

**CITY OF COSTA MESA  
PROFESSIONAL SERVICES AGREEMENT  
WITH  
RM ARCHITECTURE**

THIS AGREEMENT is made and entered into this 15th day of September, 2015 ("Effective Date"), by and between the CITY OF COSTA MESA, a municipal corporation ("City"), and RM ARCHITECTURE, a Sole Proprietor ("Consultant").

**WITNESSETH:**

A. WHEREAS, City proposes to utilize the services of Consultant as an independent contractor to provide architectural and engineering services for the remodel/upgrade of restrooms on the first floor at City Hall, as more fully described herein; and

B. WHEREAS, Consultant represents that it has that degree of specialized expertise contemplated within California Government Code Section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. WHEREAS, City and Consultant desire to contract for the specific services described in Exhibit "A" (the "Project") and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of Sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

**1.0. SERVICES PROVIDED BY CONSULTANT**

1.1. Scope of Services. Consultant shall provide the professional services described in the City's Request for Proposal ("RFP"), attached hereto as Exhibit "A," and Consultant's Response to City's RFP (the "Response") attached hereto as Exhibit "B," both incorporated herein by this reference.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant's performance of this Agreement.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City and within the hereinafter specified. Evaluations of the work will be done by the City's Chief Executive Officer ("City CEO") or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;

- (b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or
- (c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, physical handicap, medical condition, marital status, sexual gender or sexual orientation, except as permitted pursuant to Section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

## **2.0. COMPENSATION AND BILLING**

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "C," attached hereto and made a part of this Agreement (the "Fee Schedule"). Consultant's total compensation shall not exceed Forty Two Thousand Six Hundred and Seventy Five Dollars (\$42,675.00).

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant's Proposal unless the City or the Project Manager for this Project, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests

and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times for a period of three (3) years from the Effective Date.

### 3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. The professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Said services shall be performed in strict compliance with the Project Schedule approved by City as set forth in Exhibit "D," attached hereto and incorporated herein by this reference. The Project Schedule may be amended by mutual agreement of the parties. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

### 4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of Twenty-Four months, ending on September 15, 2017, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings,

and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

## 5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by City:

- (a) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit.
- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence for bodily injury and property damage.
- (c) Workers' compensation insurance as required by the State of California. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.
- (d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence and aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."
- (b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."
- (c) Other insurance: "The Consultant's insurance coverage shall be primary insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Costa Mesa shall be excess and not contributing with the insurance provided by this policy."
- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.
- (e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance shall be attached hereto as Exhibit "E" and incorporated herein by this reference.

5.5. Non-limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

## 6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City CEO or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and

agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery, facsimile or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: a) at the time of delivery if such communication is sent by personal delivery; b) at the time of transmission if such communication is sent by facsimile; and c) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:

RM Architecture  
780 Roosevelt  
Irvine, CA 92620  
Tel: (949) 333-6030  
Fax: (949) 333-6100  
Attn: Rubio Medina

IF TO CITY:

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
Tel: (714) 754-5208  
Fax: (714) 754-  
Attn: Larry Dreiman

6.5. Drug-free Workplace Policy. Consultant shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "F" and incorporated herein by reference. Consultant's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees. In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance

shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.9. Indemnification and Hold Harmless. Consultant agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.11. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.12. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.13. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City.

6.14. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code Section 6250 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code Section 6254.7, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.15. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.16. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this



Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.17. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.18. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.19. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.20. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.21. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.22. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.23. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.24. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.25. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this

Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.27. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY OF COSTA MESA,  
A municipal corporation

REDACTED

Chief Executive Officer

Date:

11/5/15

CONSULTANT

REDACTED

Signature

Name and Title

REDACTED

Social Security or Taxpayer ID Number

ATTEST:

REDACTED

City Clerk and ex-officio Clerk  
of the City of Costa Mesa



APPROVED AS TO FORM:  
REDACTED

City Attorney

Date:

09/30/15

APPROVED AS TO INSURANCE

REDACTED

Risk Management

Date:

9/23/15

APPROVED AS TO CONTENT

REDACTED

Project Manager

Date:

9/27/15

DEPARTMENT HEAD APPROVAL

REDACTED

Ernesto Munoz, Public Services Director

Date:

10.2.15

REDACTED

Stephen Dunivent  
Interim Finance Director

Date:

11.05.15

**EXHIBIT A**  
**REQUEST FOR PROPOSALS**



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

July 29, 2015

**SUBJECT: REQUEST FOR PROPOSALS (RFP's) TO PROVIDE PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE REMODEL/UPGRADE OF THE EXISTING RESTROOMS ON THE 1<sup>ST</sup> FLOOR OF THE CITY HALL BUILDING**

Dear Consultant:

The City of Costa Mesa is requesting a proposal from your firm to provide professional services for the remodel/upgrade of the existing restrooms (male and female) on the 1<sup>st</sup> floor of the City Hall building located at 77 Fair Drive, to comply with the latest Americans with Disabilities Act (ADA) requirements. The schedule is as follows:

<u>ENGINEERING SCHEDULE</u>	<u>DATE</u>
1. Proposal Received by the City	8/7/15
2. Award of Professional Services Agreement	9/15/15
3. Project Kick-off Meeting	9/16/15
4. Submit Complete Plans, Specifications and Detailed Estimate	11/13/15
5. Obtain Building Permit	1/8/16

Enclosed is a Request for Proposals to provide professional services for the subject project. The proposal requirements and the necessary professional services required by the City are stated within the RFP's. The consultant shall provide all services as requested in the RFP's and stated in the submitted proposal.

## CITY OF COSTA MESA CONTACT PERSON

The City of Costa Mesa contact person for this project is Larry Dreiman, at (714) 754-5208.

## PROPOSAL SUBMITTAL REQUIREMENTS

Please submit three (3) copies of the proposal and two (2) copies of the fee proposal no later than 3:00 p.m., on Friday, August 7, 2015. All proposals shall be delivered or mailed to:

Larry Dreiman, P. E.  
City of Costa Mesa  
Public Services/Engineering  
77 Fair Drive, 4<sup>th</sup> Floor  
Costa Mesa, CA 92628

Mailing Address:  
P.O. Box 1200, Costa Mesa, CA 92628-4193

Sincerely,

Fariba Fazeli, P. E.  
City Engineer

**REQUEST FOR PROPOSALS (RFP's) TO PROVIDE PROFESSIONAL ARCHITECTURAL  
AND ENGINEERING SERVICES FOR THE REMODEL/UPGRADE OF THE EXISTING  
RESTROOMS ON THE 1<sup>ST</sup> FLOOR OF THE CITY HALL BUILDING**

**1. INTRODUCTION**

The City is planning to remodel the City's Council Chambers, audio/visual control room, and conference room 1A, conversion of the former print shop into a community meeting room, remodel of the employee/community lounge, ADA upgrades to the existing 1<sup>st</sup> floor restroom facilities and the creation of an outdoor meeting space. The architectural firm of Dougherty and Dougherty has prepared a set of construction documents that covers the majority of the remodel project. The City is also planning to modernize its existing audio/visual system with this project. Plans for this portion of the project have been created by Triton Technology.

The City wishes to hire a firm to prepare all necessary construction documents for the remodel/upgrade of the existing restrooms on the 1<sup>st</sup> floor of the City Hall building to comply with the latest ADA requirements, and obtain City permits and provide support during construction.

The City's goal is to have a proposal for the professional services needed to complete this project. If you feel that any items should be added to the scope of work to accomplish this goal please include a separate description and cost item in your proposal.

**2. CONTENT OF PROPOSAL**

To maintain uniformity, your proposal must be limited to **a maximum of 15 pages** (excluding front and back covers, section dividers, resumes, and photographs) and include the following:

Statement of project understanding containing any suggestions to expedite the project or additional concerns that the City should be made aware of, and a project approach containing any scope of work tasks you feel are necessary for the successful completion of the project.

