwest provides off-site Plan Review services to the City of Berkeley. Plan review services are performed within our fully staffed Roseville regional office.

Bancroft Apartments: This six-story mixed-use building consists of a single-level Type 1A (reinforced concrete) podium with five levels of light, wood-framed Type IIIA construction above. The podium houses 9,300 SF of M, S2 (parking) and R2 Occupancies. Five levels of apartments (R2 Occupancy) comprise 41,000 SF and occur above the podium. The existing building on the site was relocated and the surface parking removed for this high-density project with 50 dwelling units.



3100 San Pablo, Marchant Building: This unique project straddles three Cities: Berkeley, Oakland and Emeryville, with Berkeley as the lead agency. Formerly a factory, this building has been readapted to house a 500,000 SF medical office, a 50,000 SF health club and a parking garage with roof parking. The existing concrete structure was strengthened with extensive use of fiber-reinforced polymer (FRP); new ramps were added to convert the factory floors to parking floors; and new MEP infrastructure was added to facilitate the medical office building and health club tenant improvements. Professional services began in 2013 and are ongoing as construction continues.