

DATE SUBMITTED 7/12/2023
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 7/19/23

COUNCIL ACTION (X)
 PUBLIC HEARING ()
 REQUIRED
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: ON-CALL PLANNING SERVICES
 1. Award On-Call Planning services to HWL, Gafcon and LC Engineering

DEPARTMENT INVOLVED: BUILDING AND SAFETY DIVISION

BACKGROUND/SUMMARY:

The City of Imperial currently has a full-service Planning division. However, from time to time due to the extraordinary workloads or temporary staffing needs the City needs qualified firms to perform Planning duties on behalf of the City. The City released an RFP for On-Call planning services and received the following proposals.

1. HWL
2. Gafcon
3. LC Engineering

After carefully reviewing each proposal submitted by the review committee, staff is recommending the project be awarded to the three (3) consultants, HWL, Gafcon and LC Engineering.

FISCAL IMPACT: No Impact, is a Pass-through cost (Developer Deposits)

ADMIN SERVICES SIGN INITIALS

DM

STAFF RECOMMENDATION: Staff recommends to Award On-call plan review and inspection services to HWL, Gafcon and LC Engineering.

DEPT. INITIALS

DM

MANAGER'S RECOMMENDATION:

Approve

CITY MANAGER'S INITIALS

DM

MOTION:

SECONDED:
 AYES:
 NAYES:
 ABSENT:

APPROVED ()
 DISAPPROVED ()
 REFERRED TO:

REJECTED ()
 DEFERRED ()



Scoring Summary

RFP No. P2023-03

On-Call Planning Services

Date: Wednesday, May 31, 2023

Company	Totals
HWL	249
Gafcon	238
LC Engineering	238



Othon Mora, MCM, CBO

5/31/23

Date



May 4, 2023

Mr. Othon Mora
Community Development
City of Imperial
400 South Imperial Avenue, Suite 101
Imperial, California 92251

Howes, Weiler, Landy Planning and Engineering
2888 Loker Avenue East, Suite 217
Carlsbad, California 92010
Phone: 760-929-2288

Subject: RFP No. 2023-03 – On-Call Planning Services

Dear Mr. Mora:

Howes, Weiler, Landy Planning and Engineering (HWL) is pleased to submit our proposal to the City of Imperial (City) Community Development Department (Department) to provide **On-Call Planning Services**. The HWL team is excited to support the Department in processing, analyzing, and assessing projects on behalf of the City. We believe our strong skill set in technical planning, engineering, and CEQA services, coupled with our high standards for customer service, and demonstrated excellence in work products, sets us apart from the competition.

HWL is a boutique land planning and civil engineering firm based in Carlsbad, California that specializes in entitlement processing for large and small projects throughout Southern California. Founded in 2005, the key to our 18+ years of continued success is our personal approach to clients and projects, along with the long-term relationships we've built with local jurisdictions. Full project support is provided through HWL and partnering engineering firms to help realize the vision of our clients from design through occupancy. Our in-house staff includes land planners, CEQA planners, civil engineers, land surveyors, geotechnical engineers, and stormwater experts. Outside of our firm, we regularly partner with architects, environmental analysts, and specialty engineers to strengthen our team's abilities.

Ms. Sally Schifman, Director of Planning, will act as the lead Project Manager and Primary Point of Contact for this contract. She is based out of the HWL Carlsbad office, located at 2888 Loker Avenue East, Suite 217, Carlsbad, California 92010. Mel Landy and Stan Weiler will have signatory authority for this contract. All three individuals have the authority to negotiate contract conditions.

If you have any questions about our scope of work, technical capabilities, experience, or staff, please do not hesitate to contact us at 760-929-2288 or via any of our emails: sschifman@hwl-pe.com, sweiler@hwl-pe.com, and/or mel@hwl-pe.com.

Sincerely,

Sally Schifman
Director of Planning

L. Stan Weiler, AICP
Principal Planner/Owner

Mel Landy, PE
Principal Engineer/Owner



Executive Summary

The HWL team understands the City is seeking a Planning Consultant (“Consultant”) that will work both on-site at City Hall and remotely according to the division’s staffing needs. Under the direction of the City’s Community Development Department or the City Manager, the Consultants will be expected to provide the range of expertise necessary to carry out the normal functions of a professional planner. We believe our strong skill set in technical planning, engineering, and CEQA services, coupled with our high standards for customer service, and demonstrated excellence in work products, sets us apart from the competition.

Abilities

HWL team members have developed refined skills providing public and private clients with consulting services including project management and contract planning for tasks of various scopes and sizes. We pride ourselves on excellence for all tasks. Our promise is to take ownership of assignments and strive to do whatever it takes to deliver success. Our team is available to provide key aspects of contract planning including serving as a Project Manager for large-scale and/or complex projects, preparing and peer reviewing CEQA documents and related technical reports, conducting development review, preparing staff reports and conditions of approval, attending and making presentations at Planning Commission and City Council meetings, working with the public, and other related tasks.

Experience

Our team is adaptable and able to respond quickly. We have the big picture in mind and understand the importance of providing the highest quality customer service, being effective project managers and maintaining communication with the City. Our team has a vast knowledge in reviewing and/or processing discretionary and ministerial permits, managing projects from “concept to construction” and the preparation of documents in compliance with Federal, State, County, and other applicable regulations/policies. Our project managers keep accurate project schedules and budget tracking reports at all times. There is seldom a situation that can arise that we have not already seen and resolved.

High-Quality Customer Service

The HWL team routinely provides superior customer service focused on clear communication and expectation-setting, providing creative and cost-efficient solutions for project challenges, and utilizing our quality assurance/quality control (QA/QC) procedures to deliver high quality deliverables on time and within budget. The lead Project Manager/Point of Contact for this contract is Sally Schifman. Ms. Schifman has provided numerous jurisdictions with planning and environmental services throughout her nearly 20-year career, including the cities of San Marcos, Oceanside, Carlsbad, Imperial, Rancho Cucamonga, Oxnard, and Berkeley. She is highly regarded by public and private clients for her exceptional service and responsiveness. Ms. Schifman will commit to the same level of excellence for the City of Imperial and its applicants. References have been provided and we invite the City to contact our references to hear firsthand the service the Department can expect from the HWL team.

Competitive Fees

The HWL team believes the fee rates for on-call staff support services are competitive, appropriate, and reflective of our skill set and expertise. Services shall be reimbursed on an hourly basis based on a not-to-exceed proposal agreed to prior to the start of work on each project/task order. Assignment scope and estimated costs will be presented to the Department and/or applicant prior to the authorization of work.

Qualifications and Personnel

HWL is a boutique land planning and civil engineering firm based in Carlsbad, California that specializes in entitlement processing for large and small projects throughout Southern California. Full project support is provided through HWL and partnering firms to help realize the vision of our clients from design through occupancy. Our in-house staff includes land planners, CEQA planners, civil engineers, land surveyors, geotechnical engineers, and stormwater experts. Outside of our firm, we regularly partner with architects, environmental analysts, and specialty engineers.

The HWL Team can serve as extension of staff from onset to occupancy of a project to ensure proper documentation and comprehensive analysis. Our planners and engineers have extensive experience in:

- Preparing and reviewing all types of discretionary applications
- Preparing, reviewing, and processing California Environmental Quality Act (CEQA) documentation
- Presenting projects to decision-makers
- Facilitating community outreach and coordination
- Drafting ordinances and development impact fees
- Reviewing and accepting post-entitlement and over-the-counter permits

HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. In our experience working with private clients, we are regularly expected to provide faster turnarounds as project progress, and we advocate for the same from reviewing agencies. We would expect nothing less from ourselves in fulfilling our responsibilities as an extension of staff. To fulfill our responsibilities under this contract, HWL staff will:

- Attend public hearings, study sessions, subcommittee meetings and community meetings, as necessary. It is important for us to note that due to the distance between the HWL Carlsbad office and the City of Imperial planning office, it is not economically responsible for our staff to be available for in-house planning counter responsibilities. However, in our capacity as Planning Staff Support, we will answer public inquiries by telephone, online meeting platforms (i.e., Microsoft Teams), and USPS or email regarding property zoning and/or General Plan land uses, application submittal requirements, etc.
- Analyze projects for compliance with the City's General Plan, zoning ordinance, Imperial Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans, and other policies.
- Review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use permits, Variances, Design Review, Rezones, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning amendments.
- Coordinate with other City reviewers to confirm comments are consistent and timely prior to releasing comments to the applicant during each review cycle.

- Upon conclusion of review, provide an acceptance letter confirming completeness and conformance with City standards and the project conditions of approval.
- Compile and analyze data on economic, social, environmental, and physical factors affecting land use.
- Meet with developers, engineers, property owners, contractors and other individuals to discuss, advice, explain processes and suggest improvements regarding potential projects, pre-applications, development applications, feasibility analysis, conceptual development plans and code interpretation.
- Write Planning Commission, and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices and agendas, and give oral presentations.
- The HWL environmental team will prepare simple environmental documents and peer-review environmental documents and technical studies pursuant to the CEQA and other applicable legislation. This includes technical studies, exemptions, (Mitigated) Negative Declarations, Environmental Impact Reports, and associated permit applications related to an array of environmental topic areas, including those under CEQA, in a manner that is consistent with all local, State, and federal laws, policies and thresholds. Our team will be led by CEQA specialist Sally Schifman, who understands the importance of comprehensive and legally sound environmental analysis and regularly collaborates with experts in technical disciplines. Ms. Schifman has extensive experience with federal, State, and local environmental regulations, and has managed and written many CEQA documents of varying complexity over the course of her career. We find that by applying our CEQA knowledge to our land planning assignments, and vice versa, we can get in front of potential impact challenges and guide applicants and lead agencies towards better solutions, resulting in more successful projects. We pride ourselves on finding creatively logical solutions to complex issues.
- HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. We have a well-established quality assurance/quality control (QA/QC) system that will be implemented throughout this contract. Our QA/QC system includes a rigorous set of steps to ensure that all our work products and deliverables are completed accurately and meet or exceed the assignment's goals. These include providing clear decisions and direction; continual supervision by experienced professionals; ongoing review of completed work products to ensure accuracy and completeness; utilizing project checklists; and consistent documentation of project decisions, assumptions, and recommendations.
- Review projects and provide comments within timelines specified by the Permit Streamlining Act and the City (shorter timelines may be required for certain projects). The preparation or review of CEQA documents varies greatly depending on the level of analysis required per State Guidelines. HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. We have a well-established QA/QC system that will be implemented throughout this contract. Our QA/QC system includes a rigorous set of steps to ensure that all our work products and deliverables are completed accurately and meet or exceed the assignment's goals. These include providing clear decisions and direction; continual supervision by experienced professionals;

ongoing review of completed work products to ensure accuracy and completeness; utilizing project checklists; and consistent documentation of project decisions, assumptions, and recommendations.

The table below summarizes our anticipated turnaround times for projects assigned under the contract.

Task	Schedule
Entitlement Review	
1 st Submittal	30 days
Subsequent Submittals	14 to 21 days
Final Submittal (Prior to Acceptance Letter)	7 days or less
Preparation of Staff Report and Resolutions	7 days and in coordination with the Hearing review schedule(s)
Preparation for Public Hearing	3 to 7 days, depending on complexity of presentation
Environmental Review	
Technical Studies (1 st Submittal)	30 days
Technical Studies (Subsequent Submittals)	14 to 21 days
Statutory or Categorical Exemptions (Preparation)	7 days or less
Statutory or Categorical Exemptions (Recordation)	Within 5 days of a decision being made
Initial Study/(Mitigated) Negative Declaration (1 st Submittal)	30 days
Initial Study/(Mitigated) Negative Declaration (Subsequent Submittals)	14 to 21 days
Initial Study/(Mitigated) Negative Declaration (Final Submittal, prior to Notice of Completion)	7 days or less
Initial Study/(Mitigated) Negative Declaration (Recordation)	Within 5 days of a decision being made
Environmental Impact Report (1 st Submittal)	30 days
Environmental Impact Report (Subsequent Submittals)	21 to 30 days
Environmental Impact Report (Final Submittal, prior to Notice of Completion)	7 to 14 days
Initial Study/(Mitigated) Negative Declaration (Recordation)	Within 5 days of a decision being made

Key Personnel

Sally Schifman, Director of Planning, Lead Planner for Staff Augmentation, has extensive experience with federal, state, and local land use regulations, and has worked on many CEQA, NEPA, CDFW, USFWS, SMARA, and Caltrans documents. She has conducted site visits, handled data collection and analysis, and attended project meetings with City and County officials, as well as private clients. As an experienced land use planner, Ms. Schifman is proficient in city Zoning Ordinances, General Plans, Local Coastal Programs, Specific Plans, environmental plans, and all aspects of public customer service. Sally has participated directly in the writing, reviewing, and preparation of environmental and planning documents of varying degrees of difficulty. In addition, as an environmental planner, Ms. Schifman has participated directly in the writing, reviewing, preparation, and project oversight of environmental documents of varying degrees of difficulty, from simple exemptions to complex Program EIRs.

Ms. Schifman brings added strength to staff augmentation due to her experience in both the public and private sectors. Her responsibilities when employed at the City of Oceanside varied greatly, from staffing the public counter to processing discretionary permits to assisting with the preparation of the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan preparation. Given her background in CEQA, Ms. Schifman was regularly tasked with assessing projects for potential environmental impact and making determinations of required documentation. She was also assigned as the primary planner for regulated use and wireless facility conditional use permits. Ms. Schifman was well-respected for her abilities to lead staff project review teams, manage difficult applicants, and maintain natural composure at public hearings.

Ms. Schifman's experience in the private sector has provided her with extensive experience navigating the nuanced needs and politics of multiple jurisdictions including the cities of San Marcos, Vista, Oceanside, Carlsbad, El Cajon, San Diego, Imperial, Riverside, Pomona, Oxnard, and Berkeley, the counties of San Diego and Los Angeles, and universities including University of La Verne and University of California, Riverside. She is adept at efficiently learning local policies, standards, and unique regulations in new jurisdictions.

Stan Weiler, AICP, Principal Planner, has over 30 years of progressive experience in public and private land use planning in San Diego, Imperial, and Riverside counties. He brings a unique perspective and insight to every project because of his combination of both public and private sector experience. From the beginning of his employment at the cities of Carlsbad and San Marcos, Mr. Weiler's responsibilities increased quickly and led to several promotions. His duties included field surveys, preparation of Planning Commission staff reports, assistance in the implementation of the Carlsbad Growth Management Program, public assistance, review and approval of building permits, and service on the San Marcos Site Plan Review Committee. His work experience within the public sector has been an asset and has enabled him to anticipate issues that may potentially be raised by public sector agencies.