A project team organization chart identifying those who will perform work, and a brief resume of each team member, including similar type projects in which they have been directly involved. Identify the Project Manager/Architect and the Project Engineer/Architect proposed for this project. The Project Manager will be the primary contact person to represent your firm and to conduct the presentation, if invited for an interview. Sub-consultants shall be identified in the proposal with the same requirements as for the main consultant.

A list of similar projects that your firm has completed within the last five years. Information of the completed projects should include project name and description, agency or client name along with the person to contact and telephone number, year completed, engineering fee, and project construction cost.

A proposed schedule indicating stages of work, time frames, and ability to perform the required services in a timely manner.

A fee proposal provided in a separate sealed envelope.

### **3. CONSULTANT SELECTION COMMITTEE**

The Public Services Department of the City of Costa Mesa has established a Consultant Selection Committee consisting of at least four (4) members from this department who have acted in the capacity of Project Manager or Project Engineer for the City on previous similar projects. The evaluation of each proposal will be based on the technical information and qualifications presented in the proposal, reference checks, and other information, which will be gathered independently.

### **4. FEE PROPOSAL**

- A. Two separate fee schedules for the project shall be submitted in a separate sealed envelope plainly labeled "Fee Proposal" with your company's name and the project title.
- B. A cover letter stating the not-to-exceed total lump sum fee.
- C. The fee schedule shall depict individual project tasks, man-hours, and basic hourly rates for specific personnel to be used. Personnel hourly rates will reflect all costs for office overhead, including direct and indirect costs. The fee proposal shall reflect all anticipated fee increases during the contract duration.
- D. Payment shall not be processed for any submitted invoices if the consultant is behind the design schedule for any of the outlined tasks.

### **5. ESTABLISHMENT OF FEES**

The fee proposal will not be opened until the Consultant Selection Committee has evaluated the consultants' submitted proposals. In conformance with the Mini-Brooks Act, the City will select the Consultant based on qualifications, and then negotiate a contract price based on available funding and a further breakdown of the "not-to-exceed" fee submitted in the fee proposal.

### **6. PROFESSIONAL SERVICES AGREEMENT**

City of Costa Mesa has a sample of the Professional Services Agreement, which is available at the City for your review. The RFP's and the consultant's proposal will be attached to and become part of the executed agreement as exhibits.

The City will not permit reduction in the City's "Scope of Consultant Services" without written approval.

### **7. INSURANCE REQUIREMENTS**

General Liability:	\$1,000,000
Automobile Liability:	\$1,000,000
Workers Compensation and Employers' Liability:	\$1,000,000
Professional Liability:	\$1,000,000

Additional and primary Insurance endorsements shall include the City of Costa Mesa.

## 8. SCOPE OF CONSULTANT SERVICES

Prepare complete plans, specifications and a detailed and accurate cost estimate for the remodel/upgrade of the existing restrooms on the 1<sup>st</sup> floor of the City Hall building. This project shall expand upon existing design plans prepared by Dougherty and Dougherty, which are currently available for review.

### 1. GENERAL SERVICES

The architect shall provide general services designated necessary to assist in the administration of the project. The architect will serve as the lead consultant in managing the design of the facility. The civil engineering, dry utility consulting, electrical engineering, mechanical engineering and all other sub consultants should be included in the various scope items below. This item of work shall include, but not be limited to, all the activities required to coordinate between project disciplines, agencies, sub consultants, utility companies, and the City.

### 2. ADA COMPLIANCE

Attached is a section from a Disabled Access Compliance Report commissioned by the City. The consultant shall address and provide all necessary construction documents for all items listed (see attachment 1).

The Architect shall have a Certified Access Specialist (CASP) to review and approve final construction documents for ADA compliance.

### 3. BIDDING AND CONSTRUCTION SUPPORT

Attend one bid coordination meeting and prepare technical specifications, project appendices, bid form and architects estimate. Attend one pre-bid meeting and provide full size exhibits for use in the pre-bid meeting presentation. During bid process, the architect shall be responsible for preparing addenda, clarifying the construction documents, answering bidder's questions, issuing revised bid form, plans, exhibits, technical specifications as required. During the construction phase, the architect and his sub consultant shall review/approve submittals and respond to contractor's Request for Information (RFI's) and/or change order request.

### 4. COST ESTIMATE

The architect shall provide a detailed and accurate final construction cost estimate for each item of work for this project.

### 5. PROCESSING OF PLANS AND PERMITS

The architect shall process the construction documents with the City of Costa Mesa Building Division, answer plan check comments and if necessary revise construction documents and obtain all the required permits.



**9. EXAMINATION OF SITE PRIOR TO SUBMITTING PROPOSAL**

Each consultant must fully know all project conditions and the effort required to successfully complete the project. Failure to do so will not relieve the selected consultant of the obligations to carry out the contract.

**10. RIGHT TO REJECT ALL PROPOSALS**

- A. The City of Costa Mesa reserves the right to reject any or all proposals submitted, and no representation is made hereby that any contract will be awarded pursuant to this RFP's or otherwise.
- B. The City also reserves the right to award a portion of work or combination, thereof.
- C. All costs incurred in the preparation of the proposal, the submission of additional information and/or any aspect of a proposal prior to award of a written contract will be borne by the consultant. The City will provide only the staff assistance and documentation specifically referred to herein and will not be responsible for any other cost or obligation of any kind that may be incurred by the consultant. All proposals submitted to the City of Costa Mesa become the property of the City.

**11. SUMMARY**

The City appreciates participation, and the intent of this RFP's is to establish the minimum consultant services required. Prior to awarding a contract, all insurance documents must be submitted and approved.

## Access Compliance Review Report

For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
1	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	53" of clear space exists between the partition and surface mounted sink near water closet. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet.	604.3.1	11B-604.3.1	Reconfigure
2	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Seat cover dispenser opening next to the seat is 42" above floor to top of its opening. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Relocate
3	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Back grab bar extends 18" on the wide side from the center of the seat. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 24 inches minimum on the wide side.	604.5.2	11B-604.5.2	Replace with a compliant grab bar
4	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Toilet paper dispenser is behind the front of the seat. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser.	604.7	11B-604.7	Relocate
5	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Paper towel dispenser is located at the corner or the room between the seat and sink. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. A clear floor space of 30" x 48" shall be provided.	309.2	11B-309.2 11B-603.5	Relocate or provide another unit on an accessible route.
6	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Loose floor mat is placed under the sink, resulting in 28 3/4" vertical clearance under the sink apron. Carpet tile shall be securely attached, and minimum 29" of vertical clearance is required at apron.	302.2	11B-302.2 11B-606.2 11B-306.3.1	Remove loose mat
7	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Knee space under the sink is 26" high. Top of rim is at 32" above floor. Minimum 27" vertical clearance s required at a point 8" behind the front of sink.	606.2 306.3.1	11B-606.2 11B-306.3.1	Raise the sink

Attachment 1

## Access Compliance Review Report

For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
8	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Pipes under the sink are not insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Provide insulating jackets at ALL pipes under the sink
9	2015.04.24	South Building Lobby - 1st Floor	Men's Single User	Toilets	Bottom of reflective surface at mirror above the sink is at 40 1/2" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Lower
10	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Room does not have an accessible stall, as the accessible stall has been partitioned off as single user restroom. Where toilet facilities are provided each toilet room shall comply, except in alterations where it is <u>technically infeasible</u> to comply with Section 11B-603, altering existing toilet rooms shall not be required where a single unisex toilet room complying with Section 11B-213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet.	213.2 213.3.1	11B-213.2 11B-213.3.1	Technically the room could be enlarged into one multi-user restroom, instead of separate single user and multi-user currently existing. Additional area can be gained by capturing the 32" wide space between the wing walls in the lobby. Structural work may be involved. Feasibility should be investigated.
11	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Both urinals are too high. Rims are at 18 1/2" and 19" above floor. The rim shall be 17 inches maximum above the finish floor or ground.	605.2	11B-605.2	Replace one with an elongated urinal and install not higher than 17" to top of rim
12	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Bottom of reflective surface at mirror above the sink is at 52 1/2" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Lower
13	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Knee space under the sink is 26" high. Top of rim is at 32" above floor. Minimum 27" vertical clearance s required at a point 8" behind the front of sink.	606.2 306.3.1	11B-606.2 11B-306.3.1	Raise at least one sink
14	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Pipes under the sink are not insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Provide insulating jackets at ALL pipes under the sink