Mr. Weiler's private sector experience has allowed him to relate to the needs of the development community. His list of extensive project involvement ranges from large Specific and Master Plans to small infill projects, solid waste management projects, reuse of a resource recovery facility into a movie studio, as well as many other projects requiring General Plan Amendments, Zone Changes, Tentative Maps, Local Coastal Plan Amendments, Planned Unit Development Permits and Conditional Use Permits. Mr. Weiler has also prepared and processed several Growth Management Plans, accompanying Finance Plans, Municipal Service Reviews (Service Area Plans) and Development Impact Fee Programs. Mr. Weiler has



been responsible for the close coordination and preparation of the studies and reports required for the completion of these public facility documents.

Samantha Wool, Assistant Planner, has gained much experience over the last year working within the land use planning sector. Her previous position as a Project Coordinator for civil engineers developed her understanding of the land use industry making her proficient in navigating through multiple municipality processes and preparing accurate and complete deliverables for the client(s). Ms. Wool’s previous work experience in retail and business entertainment has given her the foundation to work well around clients and carry a mature manner around professionals within the industry.

Mel Landy, PE, QSD, Principal Civil Engineer, has over 22 years of experience with civil engineering, land surveying, and land use planning for both public and private clients. He began his career in planning, familiarizing himself with regulatory and permitting processes in southern California. In 2003, became a Project Manager, processing commercial site design, residential subdivision design, and agency processing from raw land to agency approvals. Mel brings expertise to the team with his 23 years of experience with survey and civil engineering services and his knowledge of public agencies and their procedures.

Schedule of Fees

Hourly rates are provided for key positions anticipated for this contract. Services are assumed to be reimbursed on an hourly basis based on a not-to-exceed proposal agreed to prior to the start of work on each project/task order. Assignment scope and estimated costs will be presented to the Department and/or applicant prior to the authorization of work. Additional rates for associate or administrative staff may be included in assignment cost estimates as required and will be less than those presented below.

Primary Staff	2023-2024 Hourly Rate (June to June) ¹
Planning Services	
Principal/Director	\$200
Senior Planner/Project Manager	\$155
Associate Planner	\$135
Assistant Planner	\$115
Engineering Services	
Principal/Director	\$200
Licensed Stormwater Engineer	\$180
Licensed Engineer	\$180
Senior Engineer	\$160
Qualified Stormwater Practitioner (QSP)	\$155
Associate Engineer	\$155
1. Hourly Rates are anticipated to increase by three percent (3%) annually.	

References

The key to success as a team is reflective of our values, which emphasize personal integrity and strong professional ethics. We maintain a personal approach to projects, which has allowed us to build long-term relationships with clients and stellar reputations in local jurisdictions. References have been provided below, along with examples of projects our team has led. We invite the City to contact our references to hear firsthand the service the Department can expect from the HWL team.

Misc. Projects – City of Imperial

Reference: Othon Mora, Community Development Director | 760-355-1152 | omora@cityofimperial.org

Since 2005, HWL has assisted the City of Imperial on multiple projects. HWL prepared an update to the City's Service Area Plan (LAFCO - Municipal Service Review) as a part of its expanding Sphere of Influence and anticipated annexations (managed by Stan Weiler). This has entailed detailed review of the city's growth patterns, growth projections, and impacts on public facilities. As a part of this process, HWL conducted workshops with the public to help them understand the intent of the changes to the sphere of influence and the overall effects of future annexations.

HWL has also been instrumental in updating the city's Development Impact Fee Program (managed by Stan Weiler). The impact fees updated included Administrative, Parks, Law Enforcement, Fire Protection and Circulation. HWL previously provided significant input regarding the need for the city to demonstrate how the impact fees were collected and dispersed since the time of implementation in 2002. HWL devised a fee tracking methodology that the city is currently implementing.

In 2020, HWL planning staff was commissioned to prepare the City's 6th Cycle Housing Element. The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. Sally Schifman was responsible for working closely with Imperial planning staff, as well as coordinating the State Department of Housing and Community Development (HCD), to finalize the document. Ms. Schifman presented the Housing Element to City Council in early 2022, where it was unanimously adopted. HCD approved the document in September 2022.

Vista del Mar SRO Project – City of Vista

Reference: John Conley, City Manager | 760-726-1340 | jconley@ci.vista.ca.us

HWL has been processing discretionary permits for Single Room Occupancy (SRO) hotel conversions around San Diego County since 2017. SROs offer a lower cost and stable long-term living situation for individuals and small family units that may otherwise struggle to find housing at a rate that they can accommodate. Although SROs typically do not offer social or transitional support services, the proposed physical improvements, and changes to the management operations at these facilities, result in an enhancement for guests and have a positive influence on the surrounding community when compared to the existing transient operations. This project will allow an existing 75-room motel, located at 330 Mar Vista Drive in Vista, to operate as a 75-room SRO Hotel. The Vista del Mar Project will include interior and exterior site improvements, including, installation of efficiency kitchens in each unit, the expansion of shared laundry facilities, the renovation of an outdoor pool, and upgrades to communal areas such as the building lobby, parking lot, and outdoor landscaping.



2771 North Garey Avenue CEQA Section 15183 Evaluation and Contract Planning Services – City of Pomona

Reference: Vinny Tam, Senior Planner | 909-620-2284 | vinny.tam@pomona.gov

Ms. Schifman prepared a Community Plan Exemption Checklist to determine the project's eligibility for an exemption. Pursuant to CEQA Guidelines §15183, her team evaluated the environmental impacts of the project against the City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan, and Green Plan EIR. In addition, due to staff turnover in the city during the project, Ms. Schifman stepped in as extension of staff and assessed the project for compliance with entitlement requirements. The project began in February 2017 and was unanimously approved by the Planning Commission in December 2017.

Additional Various Projects, City of Pomona

- 851 Corporate Center Drive CEQA Section 15182/15183 Evaluation
- 528 East Grove Street CEQA Section 15183 Evaluation
- 1137 -1148 Phillips Boulevard Class 32 Exemption Evaluation

Additional References

Adam Finestone, City Planner, City of Escondido | 760-839-6203 | afinestone@escondido.org

Stephanie Tang, UCR Campus Planning, UC Riverside | 951-827-1484 | stephanie.tang@ucr.edu

Noah Alvey, Deputy Director of Community Development, City of El Cajon | 619-441-1795 | nalvey@elcajon.gov



CITY OF IMPERIAL

Statement of Interest and Qualifications
to Provide On-Call Planning Services

May 4, 2023



May 4, 2023

Othon Mora
Community Development Director
City of Imperial
400 South Imperial Avenue, Suite 101
Imperial, CA 92251

RE: STATEMENT OF INTEREST AND QUALIFICATIONS TO PROVIDE ON-CALL PLANNING SERVICES

Dear Mr. Mora,

As one of the fastest growing cities in the State of California, the vibrant City of Imperial ("City") is home to a diverse community of nearly 27,000 residents, family-friendly businesses, and various family-friendly events, including the Imperial Market Days and the Annual California Mid-Winter Fair. Known as a welcoming community, the City is seeking a team of qualified consultants to provide planning and project management services to serve the interests of the community. For more than 35 years, Gafcon, Inc. ("Gafcon") has been committed to providing successful value-added planning and urban development services utilizing a robust set of technical capabilities to deliver complex projects. Our proven track record of professionalism, commitment, and collaboration has led to the timely completion of hundreds of projects. Our team consists of Gafcon and Nicklaus Engineering, Inc. ("Nicklaus"). As a team, we would like to express our interest in supporting the City with comprehensive planning services for all projects requesting land use entitlements and engineering, including residential, commercial, and industrial buildings.

Our planning services are comprehensive. Working under your Planning Department, our team of experts will gather information to analyze complex applications and development plans for compliance with applicable guidelines and regulations. Our services include performing code enforcement, plan checks, and onsite final inspection for compliance with conditions of approval.

We understand that prompt service is critical to maintain the community's expectations relating to the growth plans of the City of Imperial. Our team will be available to work side by side with the City's team to answer phones, provide information to the City Council, Planning Commission, and the community. We pride ourselves on working collaboratively with other departments, agencies, and the public to formulate and implement community plans that ensure regulations are adequately explained and enforced.

The team we have assembled is uniquely qualified to meet the City of Imperial's needs and is a team that understands the anticipated and unanticipated challenges of tasks that may arise. We are ready to meet these challenges with our experience, technical competence, depth of resources, knowledge of the local environment, and a commitment to the local community. Our team provides:

Expert Knowledge | Our lead planner and urban designer, Howard Blackson, is a national leader in crafting innovative urban designs, planning projects, and using the latest techniques. He has served the local community in the Imperial Valley by completing the multi-modal transit planning and public outreach and project recommendations for the City of Holtville's street plans. Additionally, he has performed planning services for the City of El Centro's street and downtown areas. His relevant project experience includes on-call planning services for the Port of San Diego, master planning for the city of Riverside, specific plans for the National City, and other public entities. He currently teaches planning at San Diego State University with students from the Calexico campus. In addition to Mr. Blackson's weekly presence in your offices, our proposed day to day staff and planners will be Fernando Ramos, a civil engineer with 30 years of experience working on complex developments in the Imperial Valley, including serving in various roles at Sanders, Inc. and at the Holt Group, and another local experienced

planner from the Gafcon team.

Relevant Experience | The Gafcon team has extensive experience in the full range of planning, architecture, and engineering. We have contributed our expertise to more than \$60B in construction projects, including those for public agencies, such as the City of Coronado, City of Del Mar, City of Santa Monica, City of Los Angeles, City of San Marcos, City of Brea, City of Irvine, as well as the County of San Diego, County of Los Angeles, County of Orange, and County of San Bernardino, to name a few. In fact, for 20 years, Gafcon was the City of Coronado's choice firm to support their planning and construction. Among Nicklaus's many successful projects was the City of Yuma's Utilities Department Administration Complex and Maintenance Yard where Nicklaus served as the project architect and provided civil, geotechnical, environmental, surveying, bidding, construction administration. In addition, Nicklaus recently completed the civil design documents for the new City of El Centro Police Station.

Responsiveness | We understand that efficiency, responsiveness, and high quality work are critical for effective services for cities. We pride ourselves in meeting time deadlines with high quality work. Our team will manage and monitor projects as they progress through the City procedures to ensure deadlines are met. With Nicklaus's expertise and experience, our team can deliver unmatched services at Imperial Valley. They have a proven history of working for public clients—similar to the City—throughout the Imperial Valley, including on-call contracts with Imperial County, City of El Centro, City of Brawley, City of Calexico, and the Imperial Irrigation District.

Extensive Resources | Jeff Causey, Principal-in-Charge, will lead the team and be responsible for ensuring the City has the right resources at the right time to deliver your planning services successfully. Howard Blackson will serve as the Senior Planner for this contract and he will collaborate with the City on a day-to-day basis supported by our new planning associate. If additional resources are required, our pool of approximately 150 employees will lend their unique expertise as needed. Creating value for our clients and our communities is a vital component of Gafcon's purpose. When the City partners with the Gafcon/Nicklaus Team, you receive the collective knowledge of industry experts who bring relevant and critical experience delivering services as a collaborative partner, focused on delivering quality public improvement projects that support and promote the growth of your community. Partnering with Gafcon/Nicklaus is the first step to establishing a team where everyone, from the surveyor to the project engineer to the inspector, is focused on accomplishing a single goal: yours.

Avoiding Perceptions of Conflict of Interest | The planning process exists to serve the public interest. While the public interest is the question of continuous debate both in principle and case by case applications, it is necessary to maintain the highest standards of ethics in planning. In smaller communities, it is sometimes difficult to find sufficient planners to meet the growth requirements of the community. In this instance, Gafcon is a highly qualified and local planner able to meet most of the City's needs for additional planning services. In addition, Gafcon is a proud member of the City of Imperial's community. We are a local business and, additionally, the development manager for Imperial Hotel Acquisitions LLC and Imperial JV Holdings LLC, which are developing a property in the City of Imperial. We will work with the City to develop a scope of services and ethical guidelines to ensure our planning services will not be involved in any city planning activities that affect the NorthPointe property on the corner of Neckel and SR-86 so we can meet the high ethical standards the City of Imperial proudly maintains in the Imperial Valley.

We are excited to develop a partnership with the City to deliver any service that supports your goals, including your active and future capital improvement projects that aim to rejuvenate the City. We appreciate your consideration and look forward to the opportunity to discuss our qualifications further.

Sincerely,



Jeff Causey
Principle in Charge

PRIMARY POINT-OF-CONTACT

Jeff Causey, Principle in Charge
116 South Imperial Avenue, Suite B
Imperial, CA 92251
858.875.0010 | jcausey@gafcon.com



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A. ABOUT GAFCON

Gafcon is a multi-disciplinary owners' representative firm with expertise in planning and managing complex development projects. With a local presence in City of Imperial, we are known throughout Southern California for providing unparalleled service and value to clients.

For more than 35 years, we have provided a broad range of real estate development, program planning, project management, technology, and design related services to public and private clients.

With more than 150 accomplished professionals serving both in-house and on-site, our size provides us with the resources to meet our clients' needs efficiently and effectively while providing solutions in development, management, planning, project controls, technology, and more.

Our in-depth knowledge of the real estate and development industry and its business issues gives us a unique combination of practical experience and intellectual acumen that we deliver to every client. Our business philosophy is client-centric: we treat our clients' challenges as our own. Staying ahead of trends within the development industry enables Gafcon to forecast the future of real estate development, proactively anticipating our clients' needs and focusing our services to deliver innovative solutions to complex problems.

Top 50 PM/CM Firms in the Nation

Gafcon has been recognized in Engineering News Record as one of the Top 50 Program Management Firms in the nation. Constructech Magazine presented Gafcon with a Vision Award for our use of technology in Program Management. Services include:

- Entitlement Planning
- Real Estate Advisory
- Constructability Review
- Construction Claims
- Construction Management
- Cost Estimating/Management
- Labor Relations
- Planning/Programming
- Program/Project Controls
- Program/Project Management
- Scheduling
- Technology Solutions

Gafcon Collaborators

With Nicklaus, we have assembled a partnership with highly experienced subconsultant professionals with local, national, and global perspectives and skill sets. Our comprehensive partnership combines the accessibility and local knowledge of a smaller firm, with the resources and expertise of a large-scale firm with a global reach. The following section highlights our partners specialized expertise.