# Access Compliance Review Report

For Select public Common areas

77 Fair Drive  
Costa Mesa, CA 92628

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
15	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Top of control lever at soap dispenser is at 42" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Lower
16	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Toilets	Opening at recessed paper towel dispenser is at 59 1/2" above floor, and the trash component of the unit is at 44 3/4" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Replace or provide another unit that can be installed at accessible location and height.
17	2015.04.24	South Building Lobby -	Men's Multi-user	Doors	Door to this restroom is only 30" wide. Door openings shall provide a clear width of 32 inches minimum.	404.2.3	11B-404.2.3	Replace with a new door assembly
18	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Doors	Bottom of louver at bottom of door is 9" from floor. Swinging door surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door	404.2.10	11B-404.2.10	Replace with a new door assembly
19	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Doors	Door is recessed 10". Maneuvering clearances for forward approach shall be provided when any obstruction within the required maneuvering space project more than 8" beyond the face of the door.	404.2.4.3	11B-404.2.4.3	Replace with a new door assembly. Position new door not deeper than 8" from face of wall. Or see above remarks for making the entire room accessible.
20	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Doors	Access to door is through a 32" wide alcove. Minimum 48" of clear space would be required behind a door that has both latch and closer; 44" if only closer and no latch.	404.2.4.1	11B-404.2.4.1	Remove the wing wall. Or see above remarks for making the entire room accessible.
21	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Reach Ranges	Coat hooks are at 66" above floor. 48" is maximum reach range for un-obstructed reach.	308	11B-308	Lower at least one of the two hooks to within reach range
22	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Controls and Operating Mechanisms	Light switches are placed at 54" above floor, 48" is maximum reach height for un-obstructed reach.	308 309.3	11B-308 309.3	Lower the device and patch wall.

**Access Compliance Review Report**  
For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
23	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-user	Floor or Ground Surfaces	Loose floor mat is placed under the sinks. Carpet tile shall be securely attached.	302.2	11B-302.2	Remove loose mat
24	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Sink has obstructed the space in front and around the seat. 55 1/2" clear space exist from back wall to edge of the sink in front of seat; 52 1/4" space exists between the sink and partition. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet.		11B-604.3.1	Enlarge the room.
25	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Seat cover dispenser opening next to the seat is 42" above floor to top of its opening. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Relocate
26	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Back grab bar extends 18" on the wide side from the center of the seat. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 24 inches minimum on the wide side.	604.5.2	11B-604.5.2	Replace with a compliant grab bar
27	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Toilet paper dispenser is behind the front of the seat. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser.	604.7	11B-604.7	Relocate
28	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Top of control lever at soap dispenser is at 42" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Lower
29	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Top of coin slot at napkin vendor is 43 1/2" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Remove the unit

**Access Compliance Review Report**  
For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
30	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Protrusions	Napkin vendor projects 7" from wall with it's bottom at 35 1/2". Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Remove the unit
31	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Knee space under the sink is 25 1/2" high. Top of rim is at 31 1/2" above floor. Minimum 27" vertical clearance s required at a point 8" behind the front of sink.	606.2 306.3.1	11B-606.2 11B-306.3.1	Raise the sink
32	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Pipes under the sink are not insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Provide insulating jackets at ALL pipes under the sink
33	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Toilets	Bottom of reflective surface at mirror above the sink is at 41" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Lower
34	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Reach Ranges	Coat hooks are at 70" and 77" above floor. 48" is maximum reach range for un-obstructed reach.	308	11B-308	Lower at least one of the two hooks to within reach range
35	2015.04.24	South Building Lobby - 1st Floor	Women's Single User	Floor or Ground Surfaces	Loose floor mat is placed under the sinks. Carpet tile shall be securely attached.	302.2	11B-302.2	Remove loose mat
36	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Room does not have an accessible stall, as the accessible stall has been partitioned off as single user restroom. Where toilet facilities are provided each toilet room shall comply, except in alterations where it is <u>technically infeasible</u> to comply with Section 11B-603, altering existing toilet rooms shall not be required where a single unisex toilet room complying with Section 11B-213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet.	213.2 213.3.1	11B-213.2 11B-213.3.1	Technically the room could be enlarged into one multi-user restroom, instead of separate single user and multi-user currently existing. Additional area can be gained by capturing the 32" wide space between the wing walls in the lobby. Structural work may be involved. Feasibility should be investigated.

**Access Compliance Review Report**  
For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
37	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Bottom of reflective surface at mirror above the sink is at 52 1/2" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Lower
38	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Knee space under the sink is 26" high. Top of rim is at 32" above floor. Minimum 27" vertical clearance s required at a point 8" behind the front of sink.	606.2 306.3.1	11B-606.2 11B-306.3.1	Raise at least one sink
39	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Pipes under the sink are not insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Provide insulating jackets at ALL pipes under the sink
40	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Top of control lever at soap dispenser is at 41 3/4" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Lower
41	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Opening at recessed paper towel dispenser is at 58" above floor, and the trash component of the unit is at 44" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Replace or provide another unit that can be installed at accessible location and height.
42	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Doors	Door to this restroom is only 30" wide and does not open 90 degrees. Door openings shall provide a clear width of 32 inches minimum when at 90 degrees open.	404.2.3	11B-404.2.3	Replace with a new door assembly
43	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Doors	Bottom of louver at bottom of door is 9" from floor. Swinging door surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door	404.2.10	11B-404.2.10	Replace with a new door assembly

**Access Compliance Review Report**  
For Select public Common areas

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
44	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Doors	Door is recessed 10". Maneuvering clearances for forward approach shall be provided when any obstruction within the required maneuvering space project more than 8" beyond the face of the door.	404.2.4.3	11B-404.2.4.3	Replace with a new door assembly. Position new door not deeper than 8" from face of wall. Or see above remarks for making the entire room accessible.
45	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Doors	Access to door is through a 32" wide alcove. Minimum 48" of clear space would be required behind a door that has both latch and closer; 44" if only closer and no latch.	404.2.4.1	11B-404.2.4.1	Remove the wing wall. Or see above remarks for making the entire room accessible.
46	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Toilets	Top of coin slot at napkin vendor is 47" above floor. Where dispensers are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts shall be 40 inches maximum above the finish floor.		11B-603.5	Remove the unit
47	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Protrusion	Napkin vendor projects 7" from wall with its bottom above 27". Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Remove the unit
48	2015.04.24	South Building Lobby - 1st Floor	Women's Multi-User	Signage	No geometric identification sign provided. Entrances to all restrooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6. Where existing toilet rooms or bathing rooms do not comply with Section 11B-603, directional signs indicating the location of the nearest toilet room or bathing room complying with Section 11B-603 within the facility shall be provided.	216.8	11B-216.8	Provide geometric signage on door and additional directions signage as needed.
49	2015.04.24	South Building Lobby - 1st Floor	Women's Single-User	Signage	A shiny geometric sign and additional tactile figure and text are provided on the door. Characters and their background shall have a non-glare finish. No additional tactile characters or figure is required on the geometric sign, as the shape itself is the tactile element.	703.5.1	11B-703.5.1	Replace with a non-glare circle. Edges of signs shall be rounded, chamfered or eased. If additional language or figure is desired they should be printed on the shape and not be tactile.