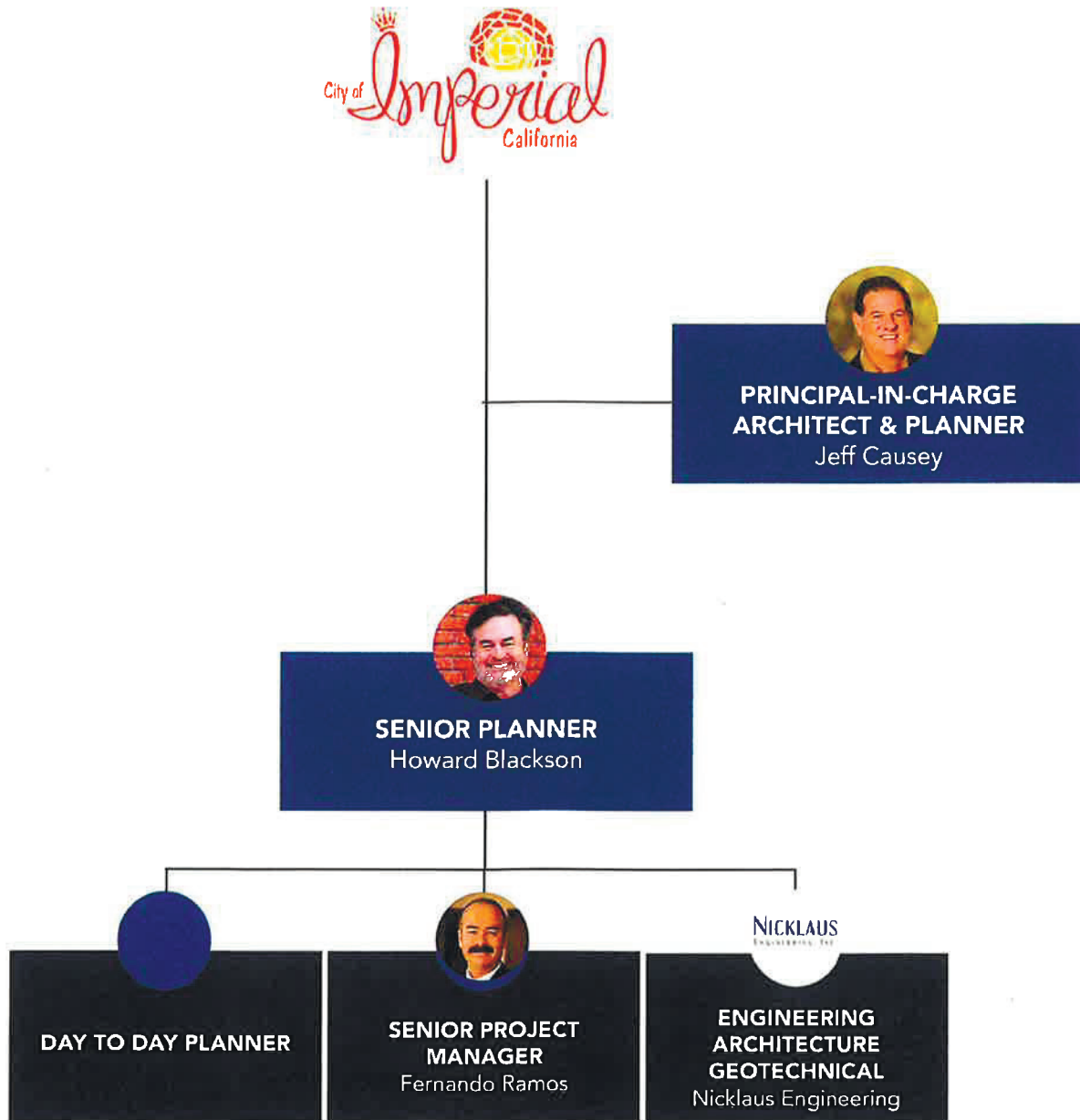
Customer Service

Our team is committed to providing excellent service to our customers through the quality of the services we provide. Our core values for customer service are based on the following key steps:

1. Voice of the customer – from day one, we will identify, prioritize, document, and assess the City's customer quality requirements to ensure consistent understanding and customer satisfaction.
2. Commitment to excellence, customer satisfaction, and continuous improvement.
3. Mitigation of customer risk by assessing processes, products, the performance of work, and services against defined performance requirements.
4. Identify, investigate, track, and correct non-conformances, including compliance with regulatory agency requirements and the contract specifications.
5. Effective communication of quality requirements to all stakeholders.
6. Oversight of planning, organizing, and directing quality resources for each project's success.
7. Management of quality standards at all levels of the project delivery team.

Our overarching goal is to make certain the City receives the very best of our services by designing and implementing our client-specific management plan. Our Principal-in-Charge, Jeff Causey, will be engaged throughout our contract's lifecycle, ensuring we are providing the right resources, our services are meeting your expectations, and making immediate corrections when necessary to safeguard successful execution of our work.

B. ORGANIZATIONAL CHART/PERSON(S)



C. KEY PROJECT PERSONNEL

JEFF CAUSEY, AIA, NCARB, LEED AP BD+C

Principal-in-Charge, Architect & Planner



YEARS OF EXPERIENCE

42

EDUCATION

BArch, University of Notre Dame

LICENSES/CERTIFICATIONS

Licensed Architect, CA No. C26744

National Council of Architectural Registration Boards (NCARB) No. 45919

Leadership in Energy and Environmental Design Accredited Professional for Building Design and Construction (LEED AP BD+C)

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

Design-Build Institute of America (DBIA)

Society for College and University Planning (SCUP)

Urban Land Institute (ULI)

United States Green Building Council (USGBC)

Founding Board Member Ace Mentorship San Diego

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

SUMMARY

Based on over 40 years of international, national, and local architecture and planning experience, Jeff provides a diverse background in cultural understanding and alternate delivery methods worldwide. His experience includes residential, office, mixed-use, and bridged high-rise buildings, multi-phase residential towers, and post-tension concrete, steel, and hybrid structure systems. Jeff has designed and delivered more than 10M SF of public work facilities specializing in fast-track design-build delivery, meeting strict schedule and budget constraints. He has managed projects in a variety of markets, including residential, hospitality, retail, mixed-use, higher education, tribal, urban, and civic/public works.

EXPERIENCE

***Leichtag | Encinitas, CA | Director of Architecture and Planning |** The 68-Acre project is an eco-smart master planned community.

***Seaport San Diego, Master Plan and Program | San Diego, CA | Director of Architecture and Planning |** The \$3.5B project includes a tower, hotels, shops, and restaurants along with parks and promenades, a new urban beach, and upgraded commercial fishing facilities.

***Zizhu | Shanghai, China | Director of Architecture and Planning |** The \$12B+, 3,200-acre master planned community is situated along the Huangpu River includes residential, education, office, hotel, retail, entertainment, and transit.

***Bayfront Village Eco-Smart Community | San Diego, CA | Project Executive/Director |** A 3,400-unit mixed-use project, which includes residential, office, hotel, and entertainment.

***Pointe Resort Communities Master Plan (Pointe Squaw Peak, Pointe Tapatio, Pointe South Mountain) | Phoenix, AZ | Principal-in-Charge |** 2,000 guest suites, 50,000 SF of conference space, 250 residential units, waterparks, stables, retail, restaurants, office, and hotel.

***Forbes Landing Mixed Use Facility | Boston, MA | Principal-in-Charge |** The 1.45M SF facility includes hotels, residential, office, retail, and education.

Yuma Municipal Government Center | Yuma, AZ | Principal-in-Charge/Lead Master Planner | The 150,000 SF center includes city offices and council chambers.

El Centro Federal Courthouse | El Centro, CA | Principal-in-Charge/Lead Master Planner | A 62,000 SF Federal Courthouse.

** Specific Plans/Conditional Use Permits/CIM Design Review/California Coastal Commission*

HOWARD M. BLACKSON, III, CNU-A

Senior Planner



YEARS OF EXPERIENCE

23

EDUCATION

M.A.U.D., Urban Design,
University of Westminster,
London, UK

Certificate, Master Planning,
Harvard University

B.A., Geography, University of
Texas

ACCREDITATION

Congress for the New Urbanism,
2006

CIVIC APPOINTMENTS

Balboa Park Committee City of
San Diego (Current)

Climate Action Plan
Implementation Committee, City
of San Diego (2016 – 2019)

General Services Administration
Nation Register of Peer
Professionals, Design Excellent
Peer Review Committee
Member Washington DC
(Current)

Civic San Diego Board of
Directors, City of San Diego,
Downtown Redevelopment
Agency (2012 - 2013)

City of Del Mar Design Review
Board Design Expert Ex-Officio
Member (2010 - 2012)

SUMMARY

Howard is a national leader in crafting innovative urban design and planning projects and techniques. Howard has led placemaking projects at every scale, from cities and towns, to neighborhoods, streets, and the design of individual buildings. A creative and ambitious designer, Howard has led high-profile visioning and master planning projects for urban extensions, large scale new neighborhoods and urban infill projects throughout the world. He enables form-based codes, Innovation Districts, and Objective Design Standards through planning documents for public entities and private developers.

Howard has worked in Singapore, South Korea, and across North America. He is an accredited member of the Congress for the New Urbanism and has a Professional Certificate in Master Planning from Harvard University. Also, he is a member of the U.S. General Services Administration Design Excellence Peer Review Committee, Chairman of the Congress for the New Urbanism California Chapter, and recent Board Member of Civic San Diego.

EXPERIENCE

General Plan Update | Holtville, CA | Project Manager | Howard was responsible for updating the City's General Plan, Housing Element, and Service Area Plan per statewide sustainability parameters to provide a guide for future growth in this small town located in Imperial County.

Holtville Complete Street Plans, Holtville, CA | Responsible for provided multi-modal transit planning expertise to the team, the public outreach, and the project recommendations. Assisted Alta Planning & Design, with Complete Street urban design expertise and public outreach.

Towns of Ramona and Alpine Community Plan Implementation Projects | Ramona & Alpine, CA | Working with the County of San Diego Department of Planning and Development Services, Howard led county and community groups in adopting an award-winning, county initiated Zoning Ordinance Amendment to implement the General Plan and Community Plans for the Country Towns of Alpine, and Ramona with the population of 50,000.

Port of San Diego On-Call Planning Services | San Diego, California | Consultant | Serving as planning and design review on-call consultant for the Port's Development Services Department processing permits for a variety of projects.

FERNANDO RAMOS, CE

Senior Project Manager



SUMMARY

Fernando has over 30 years in project management with expertise in design, construction, quality control, scheduling, budget, cost evaluation, and risk identification. He has been involved in the management of required and qualified personnel, resources, and design criteria for the preparation of engineering construction documents and construction management activities.

EXPERIENCE

Sanders, Inc. Architecture and Engineering | El Centro, CA | Senior Project Manager Consultant and Senior Project Manager | Solar and Geothermal Projects in the Imperial Valley, CA and the Country of Mexico.

J.A. Sanders Contractor | El Centro, CA) | Senior Project Manager | Responsible for the construction of the Operations and Maintenance Facilities for the Ocotillo Wind Project in Ocotillo, CA for Blattner Energy, Inc.

The Holt Group, Inc. | El Centro, CA | Development Design, Engineer, and Project Manager

- Prepare proposals for the public and private sector
- Setting up and coordinating local consulting teams for preparation of plans to be in compliance with the local regulations
- Prepare construction bidding documents and selection of contractor
- Prepare construction schedule, construction management, and document control
- Budget management, including payment requests, change orders, and RFI's

Intergen (International Generator) | Mexicali, B.C. | Off-Site Engineer | Conducted all efforts and coordination to build a \$20M Sewage Treatment Plant, 5.5 mile gray water aqueduct, and a natural gas pipeline and meter station for a 1,065 MW Power Plant.

Sempra Energy International | San Diego, CA | Project Manager | Developed a new Local Distribution Company (Natural Gas) and a natural gas compression station in Mexico. Installation of natural gas pipelines for residential, commercial, and industrial uses, managed a \$12M budget per year for the gas pipeline, and a \$35M compressor station.

YEARS OF EXPERIENCE

30

EDUCATION

B.S, Civil Engineering Universidad Autonoma de Baja California, Mexico

Post Graduate Studies, Business Administration applied to Civil Engineering, Universidad Autonoma de Baja California, México

LICENSES/CERTIFICATIONS

Professional Civil Engineer, Mexico RCE # 1774162



Gafcon City of Imperial Office

D. IMPERIAL PLANNING WORK LOAD

NAMES OF KEY PERSONNEL	ROLE IN THIS CONTRACT	IMPERIAL PLANNING WORK LOAD %										
		10	20	30	40	50	60	70	80	90	100	
Jeff Causey	Principle in Charge	X										
Howard Blackson	Senior Planner									X		
Fernando Ramos	Senior Project Manager								X			
TBA	Day to Day Planner											X
Nicklaus Engineering	Engineering Consulting	X										

TABLE SUMMARIZING SERVICE DELIVERY ESTIMATES:

MINISTERIAL APPLICATIONS	TIME FRAME (CALENDAR DAYS)	COST	TURNAROUND TIME
Business License	1	\$200+	1 week*
Plan Review	1	\$1,600	1 week
Zoning Clearance	1	\$1,600	2 weeks
Administrative Permit	5	\$4,800	2 weeks*
Sign Permit	5	\$4,800	1 week
Lot Line Adjustment	10	\$8,000	4 weeks*

DISCRETIONARY ENTITLEMENTS	TIME FRAME (CALENDAR DAYS)	COST	TURNAROUND TIME
Conditional Use Permit	30	\$10,000	<1 month
Zoning Variance	30	\$10,000	>1 month
Design Review	10	\$8,000	<1 month
Rezone	90	\$30,000	<3 months
Tentative Map	90	\$30,000	<3 months
LAFCO Annexation	360	\$120,000	>1 year
General Plan Amendment	180	\$60,000	<6 months
Zoning Amendment	90	\$30,000	<3 months

+(exceed fee cost recovery) *(Inter-department review factor)

The above costs are based on the following hourly rates:
 Principle in Charge \$160 | Senior Planner \$148 | Senior Project Manager \$148 | Day to Day Planner \$130

E. REVIEW SERVICES

Our approach is based on two types of project planning processes. The Table Summarizing Services Delivery Estimates outlines these two types, their estimated costs, and expected review timeframes. Based on a hierarchical list of ministerial project types and discretionary project review types, these range from faster and cheaper to approve permits (ministerial) to more time and expense to process permits (discretionary).

The ministerial projects are more predictable and cost effective to process. These should be a flat fee, as presented to the public as well. These permits are either immediate, such as Business Licenses, or within a week, Sign Permits. The fees and timeline are upfront and listed and will be generated electronically once initiated by an applicant.

Discretionary projects will have its own management, cost, and timeline process. Using a Project Manager approach on a cost recovery fee system, the time and fees needed to navigate an applicant through the entitlement and inter-department reviews will be by hourly fees for services. See our Fee Schedule and Rates by Staff Position.