## Access Compliance Review Report

For Select public Common areas

77 Fair Drive  
Costa Mesa, CA 92628

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction
50	2015.04.24	South Building Lobby - 1st Floor	Women's Single-User	Signage	Braille at tactile wall identification sign is inside an inset. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. Braille shall be separated 3/8 inch minimum and 1/2 inch maximum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.	703.3.2	11B-703.3.2	Replace sign with a new compliant sign
51	2015.04.24	South Building Lobby - 1st Floor	Men's Multi-User	Signage	No geometric identification sign provided. Entrances to all restrooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6. Where existing toilet rooms or bathing rooms do not comply with Section 11B-603, directional signs indicating the location of the nearest toilet room or bathing room complying with Section 11B-603 within the facility shall be provided.	216.8	11B-216.8	Provide geometric signage on door and additional directions signage as needed.
52	2015.04.24	South Building Lobby - 1st Floor	Men's Single-User	Signage	A directional sign is provided in place of Identification tactile sign. Room identification is achieved by tactile text and pictogram on the geometric sign. Signs identifying permanent rooms and spaces shall be tactile and shall comply with 11B-703, additionally toilet rooms complying with 11B-603 shall be identified by the International Symbol of Accessibility.	216.2 216.8	11B-216.2 11B-216.8	Relocate the directional signage next to the inaccessible restroom entry. Provide a compliant tactile identification sign with the International Symbol of Accessibility adjacent to strike jamb of the accessible restroom.
53	2015.04.24	South Building Lobby - 1st Floor	Men's Single-User	Signage	A shiny geometric sign with sharp corners and additional tactile figure and text are provided on the door. Characters and their background shall have a non-glare finish. No additional tactile characters or figure is required on the geometric sign, as the shape it self is the tactile element.	703.5.1	11B-703.5.1	Replace with a non-glare triangle. Edges of signs shall be rounded, chamfered or eased. Corners of signs shall have a minimum radius of 1/8 inch. If additional language or figure is desired they should be printed on the shape and not be tactile.

**EXHIBIT B**  
**CONSULTANT'S PROPOSAL**

City of Costa Mesa

# City Hall Restroom Accessibility Remodel

August 7, 2015



### Statement of Project Understanding

The City of Costa Mesa is located in the County of Orange and was incorporated in 1953. It is located centrally in the County of Orange and shares borders with the City of Newport Beach, Fountain Valley, Santa Ana, and Huntington Beach. The City is a mix of residential, commerce, industrial, parks, colleges, and businesses from around the globe. It is home to Segerstrom Hall, South Coast Plaza, Crystal Court, and the OC Fairgrounds which hosts the Counties biggest fair – the OC Fair.

Recently the City hired an access specialist to review and determine a plan of action to upgrade their existing first floor public restrooms at City Hall. While this project was originally intended to be part of a larger master plan upgrade to City Hall, the City has determined to separate out the project and have it be completed as a separate smaller project. The existing restrooms have been found to be deficient in multiple areas including signage, proper access, number of required stalls, turning radius, and mounting heights.

They are seeking an architectural firm that can address the following areas:

- Coordinate and integrate the City hired access specialist recommendation in to the new restroom design
- Develop solutions that meet current accessibility standards and maintain the City's status as a leader in the community and a positive role model

Each project contains a unique solution which needs to be found. The City of Costa Mesa City Hall Restroom Accessibility project will have the following items that will need to be addressed:

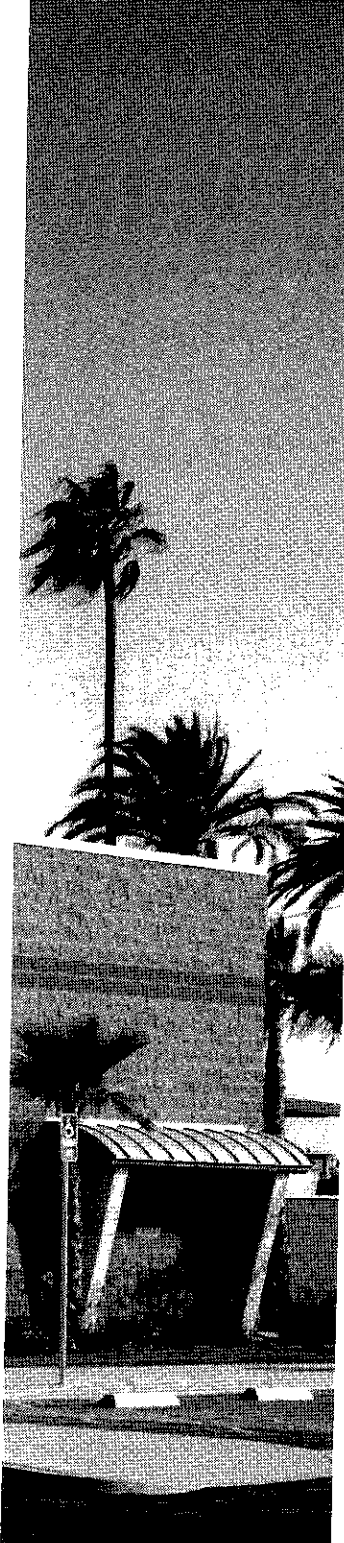
- Adequate as-built information may not be available showing current building status
- Addressing all accessibility issues within a confined space

As a small local firm RM Architecture is able to quickly establish and define goals for the project. Our experience allows us to develop solutions that are sustainable, meet the owner's budget, and will provide safe accessibility to all visitors to City Hall.

- Our experience in public restrooms has given us the knowledge and know how to develop solutions in difficult environments
- Our experience in remodel and retrofit of restrooms to provide accessible facilities for over 20 years
- If this project is combined with the other City Hall remodel we can offer a 5% discount on combined fees saving the City additional funds and time for completion

At RM Architecture we define clients first as making you, our client our top priority from day one. As a small firm we are able to provide dedicated services and make you one of a select few clients and not one of multiple so you will always know we are dedicating full resources towards achieving your goals. We value our clients as partners in the process and not just a project number and endeavor to communicate not only in a professional manner but also on a personal one as well creating lasting relationships, repeat work, and excellent references. We would like for the City of Costa Mesa to become one of our more highly regarded clients and look forward to the opportunity of putting our commitment towards achieving your goals.

### Project Approach



RM Architecture will work collaboratively to bring your accessibility upgrades project to fruition. With over two decades of experience in the public sector, Rubio Medina will bring his experience, knowledge, and creativity to your project having already completed very similar projects for the City of Hermosa Beach, Long Beach Water Department, Inland Empire Utilities Agency, and the Jurupa Community Services District to name a few. We are a firm that has seen continual growth since our inception and is highly sought after.

Rubio Medina will be the project architect and most fierce advocate for your accessibility upgrade project and will provide continuous project management from the initial kick off meeting, oversee and conduct all design meetings, and the production of all materials produced. Our approach is to actively listen to the City of Costa Mesa, participate as a member of the process, offer up ideas and present examples, and to foster a welcoming, enjoyable environment facilitating ownership by all stakeholders.

**Flexible Design:** After hearing and understanding all your ideas and challenges for your City Hall restroom remodel, RM Architecture will discuss alternate solutions for each of your areas along with pros and cons, comparison to current modern design, and how they best interact with the current operational challenges of the City of Costa Mesa.

**Idea Sharing:** After exploring and investigating all the possibilities and challenges, RM Architecture will bring a number of ideas and solutions to collectively review and discuss the positive and negative of each idea. We will collaboratively come to a conclusion that will exceed the Design Team's expectations.