To allow for a more predictable discretionary project permit process, the Project Manager approach walks an applicant through the pre-application process review and application completeness review per each type of application, from land use entitlements to subdivision. The process is that a pre-application meeting frames the applicants intent and expectations with the Project Manager. The pre-application process provides the applicant an estimated fee and timeline based on ongoing performance review outcomes. The inter-department coordination, such as environmental, stormwater, and engineering reviews, are led by the Project Manager, as well managing and scheduling the public hearings, such as Zoning Administrator review, and/or planning commission and city council hearings for final approval, denials, and/or resubmittals.

The approach above is based on our best practices and past success. At this stage of this project's request proposal process, we believe it is presumptive to provide a water-tight, final scope/fee proposal because we simply do not have all of the long-standing background and local information necessary to provide such. This approach is flexible upon investigating local expectations and experiences.

We understand the importance of appropriately matching the intention of the City's leadership (vision and policies) with the appropriate regulatory tools (measure for the appropriate amount of change expected in the region over a set timeframe).

We intend to clearly understand the level of political will, political courage, and the working relationship between City staff, elected leadership, and local citizens when processing property entitlements and permits in well-established neighborhoods, districts, and corridors.

F. HEALTHCARE SERVICES & OTHER CAPABILITIES

Plan review services are an essential part of the process of designing and constructing new healthcare facilities, as well as making additions and renovations to existing facilities. The purpose of these services is to ensure the plans and designs for the new or updated facilities are in compliance with relevant laws, regulations, and industry standards, as well as meet the needs of patients, staff, and the community.

For new healthcare facilities, plan review services typically involve a thorough review of architectural, engineering, and construction plans by a team of experts. This team may include architects, engineers, code enforcement officials, and other professionals who specialize in healthcare facility design and construction. The goal of the review is to identify any potential problems or issues with the plans, such as code violations, safety hazards, or design flaws, and to make recommendations for improvements.

For additions and renovations to existing healthcare facilities, plan review services may focus on ensuring the updated plans and designs are compatible with the existing structure and infrastructure. This may involve reviewing the structural integrity of the building, assessing the impact of the renovations on existing systems such as HVAC, plumbing, and electrical, and ensuring the updated plans comply with all applicable regulations and codes. Nicklaus has expertises in geotechnical consulting which is important given the the expansiveness of the soil and the seismic potential of the area.

In both cases, plan review services are critical to ensuring healthcare facilities are safe, functional, and effective in meeting the needs of patients and staff. By identifying and addressing potential issues during the design and planning phases, these services can help to prevent costly and time-consuming problems during construction and operation.

G. DISTANCE

Our Imperial Valley operations are run out of our office less than a quarter mile down the road. Our Senior Project Manager and Day to Day Planner live and work in the Imperial Valley.

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT	1
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21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED	
Del Mar Civic Center Del Mar, CA	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2018	2018

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
City of Del Mar	Kristen Crane, Management Services Director	858.755.9313

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



In 2015, Gafcon was selected to manage the project's pre-construction phase from schematic design through the first stages of construction. The City of Del Mar's Civic Center is the largest capital project in the City's 61-year history. The Civic Center includes a 3K SF town hall, a 9K SF city hall, a 140-space parking structure, and a 13K SF plaza that hosts events, such as a weekly farmers market and serves as a de facto park where the public can enjoy panoramic ocean views.

Gafcon's scope of work included establishing an adjusted project budget, cost estimate, and program verification, along with plan review at each design submission; office location analysis; consultant services RFP scope determination, negotiation, agreement, and ongoing management; construction contract development; constructability review prior to bidding; creation of bid documents and bid process management; management of demolition of original City Hall; set up of construction processes; and management of excavation and grading foundations for the new City Hall.

Gafcon also provided labor compliance and project controls services utilizing Procore as the PMIS to monitor the budget and collaborate with City staff, architect, subconsultants/subcontractors for change management, design management, and field related required documents. In addition to thorough A/E document review at each milestone submission, an extensive 90% CD constructability review was performed by Gafcon's team of subject experts resulting in more than 1,300 comments to be addressed by the A/E team. Without this comprehensive constructability review, the construction phase would have been fraught with change orders and delays. The bid resulted in securing a very competent and collaborative contractor, who executed the project diligently and swiftly. The \$17.8M public project was completed on time and within budget.

Project Cost: \$17.8M

a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	Gafcon, Inc.	San Diego, CA	Prime

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

2

21. TITLE AND LOCATION (CITY AND STATE) City of Coronado Capital Improvement Projects (CIP) Program Coronado, CA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Coronado	b. POINT OF CONTACT William "Bill" Cecil, Former Capital Projects Manager (Retired)	c. POINT OF CONTACT TELEPHONE NUMBER 858.794.0455
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



In 1992, the City of Coronado selected Gafcon as their project management consultant to assist in the coordination of a new \$40M capital improvement program. The City adopted an ambitious program to replace older, cramped municipal facilities. The City has since developed from a "sleepy Navy bedroom community" into a major attraction for its beaches, hotels, and island environment. Again, in 2015, the City selected Gafcon as their project manager/construction manager for the new City Hall and Town Hall, as well as other Capital Improvement Projects. Gafcon services included design management, construction management, and staff augmentation services for the new 9,250 SF City Hall, 3,200 SF Town Hall, and John D. Spreckels Center and Bowling Green, parking, and public plaza.

JOHN D. SPRECKELS CENTER & BOWLING GREEN

In 2015, Gafcon began managing construction for the new \$5M John D. Spreckels Center and Bowling Green, parking lot, and public plaza. Gafcon provided a full range of project management services, including RFP preparation and response review; partnering session leadership; change order management; claims dispute resolution; claims avoidance; and project controls such as budgeting, estimating, and scheduling. Gafcon also provided shop drawing and submittal management; public works contract law research; chaired coordination meetings, coordinated technical inspection services, labor compliance; stakeholder coordination, project close out administration; and move-in planning and coordination,

The new 9K SF facility features a multipurpose room, activity room, service kitchen, office space, lounge, lawn bowling clubroom, and restroom. The project engages Spreckels Park on one side and the lawn bowling green on the other, bringing both into the space by way of an open floor plan and large windows. The facility is centrally located in the community with easy access for patrons. All building materials were selected with a sensitivity toward natural finishes. In 2017, the project received Leadership in Energy and Environmental Design (LEED) Silver Certification from the U.S. Green Building Council.

Program Value Cost: \$60M

a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	Gafcon, Inc.	San Diego, CA	Prime

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

3

21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
The Trust for Public Land, Kellogg Park Ventura, CA	2018	2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
The Trust for Public Land	Edna Robidas, Project Manager	323.240.0362

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



Gafcon provided labor relations and project and construction management for the project, which included extensive coordination with project field consultants such as Native Americans, archaeologists, flora and fauna experts, local artists, along with both federal and state associated specialists. The park project was completed ahead of schedule and at a lower than estimated construction cost.

The 2.4 acres where Kellogg Park now sits was initially slated for a dense residential development. Fortunately, The Trust for Public Land was able to purchase the vacant land after learning of the local Ventura community members passionate plea for more park space. After eight years, Kellogg Park opened to the ecstatic public with unique playground designs, open space and outdoor fitness equipment areas, an amphitheater with community art, an interactive water play area, decorative gates and fencing, landscaping, and evening lighting throughout associated structures, such as a community garden shed and a state-of-the-art, high-grade stainless-steel restroom.

Sustainability was also an important feature for the park. A sand-filter swale reflects the natural character of the nearby Ventura River, which filters stormwater runoff as well as serving as a use amenity with learning and play facilities scattered along its course. Ultimately, the runoff is taken to a stormwater amphitheater that features native plants. Other sustainable features included minimal turf and water-efficient irrigation.

Project Cost: \$2.8M

a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	Gafcon, Inc.	San Diego, CA	Prime

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (CITY AND STATE)

Seaport San Diego
San Diego, CA

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (if applicable)

Ongoing

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

b. POINT OF CONTACT

c. POINT OF CONTACT TELEPHONE NUMBER

1HWY1, LLC.

Alex Buggy, Project Manager

203.340.0880

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



The Port of San Diego selected 1HWY1 as the developer for the highly anticipated redevelopment of premier waterfront located between Downtown San Diego and the San Diego Bayfront. As the active managing partner of the Seaport San Diego project, Yehudi "Gaf" Gaffen provides leadership and direction for the strategy and execution with Gafcon providing program management services. With a team of associated partners, Gaf has assembled an experienced team of world-renowned professional consultants with both local and national perspectives to implement the design and vision.

The proposed project includes a tower, hotels, shops, and restaurants for a vibrant destination, along with parks and promenades, a new urban beach, and upgraded commercial fishing facilities. Seaport San Diego will provide an improved harbor, boat docking, public piers, aquaculture, and water transit along with a leading-edge aquarium, a learning center, and a Blue Tech innovation center. The proposed project includes public infrastructure, including piers, harbors, marinas, breakwaters, and wave protection. With an all-star and world class development team, Seaport San Diego will be setting a new standard for collaborative waterfront development in Southern California.

Project Cost: \$3.5B

a.

(1) FIRM NAME

(2) FIRM LOCATION (CITY AND STATE)

(3) ROLE

Gafcon, Inc.

San Diego, CA

Prime

4. ADDITIONAL DATA - EMPLOYEE EXPERIENCE

On-Call Planning Services | Port of San Diego, California
Serving as planning and design review on-call consultant for the Port's Development Services Department processing permits for a variety of projects.

Objective Design Standards and Streamlined Permit Processing Program | City of Carlsbad, California
Managed and crafted by-right housing for multi-family and mixed-use projects in downtown Carlsbad per State Laws SB35 and SB330. Provided urban design expertise and public outreach for an architectural style-based code.

Innovation District and Master Plan | City of Riverside, California
In 2017, the City unanimously approved the initiated the creation of an innovation district between Downtown and UC Riverside to implement a transit-supported, high density mixed-use area using an innovative "freestyle", flexible zoning code and objective development standards that lessen "red tape" to enable more diverse development with a streamlined, by-right proces, adopted in January 2022.

Downtown Maricopa Station Area Form-Based Code | City of Maricopa, Arizona
In response to a revitalized AMTRACK station, the City of Maricopa utilized a Form-Based Code to implement a mixed-use historic downtown area on mostly vacant and under-utilized land with a by-right, architecturally-focused code.

Downtown National City Specific Plan Update(s) | City of National City, California
Responsible for quality control on urban design elements to update the City of National City's Downtown Form-Based Code/Specific Plan (2020), and the original 2004 plan.

Downtown Community Plan and Zoning Ordinance* | City of Las Cruces, New Mexico
In alignment with a new Dona Ana county-wide Comprehensive Plan Update, utilized a Form-Based Code to implement a prior downtown visionary plan. 2019 Charter Award, Congress for the New Urbanism, Urban Design Award for Dona Ana County, New Mexico, Plan 2040 Comprehensive Plan

San Manuel Nation Capital City | Arrowhead Springs, San Bernardino, California
A new capitol city designed as a citadel town to be the center of governance and international exchange on the San Manuel Nation's ancient homelands. A city center with resort amenities such as golf courses, natural hot springs spas, hotels, trails, pools, and community centers.

Downtown Ramona FBC Update* | Ramona, California
Responsible for amending and updating the original formbased code adopted in 2014. Howard was responsible for updating a 2014 adopted Form-Based Code for the County of San Diego's Town of Ramon. To implement the previously adopted General Plan and Community Plan, the county hired Michael Baker to update the code in its annual review. Towns of Ramona and Alpine Community Plan* Ramona & Alpine, California Implementation Projects. County of San Diego Dept. of Planning and Development Services. Led the county and community groups in adopting an award-winning, county initiated Zoning Ordinance Amendment to implement the General Plan and Community Plans of the Country Towns of Alpine, and Ramona, population of 50,000.

Downtown Community Plan and Zoning Ordinance* | City of Las Cruces, New Mexico
In alignment with a new Dona Ana county-wide Comprehensive Plan Update, utilized a Form-Based Code to implement a prior downtown visionary plan with decades old urban renewal issues.

Downtown Master Plan Form-Based Code* | City of San Marcos, Texas
The City of San Marcos utilized a Form-Based Code to implement a prior downtown visionary plan with town/gown issues with Texas State University.

Downtown National City Specific Plan Update* | National City, California
Responsible for quality control on urban design elements for the team. Howard was responsible for assisting an on-call contract firm, KTU+A, in updating the City of National City's Downtown Form-Based Code/Specific Plan with urban design and local knowledge expertise.

General Plan Update* | Holtville, California
Responsible for acting as project manager of the general plan update, housing element update, and service area plan update. Howard was responsible for updating the city's General Plan, Housing Element, and Service Area Plan per state-wide sustainability parameters to provide a guide for future growth in this small town located in Imperial County.

Holtville Complete Street Plans* | Holtville, California
Responsible for provided multi-modal transit planning expertise to the team, the public outreach, and the project recommendations. Assisted Alta Planning & Design, with Complete Street urban design expertise and public outreach.

San Marcos Creek Specific Plan Form-Based Code* | San Marcos, California
Crafted a Form-Based Code Chapter in the Community Design Element of a 600-acre natural creek and redevelopment project to develop a 'real' town center in a suburban north County San Diego bedroom community. And updated again in 2018. 2008 American Planning Association San Diego Chapter, Merit Award. 2008 Smart Growth Award, Urban Land Institute San Diego Chapter, Form-Based Code Chapter.

Ka'u Community Development Plan* | Ka'u, Hawaii
Project Manager to craft a new Community Development Plan for an area the size of the island of Maui in southern half of the Big Island of Hawaii. Innovatively using a SmartCode and a business plan approach for Economic Development Plans to implement General Planning policies.

**Projects completed with another firm.*

4. ADDITIONAL DATA

With decades as investors, owner’s representatives, general partners, and managing members for billions of dollars in real estate development projects, we are endowed with a singular understanding of the challenges and advantages inherent in complex placemaking.

Planning/Programming

Our approach is to process the project through feasibility, technical studies, planning, financial structuring, design, entitlements, permitting, construction, commissioning, and closeout. We will develop a collaborative planning and entitlement process within the economic requirements of a project to provide the means to successfully navigate land use.

Financial Feasibility Studies and Pro Forma

We compare the potential of the development to the land purchase and acquisition costs, permit and review costs, construction costs, insurances, closing costs, and more to determining whether the benefits of a completed development will outweigh the initial costs invested.

Real Estate Advisory

We collaborate with leading economists, industry experts, and seasoned financial professionals to construct an accurate account of current and future market forces to inform and guide project development.

Financial Structuring

Gafcon Development’s team defines the financial framework for the development to include financial performance, funding requirements, funding opportunities, and financial strategies to execute the vision of the project.

Since 1987, Gafcon has been providing Owners with the following services:

Management

- Program Management
- Project Management
- Construction Management
- Pre-Construction
- Peer and Constructability Reviews
- Scheduling
- Estimating
- Budgeting, Planning, and Programming
- Contractor & Community Outreach

Development

- Planning/Programming
- Financial Feasibility Studies and Pro Forma
- Real Estate Advisory
- Financial Structuring

Labor Relations

- Labor Compliance
- Project Labor Agreement
- Skilled and Trained
- Local Hire/Outreach and DBE Services

Adaptive Re-Use

- Multifamily Renovations
- Pre-construction, Construction, Post-construction

Nicklaus Engineering

Our partner, Nicklaus Engineering, has unequaled experience in private and municipal works in desert southwest including in the areas of civil engineering and architecture.

We are proud to call the following municipalities our clients.

- | | | |
|----------------------------|-----------------------|--------------------------|
| City of Beverly Hills | City of Los Angeles | City of Thousand Oaks |
| City of Chula Vista | City of Moreno Valley | County of Los Angeles |
| City of Coronado | City of National City | County of Orange |
| City of Del Mar | City of San Marcos | County of San Bernardino |
| City of Desert Hot Springs | City of Santa Ana | County of San Diego |
| City of El Cajon | City of Santa Monica | County of San Mateo |
| City of Encinitas | City of Santee | County of Ventura |
| City of Irvine | City of Southgate | Port of Los Angeles |
| City of La Mesa | City of Susanville | Port of San Diego |

4. ADDITIONAL DATA



Altasea at the Port of Los Angeles

AltaSea at the Port of Los Angeles is a unique public-private ocean institute that convenes and nurtures the best and brightest pioneers and organizations in science, business, and education. Our team supports overall real estate development decision-making and comprehensive program management services through its deep bench of industry experts—taking innovative ideas from concept to real-world application.

The 35-acre campus, built on a historic pier with access to the deep ocean, will expand science-based understanding of the sea, incubate and sustain ocean-related businesses, and pioneer new ocean-related education programs. The architectural design will convert old warehouses into a high-performance ocean-oriented science and business hub to accelerate scientific collaboration, facilitate job creation, and foster a more sustainable ocean.

The project will be completed in stages. The first phase will include the restoration of warehouses at Berths 58-60 to create a space where scientific, business, and educational communities can connect and collaborate to develop solutions for coastal/ocean-related challenges. Home to the Southern California Marine Institute, a consortium of 23 universities and colleges, the Science Center will provide a home for the world's top scientists to conduct breakthrough ocean-related research and discover solutions to environmental problems. The Education Pavilion will include an indoor classroom, a coffee or snack bar, and scenic outside amphitheater-style seating where students and lifelong learners can attend lectures, demonstrations, and exhibitions.

Date of Performance: 08/2017 - Ongoing

City of El Cajon Public Safety Facilities Program and Emergency Operation Center

Gafcon was selected by the City of El Cajon to act as the Program Manager for its Public Safety Facilities Program. The program plan improved public safety and emergency response throughout El Cajon by replacing aging, overcrowded police and fire facilities with combined earthquake-safe facilities, including the latest public safety technology and an Emergency Operation Center.

The Public Safety Center was planned to include an indoor firearms range, certified forensic science laboratory, evidence, and property storage. The estimated project costs were \$50M with completion scheduled for mid- 2010. The new 332,150 SF Public Safety Center is a five-story structure with 212,750 SF of parking integrated on three levels. The state-of-the-art facility includes administrative and operational space for all police divisions. It also features a modern communication and dispatch center, an emergency operations center, community meeting room, indoor firing range, crime laboratory, property processing and evidence storage area, short-term custody facility, and a central data center. The new facility will house all police functions in one location for the first time in many years, helping enhance public service for the El Cajon community.

The team designed the "green" building to meet the LEED Gold standard, installing energy efficient IT and AV equipment throughout the building to reduce energy consumption. The project includes an energy efficient mechanical system, natural ventilation, solar power, an efficient lighting system, and other renewable energy highlights. Fire Station 8 is a new 8,500 SF project with two fire engine vehicle bays and ambulance bay, as well as dormitory rooms, living, exercise, kitchen, and office space for the firefighters assigned to the station. The Animal Control Shelter was also constructed on the existing site and provides up-to-date animal kennels, exercise areas, adoption areas, and administrative spaces for the staff and volunteers.

Date of Performance: 02/2006 - 04/2011

4. ADDITIONAL DATA

NICKLAUS ENGINEERING, INC.

CIVIL ENGINEERING • ARCHITECTURE • ENVIRONMENTAL ENGINEERING & CONSULTING
INDUSTRIAL HYGIENE • GEOTECHNICAL • CONSTRUCTION MANAGEMENT

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Point of Contact

Stacy Gutierrez (928) 344-8374 • stacyg@neiaw.com

NAICS Codes: 541310 / 541330 / 541340 / 541380 / 541620 / 561210 / 562910 / 237210

CORE DISCIPLINES

A/E SERVICES

Civil Engineering • Architecture
Master Planning • Aviation Facility Design

ENVIRONMENTAL SERVICES

RCRA • CERCLA • UST • Site Investigation
Remediation • Asbestos/Lead/Microbial/IAQ

GEOTECHNICAL

Soils Investigations • HSA Drilling
Cone Penetration Testing
Asphalt/Concrete/Soil Testing

CONSTRUCTION

Horizontal • Vertical • Construction Management

LICENSES

- ✓ Registered Engineers (CA, AZ, FL, NV, NM, SC, TX)
- ✓ Registered Architects (AZ, CA)
- ✓ Certified Industrial Hygienist (CIH)
- ✓ Registered Geologists (CA, AZ, SC)
- ✓ ROC #302576 A - General Engineering
- ✓ ROC #302575 B-1 - General Commercial Contractor

CERTIFICATIONS

- ✓ EM385-1-1 Certified
- ✓ OSHA - 30 Hour Construction Safety & Health
- ✓ OSHA 40hr HAZWOPER
- ✓ OSHA 8hr HAZWOPER Supervisor
- ✓ OSHA Confined Space Certified
- ✓ AHERA Asbestos - Inspector/Management Planner
Contractor Supervisor/Project Designer
- ✓ Certified Asbestos Consultant (CAC)
- ✓ EPA Certified Lead Based Paint Inspector/Assessor
- ✓ USACE Construction Quality Management (CQM)
- ✓ Certified Professional in Stormwater Quality (CPSWQ)
- ✓ Qualified SWPPP Developer/Practitioner (QSD/QSP)
- ✓ Qualified Industrial Stormwater Practitioner (QISP)
- ✓ Enviro Sustainability Professional (ENVSP)
- ✓ Certified Federal Contract Manager (CFCM)
- ✓ Certified Professional Contract Manager (CPCM)

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REGISTERED PROFESSIONALS

www.neiaw.com

4. ADDITIONAL DATA

NICKLAUS ENGINEERING, INC.

CIVIL ENGINEERING

Nicklaus has been providing full development design within the Yuma community for over 40 years. Our diverse team is ready to provide efficient high-quality design services to meet any of your needs.



ARCHITECTURE

Nicklaus has substantial experience providing a full array of services from conceptual design for proposed development to tenant improvements for existing facilities. Our team prides itself on providing build-to-suit facilities that exceed the expectations of our clients.



ENVIRONMENTAL SERVICES

Nicklaus' environmental division has grown nationally but remains grounded within the desert southwest community. Our expertise extends from Phase I's and asbestos sampling to environmental compliance and remediation system design and installation.



GEOTECHNICAL ENGINEERING

Nicklaus has a long history providing geotechnical engineering design service throughout the desert southwest. Our team of engineers, geologists and technicians is fully capable of providing unmatched service regardless of the complexity of the project.



STACY GUTIERREZ, PE, CIH
President/CEO (928) 920-4054

ANTONIO ALVAREZ, PE
Vice President, A/E (928) 246-1616

ERIC GARDNER, PE, PTOE, MBA
Vice President, Environmental (928) 581-5425

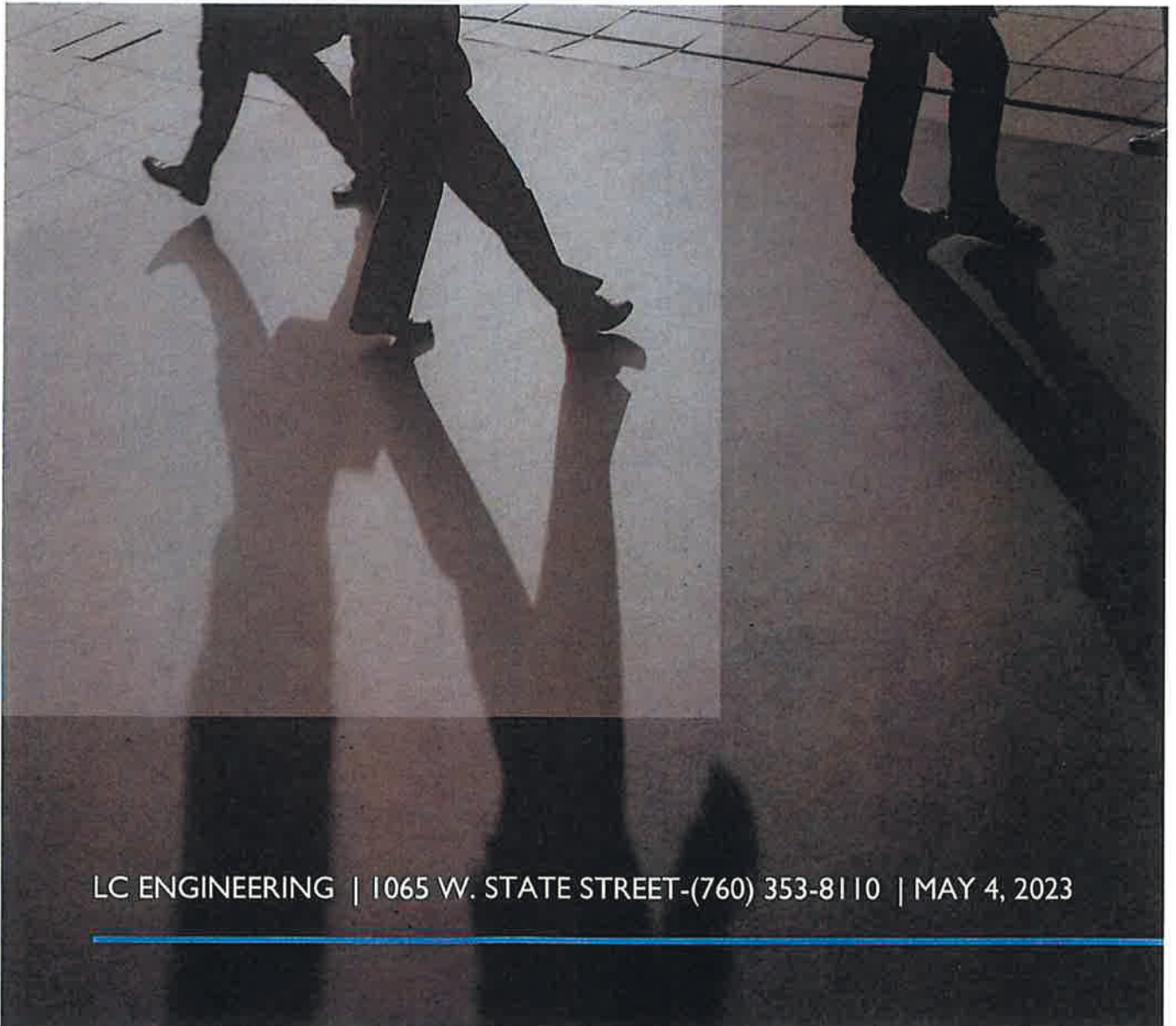


San Diego (HQ) | Los Angeles | Orange County | Imperial Valley

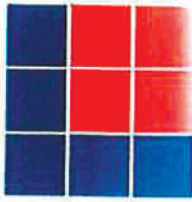
116 South Imperial Avenue, Suite B
Imperial, CA 92251

PROPOSAL FOR ON-CALL SERVICES 2023-03

PREPARED FOR THE CITY OF IMPERIAL



LC ENGINEERING | 1065 W. STATE STREET-(760) 353-8110 | MAY 4, 2023



LC ENGINEERING CONSULTANTS INC.

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES

May 4, 2023

Othon Mora
Community Development
City of Imperial
400 South Imperial Avenue, Suite 1010
Imperial, CA 92251

Re: Request for Proposal 2023-03, On-Call Planning Services

Mr. Mora,

LC Engineering, Consultants, Inc. (LCE) is pleased to submit the following Proposal for California Environmental Quality Act On-Call Consulting Services.

LC Engineering Consultants, Inc. (LCE) is pleased to submit the following Proposal 2023-03, On-Call Services. Our Team is familiar with the City of Imperial Area and has performed Planning, Engineering and Surveying services for several projects around the area, including the Springfield Subdivision and 15th Street and Imperial Avenue Improvements as part of the City of Imperial Middle School Off-Site Improvements, Neckel Road west of the intersection with Highway 86 including street, water and sewer improvement. Most recently our team has been on the design team for CRP, Imperial Apartments, Morning Star Subdivision Project, and the Specific Plan Update for Victoria Ranch, 2023.

Our staff has had close contact with many of the City's staff regarding the design of *Major Subdivisions Street Improvement Projects*, performing project management on large projects as well as performance of numerous construction surveys and entitlement projects. We keep up-to-date copies of local documents in house such as: City of Imperial Construction Standard Detail Drawings, Construction Specifications, Map Specifications, Imperial County Standard Details and Drawings, Assessor's Maps, Recorded Surveys and Plats and many other local area documents. We also work in the land use planning and entitlement realm where we have worked in the private and public sector facilitating, initial studies, conditional use permits, annexations, and associated CEQA/NEPA documentation. We have working relationships, contact names and telephone numbers for most of the City's staff, utility companies and other local consultants and contractors in the area. These items help us be more efficient by responding to a client request faster and with more certainty when a question or issue needs immediate attention.

Our office in El Centro will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corrales, P.E., P.L.S. Mr. Corrales is a Professional Engineer who has worked in the Imperial County Area in the engineering field for the past 32 years. Our El Centro office is only 5 miles away from the proposed site. We have projects we are currently working on but we are used to multitasking and could begin another project for the City immediately. Our design team is located within the City limits. The lack of travel time is a significant saving factor in time and funding to the City of Imperial, no hotel rooms and no per diem required. LCE is prepared to respond to all the work items outlined in the RFP. LCE recognized that this proposal represents

www.lcec-inc.com
tel 760.353.8110

1065 State Street
El Centro CA 92243

info@lcec-inc.com
fax 760.352.6408

an exciting opportunity for our firm and our team. LCE will provide service to the City of Imperial with excellence, enthusiasm and integrity.