Our **Project Approach** sets the needs of the City of Costa Mesa as a priority and involves them in the project development. RM Architecture will provide leadership and an open environment that is fun, enjoyable, and promotes creativity.

- **Identify objectives and goals.** Work collaboratively with the City to establish definable goals and meet the stated objective.
- **Develop solutions** that provide flexibility, meet the project criteria, are within budget, and are sustainable.
- **Validate solutions** with the City to ensure the project objectives are understood and are met.
- **Continuity of service.** Rubio Medina will be the project architect from start to finish providing a common thread.
- **Teamwork, Teamwork, Teamwork!** We will work collaboratively with the City, City hire access consultant, stakeholder groups, and the others to meet your goals in a creative, fun and enjoyable environment.

### Quality Management Plan

The delivery of a high quality project is the focus of our services and will be a priority serving the City of Costa Mesa. Our quality management plan encompasses the entire development project from start to finish. We provide continuous project management by firm owner Rubio Medina who will be involved in all aspects of project development whether it be design, studies, remodel, or new construction.

- **Preparation of a concise and logical scope of work that will be the road map to development.** Our scope of work will first be verified with the City to ensure both parties understand the services proposed to be provided. The scope of work sets milestones and key development goals for the work and ensures that the project is developed in a logical manner and in accordance with an agreed upon schedule.
- **Quality Assurance.** Quality assurance differs from quality control and eliminates the back and forth nature of typically project development of larger firms. RM Architecture practices quality assurances placing firm owner and experienced architect Rubio Medina in direct control of the project and he will be responsible for the majority of work product produced.
- **Peer Review.** At time of project submittal to the building department a fresh set of eyes from an equally experienced architect will review and comment on the plans to provide a fresh perspective and a broader view of lessons learned.
- **Post Occupancy Review.** In order to continuously improve the quality of our service we routinely perform post occupancy evaluations of all of our projects at an interval of one (1) year after occupancy. This perspective allows us to further understand from a lessons learned perspective how the project is performing, are the expectations of the end user still being upheld, and what can be done to make a better project.
- **Construction verification.** During construction prompt response to contractor inquiries, request for information, and shop drawing review is critical. During the construction phase our construction administration services will assist the City of Costa Mesa in verifying the quality and standards established in the design phase are upheld and that the City is receiving a high level of quality service.

*Quality management plan has a history of producing projects with less than ½ of 1% change order for non-owner initiated changes or unforeseen conditions.*

## Pre-Design Phase

### Task A.1: Project Orientation and Data Collection

#### Meetings:

- One (1) for project orientation

#### Deliverables:

- Updated project schedule
- Meeting minutes

#### Kick Off Meeting

A project orientation kick off meeting will be held with appropriate stakeholders for the City Hall accessibility upgrades project, City staff, building, planning, and City hired accessibility consultant to discuss goals of the project, project protocol, lines of communications, and building and planning requirements.

#### Update Project Schedule

The project schedule will be reviewed and revised based on discussions with building, planning, and pertinent staff members.

#### Data Collection

The Owner will supply the Architect all existing information pertaining to the project for use by the Architect and Design Team including but not limited to existing drawings, studies, reports, and estimates previously completed.

### Task A.2: Background Drawings

#### Background Files

After collecting existing files from the City of Costa Mesa, the Architect will prepare background files for use in developing the future work. The drawings will be prepared in the latest version of ACAD. The Architect will tour the facility to review for general conformance to the City provided as-built files.

## Design and Entitlement Phase

### Task B: Conceptual Design

#### Meetings:

- One at City to present Conceptual Design

#### Deliverables:

- Conceptual Alternatives

#### Conceptual Design:

The Architect will prepare up to three schematic layouts of the proposed new accessible restrooms and during a working meeting with the City will discuss the pros and cons of each, potential impacts to the existing facility, and rough order of magnitude costs. The Architect will gather comments from the City and prepare an accepted scheme. The accepted scheme will be discussed with the Architect's Certified Access Specialist (CaSP) to gather additional information, comments, and general accessibility issues and incorporate items in to the final concept.

### Task C: Construction Documents

#### Meetings:

- Submit to Building Department for review and resubmit corrected plans as required

#### Deliverables:

- Bid ready architectural and engineering plans
- Bid ready project manual
- Energy efficiency standards documentation
- Cost estimates in CSI

#### Construction Documents:

The Design Team will prepare Construction Documents for use in submitting to the City of Costa Mesa Building Department for review and permitting. The project will be designed using the 2013 CBC as amended by the City of Costa Mesa, and other applicable and current local codes including the CalGreen Checklist for Sustainable Design. The Construction Documents will include plans, specifications, and calculations. Submittals are anticipated at 90% only.

#### Equipment Cut Sheets:

The Design Team will present product cut sheets for proposed equipment for review by the City maintenance department for verification of systems to be specified. The Design Team will make revisions to equipment based on comments from the maintenance department and incorporate in to the final design.

## PROJECT UNDERSTANDING

format at 90%  
completion

### **Project Manual:**

The Design Team will prepare the project manual which will include the technical specifications for all proposed systems, finishes, materials, and equipment to be installed. The Architect will coordinate with the City in preparing Division 1 specifications, sustainability requirements, general conditions, and bid information.

### **Building Department Submittal and Permit Issuance:**

At the completion of the 90% construction document phase, the plans will be submitted to the City of Costa Mesa Building Department for review of code issues. The Design Team will respond to review plan check items and resubmit for building department issuance. The plans incorporating these items will be considered the Bid Set.

It is anticipated that the Design Team will respond to plan check comments generated out of first plan check comments only. Any additional comments not originally contained in first plan check comments will be picked up on an hourly basis.

### **Accessibility Review:**

While plans are in plan check, the Architect's CaSP will review the 90% plan for general conformance to accessibility codes and make comments and recommendations to be included as part of the final project.

### **Opinion of Probable Construction Cost:**

An opinion of probable construction cost in CSI format will be completed based on 90% construction documents. The opinion of cost will be reviewed with the City Project Team and verified with the overall project budget. Value engineering items will be discussed if necessary to bring the project back within budget limits.

## **Construction Phase**

### **Task D: Bidding and Construction Administration**

#### **Bid Assistance:**

During the bidding phase the Design Team will assist the City in preparing bid documents for use in distributing to prospective general contractors. The Architect will attend a pre-bid meeting at the site and assist the City in presenting and explaining the work. The Design Team will respond to contractor request for information, review proposed product substitutions, and prepare addenda for distribution.

#### **Construction Administration:**

The Architect will establish a means to respond quickly to the contractor's requests for information. Scope is based on a six (6) month construction schedule.

- Attendance at construction meetings to determine general conformance with the Contract Documents (Total of 8 meetings)
- Periodic review by the sub consultant team during key points in development of the remodel
- Review of contractor application for payment
- Final pay application recommendations
- Final walk-through and punch-list; establishment of Date of Substantial Completion (total of 3 meetings)
- Submittal/ Shop Drawing review
- Product substitution review