Our office in El Centro will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corralés, P.E., P.L.S. Mr. Corrales is a Professional Engineer who has worked in the Imperial County Area in the engineering field for the past 35 years.

Our El Centro office is only 5 miles away from the proposed site. We have projects we are currently working on but we are used to multitasking and could begin another project for the City immediately. Our design team is located within the City limits. The lack of travel time is a **significant saving factor** in time and funding to the City of Imperial, no hotel rooms and no per diem required. LCE is prepared to respond to all the work items outlined in the RFP.

LCE recognizes that this proposal represents an exciting opportunity for our firm and our team. LCE will provide service to the City of Imperial with excellence, enthusiasm, and integrity.

Project Understanding: LCE understands that the City of Imperial seeks a highly qualified, multi-talented full service planning and engineering consulting design team who can provide On-Call Planning Consulting Services for the review of planning related documents submitted by private development or for the preparation of environmental documents for City Projects.

LCE understands that the City of Imperial seeks a highly qualified, multitalented full-service planning and engineering consulting design team who can provide On-Call Planning Consulting Services for the review of planning related documents submitted by private development or for the preparation of for City Projects. LCE has put together a team of experts (LC Engineering in conjunction with Dubose Design Group ("Team")) who can aid the City of Imperial ("City") Community Development Department requests written responses to a Request for Proposal (RFP) for selection of an On-Call Planning Consultant ("Consultant") to provide consulting services for one or more proposed projects including, but not limited to, general plan amendments, rezones, plot plans, tentative subdivision maps, conditional use permits, transportation plans and specific plans.

LCE team are talented and able to collaborate, and manage the work of, other members of the with the City of Imperials team. Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project's success. Note: The fee estimate is included inside a separate sealed envelope Thank you for the opportunity to provide this proposal regarding the On-Call Planning Consulting Services.

The "LCE Team" is prepared to be Present at City Hall and hold Regular Office Hours as agreed upon by Staff and Consultant. Dubose Design Group has over 20 years of experience and pride itself on the ability to engage with the community and developers. It is understood that our firm will attend public hearings, study sessions, subcommittee meetings and community meetings as necessary on an on-call basis. The Team has experience working in the Private and Public section attendance of all necessary meetings required by the City of Imperial. The team has prided itself on the years of experience and the connection that have been developed

over the many years of service and looks forward to only strengthening good working relationships with other city departments, other jurisdictions, and the public.

It is understood and imperative that the "Team" must maintain good working relationships with other city departments, other jurisdictions as well as other local agencies as well as the public. Dubose Design Group and LC Engineering has a plethora of experience and a wide range of experience working with multiple agencies as well as the public serving multiple project in different industries.

The Team understands that analyzing Project for compliance with the City's General Plan, Zoning Ordinance, City of Imperial's Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans and other policies. As designers, private sector planners and engineers we are very well versed in these specific areas of expertise. Our staff is knowledgeable in compiling data, analyzing said data on economic, social, environmental, and physical factors using Qualitative and Quantitative data that pertains to land-use.

Our Team is equipped with experts who can facilitate, and review all said items set forth and is prepared to aid the City of Imperial. The team is prepared to review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use Permits, Variances, Design Review, Rezone, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning Amendments.

Our Team has the expertise and ability to write Planning Commission, and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices, and agendas, and give oral presentations. The team is well versed in writing said documents and excels in public speaking. Our team also has the ability to compile documentation to aid the City through the CEQA process, aid to develop mitigation monitoring and reporting plans, prepare environmental documents such as Initial Studies and environmental determinations, should the City of Imperial. As well as leading projects through the Environmental process, ie. Project Management. Our team is familiar with working with lead environmental consultants, the State of California and the Federal Government.

Our team thrives in the role of project management. The team is comfortable in learning multiple projects competing priorities while maintaining quality, meeting schedules, and staying within budget. Our Team is capable and is prepared to answer public inquires by telephone, mail, or in person at a public counter regarding property zoning and/or General Plan land uses, applications submittal requirements, as the needed through on-call planning demands.

Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents, and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project success.

Note: The fee estimate is included inside a separate sealed envelope

Thank you for the opportunity to provide this proposal regarding the On-Call Environmental Consulting Services. If you have any questions, please call our office at (760) 353-8110. We look forward to assisting you on this project.

This Proposal is valid for a ninety (90) day period.

Sincerely,
LC Engineering Consultants, Inc.

A handwritten signature in black ink, appearing to read 'C. Corrales', written in a cursive style.

Carlos Corrales, P.E., L.S.
Principal Engineer

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APPENDICES

- A. Project Team Resumes
- B. Sub-Consultants
- C. Addendums

2. SUMMARY OF QUALIFICATIONS

A. LOCAL/REGIONAL FIRM

LC ENGINEERING CONSULTANTS, INC. (LCE) is a California Corporation offering planning, civil engineering, surveying, construction, inspections with offices in El Centro, California. LC Engineering Consultants, Inc. incorporated in 2017 and currently retains a diverse and professional staff that includes registered civil engineers, registered land surveyors, senior project managers, graduate engineers, engineering technicians and a Planning sub-consultant (Dubose Design Group, Inc). The principal staff of LC Engineering Consultants, Inc. has combined work experience of over 60 years in engineering design, land surveying and construction inspections throughout Imperial County, California and Yuma, Arizona.

LCE works in conjunction with Dubose Design Group (DDG) toward strong public-private partnerships by strategically involving stakeholders throughout the development process. Our staff routinely interacts with the local community, State, County and City Government and works closely with their respective Departments in the review, approval and processing of private, public, residential, commercial and industrial projects as well as surveying mapping services and civil engineering services for various local government agencies in Imperial County including the County of Imperial, City of El Centro, City of Brawley, City of Imperial and the Imperial Irrigation District. The firm boasts a demonstrated track record of project entitlement and commitment to the economic development of the Imperial Valley.

B. SERVICES & EXPERIENCE

LCE Principals (Carlos Corrales and Mauricio Lam) and Dubose Design Group Principals (Tom Dubose and Annette Leon) have a wealth of experience (through DD&E, Nolte etc..) in working with projects funded either in full or in part by various grant programs. Included are 18 completed multi-family housing projects throughout Imperial County and also in the design of several housing subdivisions for private companies included but no limited to Victoria Homes, McMillin Homes, DR Horton just to name a few. We have also been the design engineers for municipal improvement projects throughout the County, also providing planning and plan check services to the County of Imperial, City of Imperial, City of Brawley, City of Yuma etc...

C. QUALITY OF STAFF AND AVAILABILITY

LCE and DDG principal staff résumés are attached for review. Our resumes demonstrate the excellent quality of our staff and the wealth of experience they possess. LCE and DDG boasts one of Imperial Valley's largest groups of professionally licensed planners, land surveyors and civil engineers who also have a long history in working with projects of this type throughout Imperial Valley. LCE and DDG staff would be made available to complete the project as quickly and efficiently as possible.

D. QUALITY OF QUALIFICATIONS- THOROUGHNESS AND APPEARANCE

LCE has enjoyed a rapid and expansive growth since its founding in 2017. You will note from the short list of some of LCE's clients above the high frequency in which they continue to repeatedly contract with LCE to perform exactly the services which are required here. This is no accident, as LCE's works continue to be of higher production quality and relatively lower costs in

relation to other firms, especially those not rooted in Imperial Valley.

LCE works in partnership with professional consultants to provide quality service to our clients, including the following services; Planning, Traffic Engineering, Soils Engineering, Aerial Surveying Companies, etc.

E. IDENTIFICATION OF PROPOSER

LEGAL NAME AND ADDRESS OF THE COMPANY

LC Engineering Consultants, Inc.
1065 State Street
El Centro, CA. 92243
Tel. (760) 353-8110
Fax (760) 352-6408
Website: lcec-inc.com

LEGAL FORM OF THE COMPANY

LC ENGINEERING CONSULTANTS, INC. (LCE) is a California Corporation ("S" Corporation), incorporated in 2017 and is a local Firm.

Development Design and Engineering is wholly owned by:

- Carlos Corrales CEO/President
- Mauricio Lam CFO/Principal Engineer

CONTACT PERSON

Carlos Corrales P.E., P.L.S.
Principal Engineer
1065 State Street
El Centro, CA. 92243
Tel (760) 353-8110
Fax (760) 352-6408
Email: carloscorrales@lcec-inc.com

F. PROPOSED PROJECT TEAM

The Project Team, included herewith, provides a clear overview of the proposed partnership between the City of Imperial, LCE for this project, as well as each individuals proposed project role and responsibility. LCE is the prime consultant, with Dubose Design Group (Planning Consultant), providing specific sub-consultant expertise.

PROJECT TEAM INFORMATION

Carlos Corrales, P.E., L.S. – QSD/QSP

Project Role Principal, Project Manager,
Relationship to the firm Principal Engineer, Owner

Our office in El Centro, California will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corrales, P.E., L.S.-QSD/QSP, Mr. Corrales is a California Registered Civil Engineer and has over 32 years of experience on the design of subdivision maps, multiple street projects, sidewalks, curb and gutters, water and sewer systems, grading plans, erosion control plans,

industrial building, erosion control plans, Storm Water Pollution Prevention Plan (SWPPP), etc.

Related Project Experience: Mr. Corrales has completed a significant number of Street Improvement Projects (new paving, curb & gutter, sidewalk, street lighting, drainage, water and sewer services) including Engineering and Surveying services for the 8th Street Design between McCabe Road and Dannenberg Road for the Buena Vista Subdivision and the East side of 8th Street between Bradshaw Dr. and Cruickshank Dr. for the Chelsea Apartments Site. Other similar projects are Dannenberg Road & Dogwood Road as part of the Off-site Improvement for the IV Plaza Project in El Centro, On-site and Off-site improvements for the Imperial Center in Heber, Off-site improvements for the Heber Middle School in Heber, the Off-site Improvements for Imperial Middle School in the City of Imperial to name a few. As a LCE Principal Engineer and Senior Project Manager, Mr. Corrales will make certain that the project receives the full allocation of resources necessary to successfully complete your project on time and within budget.

Team Member	Office Location	Phone No. Area Code 760	Fax No. Area Code 760	Email Address
Carlos Corrales, PE, PLS	El Centro,	353-8110	352-6408	carloscorrales@lcec-inc.com
Mauricio Lam	El Centro	353-8110	352-6408	Mauriciolam@lcec-inc.com
Annette Leon	El Centro	353-8110	352-6408	Annette@dubosedesinggroup.com
Tom Dubose	El Centro	353-8110	352-6408	Tom@dubosedesigngroup.com
Gary Scott, PLA	West Des Moines	353-8110	352-6408	Gdscott99@gmail.com

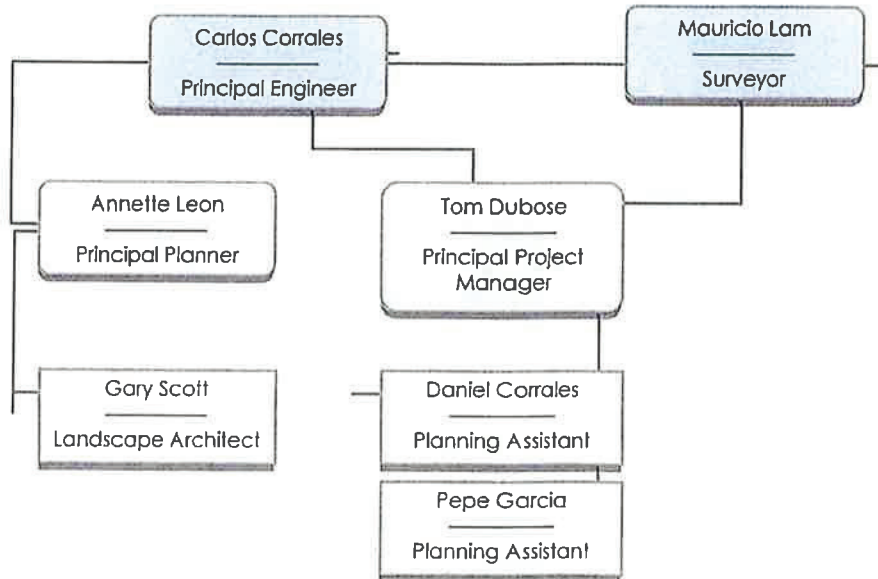
Dubose Design Group

Project Role Planning Consultants

Relationship to the firm Sub-consultant

Founded in 2017, DuBose Design Group Inc. is the successor to Development Design & Engineering, a company which historically has serviced the Imperial County for 20 years in the discipline of civil engineering, land planning, surveying, and permitting adding in 2018 Landscape design services and landscape architectural service by way of partnering with Gary Scott Landscape Architecture.

Organization Chart LC Engineering Team



3. EXPERIENCE FOR SIMILAR PROJECTS

The LC Engineering Consultants (LCE) Team has an extensive knowledge of projects similar to the California Environmental Quality Act On-Call Consulting Services.

MORNING STAR SUBDIVISION PROJECT

SERVICES PROVIDED: Planning Services, General project management, Civil Engineering Design, Preparation of SWPPP, Construction Staking and as needed Construction Management services (Survey services were handled through other sub-consultant)

DATE COMPLETED: 2019

COST: \$ 3,500,000.00 USD

Project Management services included: Preparation of required secondary documents for processing of Final Map thru City and coordination with Client for recording to include: Preparation of Owner's Certificates, Beneficiary's Certificates and ROW Deeds as required Collect data as required for client to obtain necessary Tax Certificates Prepare letters to City of Imperial Planning addressing satisfaction of Conditions of Approval. Confer with client regarding items required from client to complete final submittal package including bonds, tax payments and executed certificates and agreements. Assemble final submittal packages consisting of signed and sealed Mylar copy of Final Map and secondary documents, including those prepared by DDG, and make delivery to City Planning. Preparation and processing of applications through the City of Imperial for Morning Star Subdivision associated entitlement

applications. Permitting and processing the city driven Zone Change, General Plan Amendment, and final map plans through the City of Imperial Planning & Development Services as well as aid in all CEQA needed documentation.

CONTROLLED THERMAL RESOURCES

SERVICES PROVIDED: Planning Consultant Services, and Professional engineering services for first geothermal plant on the Salton Seabed. Renewable Energy Project.

COST: \$ 25,000,000 + USD

DATE COMPLETED: Entitlement Services for Exploration wells completed June 2017
Entitlement for modifications ongoing
Entitlement for Geothermal Plant in process.
Engineering for Exploration Process in process

Land Use Planning, Entitlement and Civil Engineering Services Professional Services for Controlled Thermal Resources. Dubose Design Group has assisted the developer as well as the County of Imperial Planning and Development Services staff in managing the environmental processing and what can be done on the developmental by keeping the project moving and on schedule. Dubose Design Group has also worked with the developer to preparation certain studied to be included in the environmental documents, as well as attended all public meetings, regular interface with County of Imperials staff and other County's consultants ie (BRG), and attendance at regularly scheduled coordination meetings as necessary when work is in progress weekly calls when EIR was in process.

Once Entitlement was complete, MMRP implementation was coordinated and project coordination commenced and building permitting as well and engineering project management began and scheduling and budgeting was forecasted. Dubose Design Group and LLC worked well with other local agencies including IID, Public Works, CAL CUPA, EHS, and RWQCB.

MELON PROPERTIES

SERVICES PROVIDED: Planning Consultant Services, and Professional engineering services for a Multi-Unit Apartment project in Holtville, CA. (LOT MERGER/ ROAD ABANDONMENT/ ANNEXATION/ FAIR SHAIR TAX AGREEMENT)

COST: \$ 6,000,000 USD

DATE COMPLETED: Ongoing

Land Use Planning, Entitlement and Civil Engineering Services Professional Services for Melon Properties. Dubose Design Group has assisted the developer as well as the City of Holtville's staff in managing the environmental processing and all environmental studies needed for the Mitigated Negative Declaration through the City of Holtville. The project is pending Annexation through LAFCO. The project will undergo a road abandonment once the project is annexed into the City of Holtville. It currently has a pending lot merger through the County of Imperial pending annexation through LAFCO. DDG has attended all public meetings, regular interface with City of Imperial's staff and City's consultant (EGI) is n attendance at regularly scheduled coordination meetings as necessary when work is in progress for Mitigated Negative Declaration

ELEVATE BRAWLEY & IMPERIAL COUNTY BEHAVIORAL HEALTH (PUBLIC PRIVATE PARTNERSHIP)

SERVICES PROVIDED: Planning Consultant Services for Imperial County Behavioral Health seeking a Conditional Use Permit

COST: \$ 10,000. 00 (Entitlement Fee)

DATE COMPLETED: 2018

Land use and planning professional services. The proposed project is located at 229 E. Main Street in Brawley California. The proposed project needed to be in conformance with the City of Brawley's General Plan and Zoning Ordinance. The proposed project is located within the City of Brawley's Downtown Overlay District's West Village. The proposed project received a CUP in 2018. DDG attended all meeting required by the City of Brawley.

WEST WIND TRUCKING FACILITY

SERVICES PROVIDED: Zone Change, General Plan Amendment & Conditional Use Permit (CUP) Proposal for Trucking Firm Facility, located at the intersection of Heber Rd. & HWY 111.

COST: \$ 2,000,000

DATE COMPLETED: In Progress

Land use and planning professional services. Zone Change, General Plan Amendment & Conditional Use Permit (CUP) Proposal for Trucking Firm Facility, located at the intersection of Heber Rd. & HWY 111.

4. REFERENCES

Agency References:	Contact name:	Telephone:
City of Brawley	Tyler Salcido City Planning Director	760-344-8822
City of El Centro	Abraham Campos – Public Works Director	760-377-5182
County of Imperial	John Gay – Deputy Director Public Works-Eng.	442-265-1818
City of Somerton	Sam Palacios—Interim Public Works Director	928-627-7432

5. ANALYSIS OF EFFORT/METHODOLOGY

A. PROJECT APPROACH AND SCOPE OF WORK

LC Engineering Consultants(LCE) and DuBose Design Group (DDG) approach to provide the services requested in the RFP for Planning On-Call Consulting Services Project in the City of Imperial will be according to the following scope of work:

- LCE team are talented and able to collaborate, and manage the work of, other members of the with the City of Imperials team. Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project's success. Note: The fee estimate is included inside a separate sealed envelope Thank you for the opportunity to provide this proposal regarding the On-Call Planning Consulting Services.
- The "LCE Team" is prepared to be Present at City Hall and hold Regular Office Hours as agreed upon by Staff and Consultant. Dubose Design Group has over 20 years of experience and pride itself on the ability to engage with the community and developers. It is understood that our firm will attend public hearings, study sessions, subcommittee meetings and community meetings as necessary on an on-call basis. The Team has experience working in the Private and Public section attendance of all necessary meetings required by the City of Imperial. The team has prided itself on the years of experience and the connection that have been developed over the many years of service and looks forward to only strengthening good working relationships with other city departments, other jurisdictions, and the public.

- It is understood and imperative that the "Team" must maintain good working relationships with other city departments, other jurisdictions as well as other local agencies as well as the public. Dubose Design Group and LC Engineering has a plethora of experience and a wide range of experience working with multiple agencies as well as the public serving multiple project in different industries.
- The Team understands that analyzing Project for compliance with the City's General Plan, Zoning Ordinance, City of Imperial's Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans and other policies. As designers, private sector planners and engineers we are very well versed in these specific areas of expertise. Our staff is knowledgeable in compiling data, analyzing said data on economic, social, environmental, and physical factors using Qualitative and Quantitative data that pertains to land-use.
- Our Team is equipped with experts who can facilitate, and review all said items set forth and is prepared to aid the City of Imperial. The team is prepared to review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use Permits, Variances, Design Review, Rezone, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning Amendments.
- Our Team has the expertise and ability to write Planning Commission, and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices, and agendas, and give oral presentations. The team is well versed in writing said documents and excels in public speaking. Our team also has the ability to compile documentation to aid the City through the CEQA process, aid to develop mitigation monitoring and reporting plans, prepare environmental documents such as Initial Studies and environmental determinations. should the City of Imperial. As well as leading projects through the Environmental process, ie. Project Management. Our team is familiar with working with lead environmental consultants, the State of California and the Federal Government.
- Our team thrives in the role of project management. The team is comfortable in learning multiple projects competing priorities while maintaining quality, meeting schedules, and staying within budget. Our Team is capable and is prepared to answer public inquires by telephone, mail, or in person at a public counter regarding property zoning and/or General Plan land uses, applications submittal requirements, as the needed through on-call planning demands.

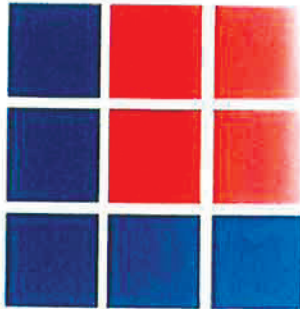
Target Date(s)

Release Date	Monday, April 18, 2023
Submittal Date	Wednesday, May 4, 2023
Completion Date	N/A – On-Going Service – On-Call

6. COST AND FEES

Hourly Rate Schedule

APPENDIX A
PROJECT TEAM RESUMES:



Carlos Corrales, PE, PLS, QSD, QSP

Principal Engineer

Summary of Qualifications

Mr. Corrales has been a licensed civil engineer in California, Arizona, and Mexico for 30 years, with the last 14 years in a principal capacity in El Centro, CA. Through years of major and minor subdivision design, grading and street improvement plans, and hydrologic and hydraulic work in Imperial County, Carlos is well acquainted with Imperial County engineering standards.

EDUCATION

B.S., Civil Engineering

Emphasis: Construction Mgmt.
Universidad Autónoma de Baja
California, Mexicali, Baja California,
México

PROFESSIONAL LICENSES

Mex. Professional Civil Engineer,
1982, Federal Registration #
1342525

CA Professional Civil Engineer,
1996, Certificate # 55432

AZ Professional Civil Engineer, 1997,
Certificate # 32030

CA Professional Land Surveyor,
2002, Certificate # 7838

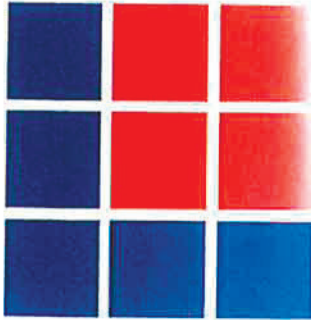
California Construction General
Permit QSD/QSP Sept. 2011
Certificate # 20842

Carlos is a seasoned civil designer possessing effective communication methods which are used to meet client objectives as well as obtain agency approvals, a true balance of cost effectiveness and quality engineering. At the same token, Carlos helps local agencies by providing plan-checking consultant services. Carlos oversees the work of several staff engineers, manages our company survey crew, and directs the work of sub-consultants on special projects.

His strong background in storm water system design and SWPPP preparation experience provided him with the practical prerequisites for becoming a Qualified SWPPP Developer (QSD) and Qualified SWPPP Practitioner (QSP). Design and implementation of BMPs are second nature to Carlos, as well as producing required documentation needed for State of California reporting mandates.

Relevant Project Experience

- **Mt. Signal Solar Farm, Imperial County, CA - Present**
Grading plans, improvement plans, and Imperial Irrigation District (IID) required Master Facility Encroachment Agreement plans for a \$750M+ PV Solar Farm. Plans are being reviewed by Imperial County.
- **Imperial Center Infrastructure Project, Imperial County, CA - 2010**
Grading plans, improvement plans, Caltrans encroachment permit plans, IID encroachment permit plans, and construction staking for an \$8M +/- infrastructure project that received a \$2.5M grant from U.S. EDA.
- **Imperial Regional Detention Facility**
Grading plans, improvement plans in County right of Way and Caltrans Right of Way, SWPPP, drainage report and construction staking for the \$86M +/- 76 Acre detention facility.
- **Imperial Valley College Off-Site Improvements**
Civil Engineering Design and SWPPP preparation for Aten Road and Old Highway 111 Improvement Plans and traffic signal light design coordination for driveway No. 2. Completed in 2011 with a cost of \$1,420,000.00.
- **Heber Middle School Off-Site Improve**
Civil Engineering Design for Correll and Dogwood Road Improvement Plans and Traffic Signal Light, completed in 2010 with a cost of \$1,750,000.00



Mauricio Lam, P.E., P.L.S.

Principal Engineer

Summary of Qualifications

Mauricio is a Professional Engineer/Surveyor in LCE's office in El Centro with over 35 years of experience. He has participated in numerous design/construction projects in the United States and in México. His expertise includes engineering design in the areas of land development and public works entertaining both public and private sectors, construction management, and Land Surveying.

Prior to LCE, Mauricio worked as a senior project manager in various construction management projects for public works and land development projects including residential, commercial, and industrial projects. Lam conducted the efforts to prepare all aspects of the civil engineering design including the boundary, topographic and construction staking surveys required for the projects under his direction. Mauricio has vast knowledge coordinating full engineering and surveying staff. His international experience includes setting up and coordinating local (foreign) consulting teams for preparation of the engineering and building plans to be in compliance with the local regulations (in coordination with US consulting firms).

Locally, Mr. Lam has worked in Imperial County since 1989 entertaining both private and public sectors. Mr. Lam has worked previously from prior experience in all cities within the Imperial County, including the County of Imperial among other areas.

EDUCATION

B.S., Civil Engineering UABC
1987

Post-Graduate Studies: Business
Administration applied to Civil
Engineering Projects UABC 1988

On-Leadership Seminars at
Levinson Institute, Boston, Mass
2008

Continuous Management and
Technical Courses 2000-to date

PROFESSIONAL LICENSES

Professional Civil Engineer,
California RCE #57392
Professional Civil Engineer,
Arizona RCE #31,829
Professional Civil Engineer,
Mexico RCE #1522852
Professional Land Surveyor,
California PLS #8440

Professional Background

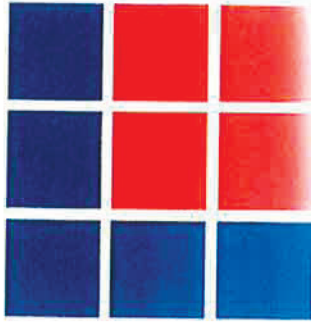
Jan 2018 – Present **LC ENGINEERING CONSULTANTS, INC.**
Principal Engineer/Surveyor

LC Engineering Consultants, Inc. (LCE) is a full Civil Engineering and Land Surveying Company providing Services to the Local Investors and Developers in Imperial County and surrounding areas, as well as providing with our Professional Services to the Local Governmental Agencies and Utility Purveyors. Mr. Lam directs and supervises LCE's technical staff to develop Civil Engineering Design Plans for a wide variety of Projects, and coordinates the Construction Management and Construction Staking operations at the Construction Sites when these Services are requested by our clients providing a full circle of support to lead our client's projects to a successful completion since the inception stage of the projects.

Jan 2013 – Jan 2018 **MC² ENGINEERING AND SURVEYING SOLUTIONS**
Owner

Independent Consultant providing Civil Engineering and Land Surveying services in Imperial County, with an office in El Centro, California. Among the Services provided are Construction Management, Engineering design, and Land Surveying services for both the Public and Private sectors.

Strengths: Decision maker, Team player, technical knowledge and solution solver at construction sites.



Sept 2005-Jan 2013

NOLTE VERTICAL V, INC. (NV5)
Office Director

As the Office Director/Engineering/Surveying Manager for the Imperial County Office, Lam conducted the day to day operations for the projects NV5 entertained in Southern California, in areas including Civil Engineering design, Planning, Permitting, Land Surveying and Construction Management and Inspection Services. NV5 serves both the Private and Public Sectors in a wide variety of projects including: Renewable Projects (Solar), Land Development Projects, Natural Gas High Pressure Transmission Line Projects, Water and Sewer Treatment Plants, Road design, Water and Sewer gravity and pressurized systems, Land Surveying and Construction Management Services to mention a few.

January 2004-Sep2005

THE HOLT GROUP, INC.
Sr. Project Manager

Conducted the efforts to prepare Civil Engineering Designs Projects for Land Development and Public Works Project as well as the Boundary, Topographic and Construction Staking Surveys required on all projects under my direction. Coordination of a full Engineering Staff and Surveying staff as well.

July 2001-Dec 2003

The Holt Group, Inc.
Owner Rep./Resident Engineer, The Blythe Energy Project

The Blythe Energy Project is a 520 MGW Combined Cycle Power Generation Plant with an approximate value of \$450 million dollars. As a Resident Engineer/Owner Rep., within my included the following activities:

- Monitoring the construction progress of the project to ensure compliance with the Project Conditions of Certification issued by the California Energy Commission (CEC), Local Ordinances Rules and Regulations (LORS), approved Plans and Specifications.
- Daily Site Inspections
- Coordination of Special Inspectors
- Document Control
- Coordination with General Contractor and Subcontractors
- Review and Approval of submittals, among others.