## PROJECT UNDERSTANDING

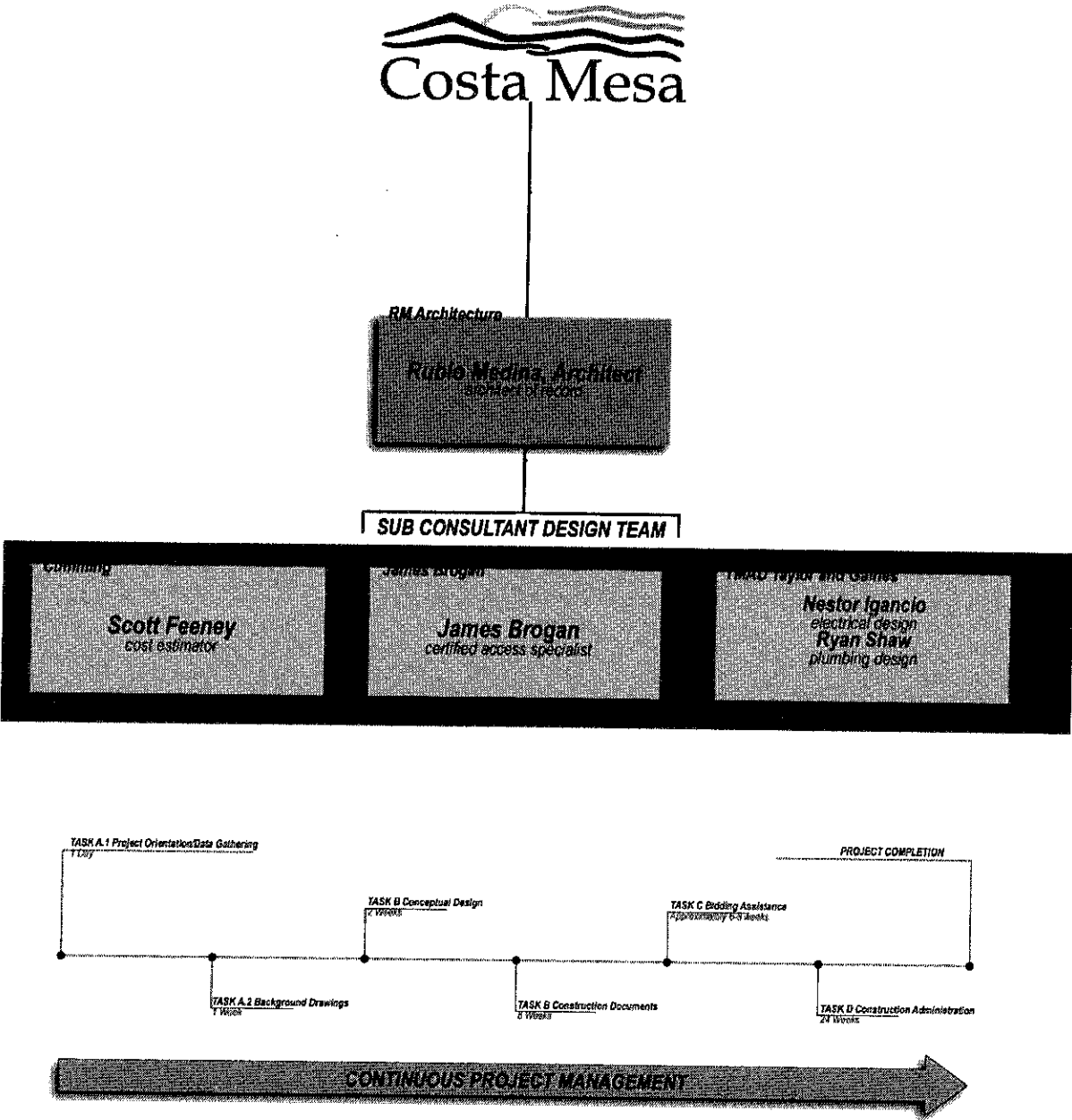
### Exclusions

The following services are excluded from our scope and fee:

- Responses for contractor clarifications/ field questions/ requests for information
- Preparation of change orders/ architects supplemental instructions as required
- Geotechnical investigation, report, and observation during construction
- Hazardous materials abatement or evaluation
- Independent investigation of accuracy of supplied information from Owner
- Record drawings
- Permit/ plan check/ agency fees
- Fire suppression and fire alarm drawings and calculations (performance specifications included if required)
- Structural retrofit or analysis of existing City Hall
- Structural engineering
- Mechanical engineering (slight reconfiguration for new space)
- California Green Building Code optional tier design (mandatory measures included)
- LEED Certification
- Upgrade of existing electrical service



Organizational Chart/ Conceptual Project Schedule



Fully detailed schedule to be prepared after selection and discussion of milestones with the City and building department.

### Firm Profile

**RM ARCHITECTURE**
**Architect**

780 Roosevelt  
Irvine, CA 92620  
P: 949 333.6030  
F: 949 333.6100

**Type of Business:**

Sole Proprietor

**Registrations:**

CA Architect c.30059

**Small Business**
**Enterprise:**

1754662

**Insurance Coverage:**

Professional Liability  
General Liability  
Auto Liability  
Workers Compensation

**Business License:**

City of Irvine BUS11-01268

**Contact Person:**

Rubio Medina, Owner  
Architect

RM Architecture is a sole proprietor, full service architectural, planning, and construction management firm established in 2010. We devote principal level leadership to each and every project. With this approach RM Architecture is able to provide quality services which results in successfully implemented projects, lasting relationships and repeat clients. With a diverse background RM Architecture is able to quickly establish and identify programmatic obstacles, establish consensus among multiple stakeholders, and develop design solutions that are relevant, have character, and are engaging.

We are a certified small business enterprise (SBE) located in the City of Irvine providing services to the surrounding counties of Riverside, Los Angeles, San Diego, and Orange County. As a small firm we are able to be more selective in our projects and provide exceptional services to each and every one of our clients. All projects are lead and involve firm principal and owner Rubio Medina who has over twenty years experience providing project management and guidance to both public and private clients.

**Project Expertise:**

- Public Works
- Public Safety
- Beach Facilities

**Services Offered:**

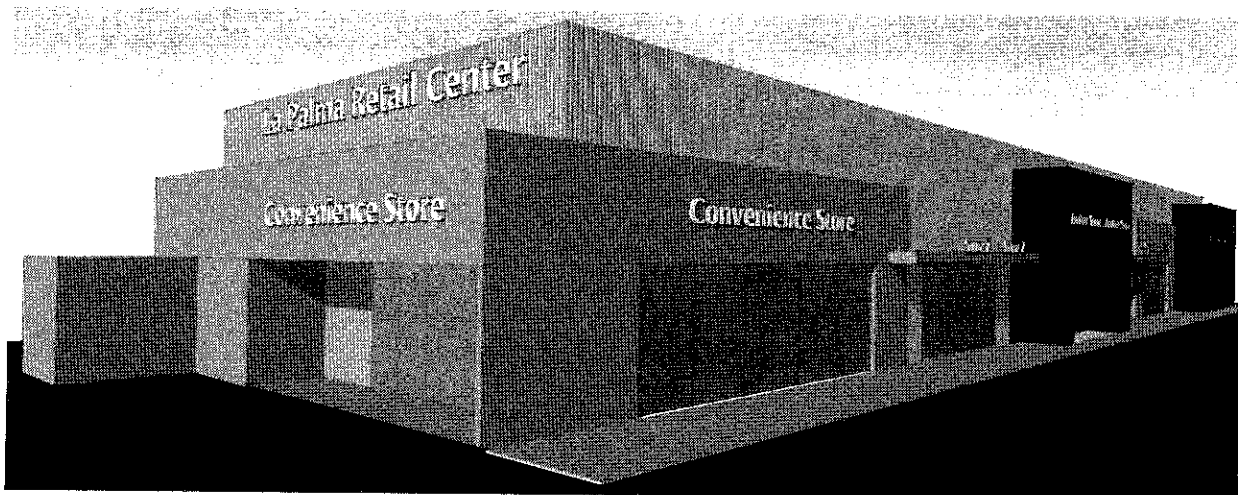
- Programming
- Facility assessments
- Construction management
- Feasibility studies
- Sustainable design
- Peer review
- Construction documents
- Construction administration

**Philosophy**

To develop strong, lasting relationships and deliver services that have value, are sustainable and incorporates our clients as a valued asset in the process by respecting their goals, budget, and values.

**Mission Statement**

To treat each and every thing as an equal to the whole.