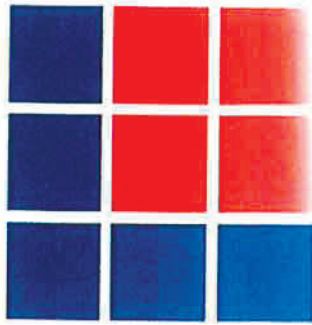
July 2000-July 2001

Kitchell Contractors, Inc. Of Arizona (Phoenix, Az.)
Sr. Project Manager, México Division

Coordination of a construction project with an approximate value of 10,000,000 dollars, consisting of a 250K sf manufacturing building plant (1st phase) in Nogales, México for Waterloo Industries, Inc.

I was involved in the following areas during the development of the above-mentioned project:

- Property research and acquisition
- Setting up and coordinating local consulting teams for the design and preparation of the building plans, plans had to be in compliance with the local regulations (in coordination with US consulting firms).
- Conducting construction bidding processes and selection of contractors.
- Construction Management and document control.
- Construction Inspections.
- Coordination of meetings with Mexican regulating agencies.
- Coordination of a full engineering staff on-site (field and office).
- Budget Management



Oct.1998-July 2000

**David Evans & Assoc., Inc. (San Diego, Ca. Office)
Group Leader International/Engineering Departments.**

Conducted the efforts and coordination to build 5 Telecommunication cable stations that vary from 1500 to 2500 square meters in size in the countries of México (2), Panama (2) and Venezuela (1). The project consisted in the construction of a global telecommunications fiber optic cable loop to link all countries in North, Central and South America to an existing global telecommunications network, my participation was for the 1st phase of this project only. The following were activities conducted under my direction in the above-mentioned project:

- Property research and acquisition
- Setting up and coordinating local consulting teams for preparation of the building plans to be in compliance with the local regulations (in coordination with US consulting firms).
- Conducting construction bidding processes and selection of contractors.
- Construction Management and document control.
- Construction Inspections.
- Coordination of meetings with Mexican regulating agencies.
- Budget Management
- Conducting meetings and permit processes with all the involved entities at federal, state and municipal levels for the installation of a fiber optic sea cable within the limits of each countries' territorial sea boundaries.

Aug.1996-Oct.1998

**The Holt Group, Inc. (El Centro, Ca. and Blythe, Ca. offices)
Project Manager.**

Coordination of engineering and surveying staff to develop topographical and improvement plans, construction staking and construction inspection services in projects throughout the Imperial and Riverside Counties' area. The engineering projects I participated in included the following disciplines:

- Land Surveying and construction staking
- Public Works (Road design, Drainage studies, water and sewer)
- Commercial and Industrial sites
- Land Development

March 1991-Aug.1996

**South Valley Engineering, Inc. (El Centro, California)
Project Manager.**

Sep.1989-March 1991

**The Holt Group, Inc. (Palm Springs, Ca. and Brawley, California offices)
Project Engineer**

June 1988-Sept.1989

**ERA Arquitectos, SA de CV (Mexicali, Baja California, México)
Resident Engineer/Construction Manager**

Feb.1988-May 1988

**Constructora Costa Azul (Mexicali, Baja California, México)
Engineering Supervisor Intern.**

Jan.1987-Jan 1988

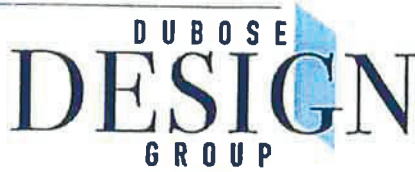
**Taller Especializado en Arquitectura (Mexicali, Baja California, México)
Construction Supervisor.**

Jan.1986-Dec.1986

**Inmobiliaria del Estado (Mexicali, Baja California, México)
Construction Supervisor (Social Service).**

Professional references and detailed project experience information is available upon request.

**APPENDIX B
SUB-CONSULTANTS**



Tom DuBose
 1065 West State St
 El Centro, CA - 92243
 (760) 353-8110
 tom@dubosedesigngroup.com

EDUCATION

- Imperial Valley College
- University of California San Diego
- Professional Certificate Program
- Real Estate Development Program
- Construction Management Program

AFFILIATIONS

- Executive Committee Board Member and Past Chairman of IVEDC Board member of Border
- Community Capital Corporation (New Markets Tax Credits)
- Board member of Pacific Southwest Community Development Corporation (Low Cost Housing Property Owner/Manager)
- Past Board Member and Past President of Brawley Union High School (20 years)
- Past Member and Chairman of the Air Pollution Control Board of Appeals (20 years)
- Founder member and Past President of the Imperial Valley Community Foundation
- Founding Member and past President of Regional Economic Development Inc. (REDI)
- Current Board Member of IVC Foundation
- Past Co-Chairman of Imperial/Mexicali Blnational Regional Alliance
- Board Member of the Call-Baja Mega Region
- Current 1st Vice President and past President of DesertValleys Builders Association



SUMMARY OF QUALIFICATIONS

Tom has more than 30 years experience in project management for a wide range of Industrial, agricultural, and housing development in the Imperial Valley. He manages various phases of development, from concept to start up through execution, including installation and operations. The services Tom provides include planning, permitting, entitlement, surveying and civil engineering services. Throughout Tom’s career, he has played a key role as an economic development leader in the Imperial Valley. He provides client Interface and liaison work with government agencies and the private sector to advance proposed projects in the Imperial Valley including industrial recruiting of companies and industries interested in the area. In particular, Tom serves solar, wind, biomass, biofuel and geothermal renewal energy developers. He is well-served in presenting and managing complex projects to regulators and political decision makers for both small-and large-scale projects. He manages and directs the planning and drafting of subdivision maps, tentative maps, final maps, and improvement plans for large utility scale renewable energy development projects.



RELEVANT EXPERIENCE

President | DuBose Design Group, Inc., El Centro, CA
 January 2018- Present

- Focuses on liaison work with governmental agencies involved with planning regulations and approval of development projects.
 - Experienced in presenting and explaining complex projects to decision-makers.
 - Experienced in making presentations at public meetings, including the use of visual aids.
 - Managed and directed work of the draftsman involving subdivision map preparation, tentative maps, final maps, grading and improvement plans, utility plans and record of surveys.

President | Development Design and Engineering, Inc., El Centro, CA
 July 1998-January 2018

Manager/Project Manager | Lyon Engineers, Inc., El Centro, CA
 August 1988- June 1998



RELEVANT PROJECT MANAGEMENT EXPERIENCE

Master Plan Communities that include Architectural & Landscape Design Guidelines

- Victoria Ranch Specific Plan | City of Imperial
- Sky Ranch Master Plan | City of Imperial
- La Paloma Specific Plan | City of Brawley
- Florentine PUD | City of Brawley
- Las Aldeas Specific Plan | City of El Centro
- Waterford/Anderson Specific Plan | City of El Centro
- Jasper Road Corridor | Multiples Specific Plans & PUD’s City of Calexico

AFFILIATIONS

Parks & Recreation
Commissioner
Imperial County
2017- Present

SIMILAR PROJECTS

City of Downey, CA
Parks & Recreation Dept.
Parks & Recreation
Master Plan, 2013
(Cal Poly Pomona)

City of Fullerton, CA
Infill Development,
Land Use Project, 2011
(Cal Poly, Pomona)

Beatty, NV
Second Street Commercial
Corridor (Highway 95)
Project, 2008
UNLV

AWARDS

National Honor Award
Recipient
American Society of
Landscape Architects
(ASLA), Nevada
2009

Interdisciplinary EDR
Design Shift Charette
Competition Winner
Trash for Teaching-
California Edison
Los Angeles, 2012

Graduate Fellowship
Fund Scholar
California State
Polytechnic University,
Pomona, 2013

Women of the Imperial
Valley Co-Keynote



SUMMARY OF QUALIFICATIONS

Annette Leon serves as the Vice President of DuBose Design Group where she oversees all planning & landscape architecture (under the direction of G. Scott) related projects. She has worked on many complex projects throughout her career in both professions, concentrating on Imperial County. Her past experience and academic accomplishments have made her an asset to Dubose Design Group. Ms. Leon's academic research has been focused primarily in Imperial County. Ms. Leon is currently working towards her Landscape Architecture license under the direct supervision of Landscape Architect Gary Scott, FASLA.



EDUCATION

General Education | Imperial Valley Collage
Bachelor of Landscape Architecture | University of Nevada Las Vegas
Master's in urban and Regional Planning | California State Polytechnic University, Pomona

Academic Research | Undergraduate & Graduate Studies

- Undergraduate Capstone for Professional Undergraduate Degree (BLArch)
 - All Politics Aside: Connecting Bi-National Communities Through the Design of International Land Ports of Entry, Case Study Calexico, CA
- Master Thesis for Professional Graduate Degree (MURP):
 - Agricultural Preservation in the Age of Renewable Energy. Case Study Imperial County.



EXPERIENCE

Vice President | DuBose Design Group, Inc., El Centro, CA

2018 – PRESENT

- Project Lead for Planning and Landscape Architecture Related Projects.
- Technical writing and supporting graphics studies include: Water Supply Assessments, Key Observation Point Analysis, Air Port Land Use Compatibility Analysis, Land Evaluation and Site Assessment (LESA) modeling, Electrical and Circulation Flow Diagrams Air Quality Modeling (Tier1), & Noise Assessments, and created cannabis permitting model for Imperial County.
- Vast knowledge in the California Environmental Quality Act, California Water Code & Energy Code, as well as Imperial County General Plan and Division 5 Ordinance.
- Strong graphic communication and design skills of interpretation.
- Community outreach and local understanding of jurisdiction.
- Vast knowledge in local (ie, City of Imperials & Imperial Irrigation District's), state and federal permitting process for project ranging from industrial to residential land uses.
- Landscape architectural education concentrating in arid desert climates of the desert southwest portion of the United States.
- Experience Relevant to City Imperial County, Entitlement, Project Coordination, Water Supply Assessment, & Airport Land Use Compatibility Analysis. Planning, Entitlement, Project Coordination and Processing, El Portal Housing Subdivision, Water Supply Assessment.
- Landscape Architectural work under the direct supervision of Landscape Architect Gary Scott

Project Planner | Development Design & Engineering, El Centro, CA

2013– 2017

- Planning Lead: Project coordination and management of planning and engineering related projects in Imperial County, primarily industrial and renewable energy projects.
- Technical Studies and graphic illustrations
- Landscape conceptual documents



Daniel Corrales
1065 West State St
El Centro, CA - 92243
(760) 353-8110
danielcorrales@lcec-inc.com

WORK EXPERIENCE AND REFERENCES:

Graphic Design
Freelance – Southern California
2011-Present
VEMMA
Affiliate – Worldwide
2013-2014

Development Design & Engineering
El Centro, CA
2003-2013

LANGUAGES:

English
Spanish

SKILLS:

AutoCAD
Brand/Visual Identity
Type Setting/Layout
Web/HTML/CSS/PHP
Marketing
Custom Lettering
Video Filming/Editing
Photography/Editing
SEO
Illustration
Drafting



SUMMARY OF QUALIFICATIONS

Mr. Daniel Corrales is the Assistant Project Planner at Dubose Design Group and has been with the company since 2016. Mr. Corrales holds a degree of Graphic Design where his skill sets are shown as drafting and illustration with the company. He is also responsible for assisting the Senior Principal Project Planners with day to day tasks.



EDUCATION

Fine Arts Graphic Design, B.A | CSU Fullerton, CA, Fullerton, CA
French & Elementary Typography | Université Paris 8 Saint Denis, Paris, France
General Education – Fine Arts | Cerritos College, Cerritos, CA



EXPERIENCE

Drafter & Assistant Planner | DuBose Design Group, Inc., El Centro, CA
2016 – PRESENT

- Develop engineering blueprints and drawings using AutoCAD.
- Through designs, ensure projects are in compliance with regional and company standards.
- Designed and presented designs to Government of County of Imperial for long term land development projects.
- Provide project design support.
- Involved in drafting project of varying scales.
- Project coordination and management of entitlement, improvement plans, mapping/surveying, environmental, encroachment permits, budgeting and account receivable for residential, commercial, industrial and renewable energy development projects in Imperial County, CA.



EDUCATION:

Bachelor of Science - Landscape Architecture from the University of Wisconsin-Madison, 1980

REGISTRATIONS:

Licensed Landscape Architect in California and Iowa



EXPERIENCE

GARY D. SCOTT FASLA PLA CPRP

President | Gary Scott Landscape Architecture PC

2017 – PRESENT

Gary serves as the owner and President of the company, specializing in public facilitation, strategic planning, parks/trails planning and design, operations analysis, capital improvement programming and implementation, and commercial/industrial/public landscape design. Clients include:

- City of Clive, IA – Parks and Recreation department strategic plan workshop
- City of Coralville, IA – Trail Plan Update
- Dubose Design Group, El Centro CA – Landscape architecture services for multiple public and private development projects

In partnership with Management Partners, Inc.:

- City of Cedar Rapids, IA – Parks and Recreation department operations analysis
- City of South Miami, FL – Parks and Recreation department operational audit

Director of Parks and Recreation | City of West Des Moines, Iowa

1990-2016

Gary led a dynamic department in a rapidly growing community of 63,500, with major emphasis on planning, financing, acquiring, and building/renovating the parks, open space, and trail/bikeway system, which increased in size by 275% and invested \$52 million in capital improvements. He managed an operating budget of \$6.0 million, 25 full-time and 150 seasonal employees, 40 parks and greenways with 1275 acres of parkland, and 50 miles of trails. He focused his professional efforts on public engagement, long-range planning, local and regional partnerships, trail planning and design, public art, financing for public projects, and non-profit/local government management. For over 25 years, he initiated, organized, and participated in regional planning projects for trails and greenways in Des Moines and Central Iowa. Specific accomplishments include:

- Prepared/updated the Master Parks and Trails Plan in 1991, 1997, 2001 and 2011, ultimately covering a planning area of 70 square miles and a projected municipal population of 127,000.
- Oversaw the planning, design, and construction of 50 miles of multi-purpose trails.
- Directed the design and construction of 6 miles of landscaped medians in high traffic commercial areas.
- Managed the planning, design, and construction of a 6-block downtown streetscape project.

Assistant Director of Parks and Recreation | City of West Des Moines, Iowa

1989-1990

Associate Planner/Landscape Architect | City of West Des Moines, Iowa

1984-1989

Landscape Designer | Cochran and Wilken, Inc. (now HDR Inc. in Springfield, IL)

1980-1984

APPENDIX C
ADDENDUMS:

NO ADDEDUM WAS SENT OUT BY THE
CITY TO OUR KNOWLEDGE.