## Project Architect Resume

### Rubio Medina

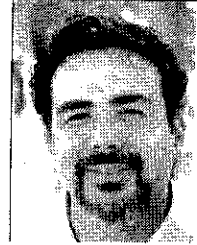
Owner, RM Architecture

### Project Role:

Architect of Record/ Project Architect

### Registrations:

CA Architect c.30059



### Related Project Experience:

- Big Canyon Reservoir Auxiliary Facility Maintenance Yard, Newport Beach, CA
- Carlsbad Skate Park Restrooms, Fire Station No. 5 Roof Prop, and Storage Facility, Carlsbad, CA
- City of Industry Heliport and Support Structure, City of Industry, CA
- Corona del Mar Fire Station Study, Newport Beach, CA
- El Segundo 911 Conversion, El Segundo, CA
- El Segundo Beach Lifeguard Station Study, El Segundo, CA
- El Segundo Beach Lifeguard Station, El Segundo, CA
- El Segundo Fire Station No. 2 (LEED Gold), El Segundo, CA
- Fairview Fire Protection District Fire Station (Centex Homes), Castro Valley, CA
- Glendale Fire Department Facility Assessment, Glendale, CA
- Inland Empire Utilities Agency Tenant Improvement, Ontario, CA
- Jurupa Community Services District Tenant Improvement, Mira Loma, CA
- Laguna Beach Main Beach Restroom Replacement, Laguna Beach, CA
- Livermore Pleasanton Fire Station No. 1 and Fire Administration, Livermore, CA
- Long Beach Water Department Administration Remodel, Long Beach, CA
- Murrieta Fire Station No. 4 and Police Substation, Murrieta, CA
- Pasadena Fire Station No. 33 and Administration Facility Study, Pasadena, CA
- Rancho Cucamonga Fire Station No. 177, Rancho Cucamonga, CA
- Rancho Cucamonga Fire Station No. 178, Rancho Cucamonga, CA
- Rancho Santa Fe FPD Administration Building Remodel, Rancho Santa Fe, CA
- Rancho Santa Fe FPD Fire Station No. 1, Rancho Santa Fe, CA
- Rancho Santa Fe FPD Rancho Cielo (4) Fire Station, Rancho Cielo, CA
- Riverside Downtown Fire Station No. 1 and Administration Facility, Riverside, CA
- Santa Ana Heights Fire Station and Training Facility, Newport Beach, CA
- San Marino Public Safety Center Remodel and Addition, San Marino, CA
- Simon Ranch Reservoir and Booster Center, Tustin, CA
- Vernon Fire Station No. 2, Police Department and Public Works Remodel, Vernon, CA
- West Covina Fire Station No. 5, West Covina, CA



### Consultant Team

**James Brogan, Architect  
Certified Access  
Specialist**

21992 Drexel Way  
Lake Forest, CA 92630  
P: 949 235.8166

**Year Established:**  
2006

**Type of Business:**  
Sole Proprietorship

**Name of Contact**  
James Brogan, Owner

**TMAD Taylor and Gaines  
Plumbing/ Electrical**

901 Via Piemonte,  
Suite 400  
Ontario, CA 91764  
P: 909 477.6915  
F: 909 477.6916

**Year Established:**  
1955

**Type of Business:**  
Corporation

**Name of Contact**  
Kerry Parker, Principal

**Cumming**

**Cost Consulting**  
130 Vantis, Suite 110  
Aliso Viejo, CA 92656  
P: 949 900.0440  
F: 949 900.0450

**Year Established:**  
1996

**Type of Business:**  
Corporation

**Name of Contact**  
Scott Feeney, Managing  
Director

**James Brogan, Certified Access Specialist:**

- CASp Registration #053
- ICBO/ICC Plans Examiner #92430
- ICBO Building Inspector #9401
- CABO Building Official #687
- ACE Certified Expert Witness
- Senior Plan Check Engineer, City of Irvine, CA
- Building Official, City of Lake Forest, CA
- Independent Code Consultant, Orange and La Counties
- Lead Plans Examiner, City of Orange, CA

**Nestor Ignacio, Electrical Engineer:**

- Deer Creek Park, Jurupa Community Services District, Mira Loma, CA
- Laguna Beach Main Beach Restroom, Laguna Beach, CA
- Meadowside Park, County of Riverside, CA
- Morgan Street Park, Perris, CA
- El Segundo Beach Restroom and Lifeguard, El Segundo, CA
- Mayflower Park, County of Riverside, CA
- Bogart Park, County of Riverside, CA

**Ryan Shaw, Plumbing Designer:**

- Bon View Community Center, Ontario, CA
- 'D' Street Community Center, Arcata, CA
- El Segundo Beach Restroom and Lifeguard, El Segundo, CA
- Laguna Beach Main Beach Restroom, Laguna Beach, CA
- Deer Creek Park, Jurupa Community Services District, Mira Loma, CA
- Harada Park Phase III, Jurupa Community Services District, Mira Loma, CA

**Scott Feeney:**

- Agua Caliente Resort, Restroom Upgrades, Rancho Mirage, CA
- Leeway Sailing Center, Gondola Bldg., and Pier/Dock Replacement, Long Beach, CA
- Orizaba Park New Community Building with Restrooms, Long Beach, CA
- Marina Park Renovation incl. Restrooms, Seal Beach, CA
- Collier Park, Family Friendly Restrooms, San Diego, CA
- La Costa Resort - Clubhouse Lockers/Restroom, Carlsbad, CA
- Palmer Park Improvements incl. Basketball Courts-Wade Pool-Fitness Area-Restrooms, Glendale, CA
- Portsmouth Square Park, Removal and Replacement of Existing Restroom Building, San Francisco, CA
- San Diego Unified Port District, Tidelands Comfort Station Refurbishment – 31 Facilities, San Diego, CA

### Current Workload and Availability

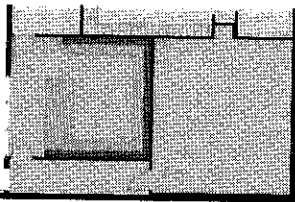
Rubio Medina will be the architect of record for the City of Costa Mesa Restroom Upgrade project and can confirm his availability to start immediately and carry the project through to completion.

**Current Phase:**  
Schematic Design  
**Scheduled Completion:**  
March 2016

#### **LAGUNA BEACH MAIN BEACH RESTROOM, LAGUNA BEACH, CA**

RM Architecture was commissioned to provide architectural and engineering services for the replacement of the Main Beach Restroom facility located at South Main Beach in the City of Laguna Beach. The new facility will replace and upgrade the existing facility providing greater usability, functionality, and a safe environment for all beachgoers.

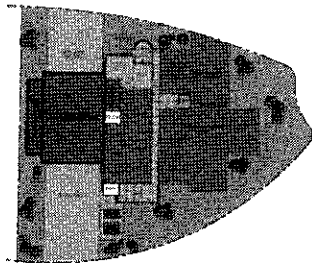
Services included architectural, engineering, geotechnical investigation, and a wave run up analysis. The new facility will be approximately 1,000SF fitting more restrooms in to a similar size space.



**Current Phase:**  
Bidding  
**Scheduled Completion:**  
On Hold

#### **INLAND EMPIRE UTILITY AGENCY, ONTARIO, CA**

As architect of record, RM Architecture was hired to provide architectural and engineering services for the conversion of an existing storage and paint room in to a new training and laboratory space at their Regional Plant 2 location. The existing room is to be divided in to two new areas to address the need for additional training and laboratory space which includes a new training room and finishes. The new laboratory space will consist of a room with multiple workstations, new casework with solid phenolic tops and fronts for long life, finishes, HVAC, electrical, and telecommunications.

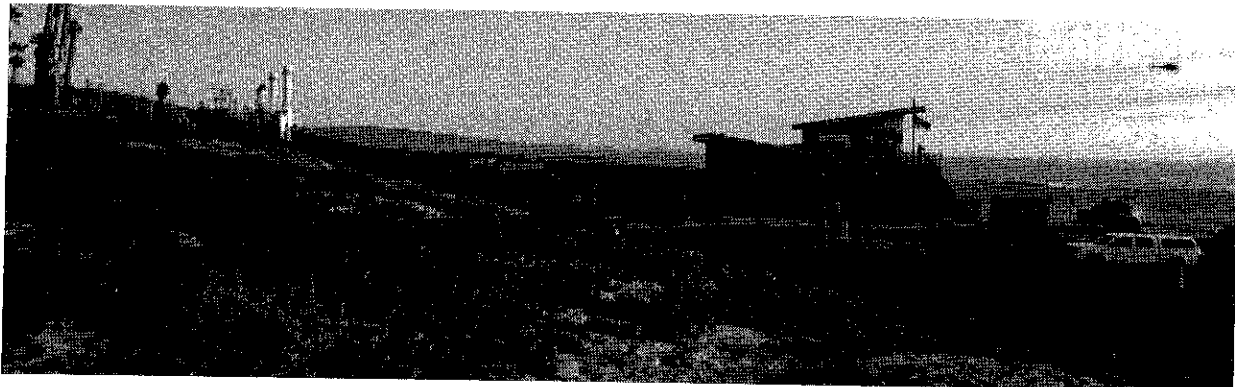


**Current Phase:**  
Schematic Design  
**Scheduled Completion:**  
On Hold

#### **LILAC HILLS RANCH FIRE STATION, NORTH SAN DIEGO COUNTY**

Located in North San Diego County, a new development in the Lilac Hills area is being considered for development and was required that a new fire station be constructed to support this new development.

RM Architecture was hired to provide preliminary programming and study for a proposed new 6,000SF fire station within the new community. The facility will consist of a double wide, double deep apparatus bay and associated support space, four (4) dorms and associated living quarters including crew restrooms, day room, kitchen, dining, and office space.



## PROJECT EXPERIENCE

### Main Beach Restroom Replacement

Laguna Beach, CA

**Features:** Replacement of existing restroom facility at South Main Beach.

**Status:** Schematic Design

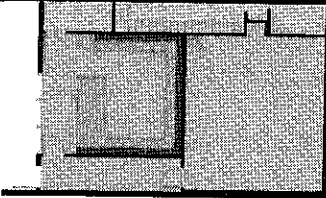
**Reference:**

Tom Sandefur, Associate  
Civil Engineer  
P: 949 497.0792

- Heavy marine environment
- Multi-use facility
- Masonry and steel construction
- Finishes selected to address marine environment
- Vandal resistant fixtures and hardware
- Improve accessibility within structure and path of travel

### Inland Empire Utilities Agency Tenant Improvement

Chino, CA



**Features:** Conversion of existing space in to a usable classroom and laboratory area including planning for accessibility.

**Reference:**

Charlie Batongmalaque,  
Materials Management  
Supervisor  
P: 909 993.1883

- Space planning within existing confines
- Conversion of existing space into a new multi-use area
- Materials and finishes selected for durability, aesthetics, and availability
- **Accessibility upgrades**
- Installation of new HVAC equipment to interface with existing system

### El Segundo Beach Lifeguard Facility and Public Restroom

El Segundo, CA



**Features:** Combination facility located on El Segundo Beach consists of masonry construction, zinc and phenolic panels. Facility houses a lifeguard tower, accessible public restrooms, and storage.

**Reference:**

Stephanie Katsouleas,  
Public Works Director  
P: 310 524.2356

- Heavy marine environment
- Multi-use facility
- Masonry and steel construction
- Finishes selected to address marine environment
- Vandal resistant fixtures and hardware
- Improve accessibility within structure and path of travel

### Big Canyon Reservoir Auxiliary Facility Maintenance Yard

Newport Beach, CA



**Features:** 4,500 enclosed storage, 4,500 covered storage area with employee accessible restrooms.

- Masonry construction
- Multi-use facility
- Finishes selected to address marine environment
- Vandal resistant fixtures and hardware

**Reference:**

Fong Tse, Principal  
Engineer  
P: 949 644.3321

### Carlsbad Skate Park Restroom

Carlsbad, CA (Project Completed with Gillis and Associates)



**Features:** Multi-use facility serving the City of Carlsbad skate park and the fire department.

- Multi-use facility
- Masonry and steel construction
- Concession vending machine spaces
- Vandal resistant fixtures
- **Accessible restroom and path of travel**

**Reference:**

William Plummer, City  
Engineer  
P: 760 602.2768

### Long Beach Water Department Administration Remodel

Long Beach, CA (Project Completed with Gillis and Associates)



**Features:** 40,000SF tenant improvement, remodel, and addition including space planning, new meeting room, accessibility upgrades, and façade renovation.

- Asbestos remediation
- Facility built in the 1960's
- Space planning and use confined to existing footprint
- Strict budget of 1.5 million
- New HVAC equipment to serve build out at first floor
- 40,000SF remodel office space
- **New accessible employee restrooms at floors 2-4**
- **Addition of new accessible public restrooms at first floor**
- Executive suite at 4<sup>th</sup> floor with council chambers
- Façade renovation
- Office space layout and planning

**Reference:**

Steve Myrter, Public Works  
Director  
P: 562 989.7356



## Jurupa Community Services District Tenant Improvement

Mira Loma Beach, CA (Project Completed with Gillis and Associates)



### Reference:

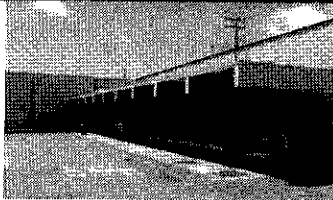
Sam Samson, C3 Owner's Representative  
P: 949 706.3527

**Features:** Tenant improvement to consolidate functions of the Jurupa Community Services District including public interface areas, council chambers/meeting rooms, and accessibility upgrades.

- Space planning and use confined to existing footprint
- Façade renovation
- New council chambers
- Installation of new elevator in existing two story space
- Office space layout and planning
- **Addition of accessible public restrooms**
- Installation of new elevator in existing two story space
- Space planning and use confined to existing footprint

## Vernon Public Works Remodel

Vernon, CA (Project Completed with Gillis and Associates)



### Reference:

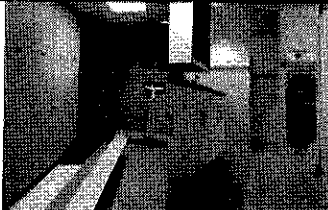
Kevin Wilson, Director of Community Services  
P: 323 826.1435 X245

**Features:** Major upgrade and remodel with a focus of installation of new shower/locker rooms, restrooms, male and female facilities, and office remodel.

- Façade renovation
- **Remodel and reconfiguration of employee restroom, shower, and lockers**
- **Accessibility upgrades**
- Space planning and layout
- Finishes to last under heavy use

## Vernon Police Department Remodel

Vernon, CA (project completed with RRM Design Group)



### Reference:

Kevin Wilson, Director of Community Services  
P: 323 826.1435 X245

**Features:** Upgrade of police locker, shower, and restroom facilities to include separate male and female areas along with accessibility upgrades.

- **Remodel and reconfiguration of employee restroom, shower, and lockers**
- **Accessibility upgrades**
- Space planning and layout
- Remodel and TI within existing space
- Finishes to last under heavy use

### Rancho Santa Fe FPD Administration Remodel and Addition

Rancho Santa Fe, CA (Project Completed with RRM Design Group)

**Reference:**

Donald Butz, Fire Chief  
Viejas Fire Department  
(former Deputy Chief  
Rancho Santa Fe)  
P: 619 659.2376

**Features:** Interior remodel to gain better functionality and a new two story addition to add further square footage and usability.

- Located within Rancho Santa Fe design covenant
- Space planning and layout
- Remodel to provide for greater flexibility and usability

### Hermosa Beach City Hall and Police Department Remodel

Hermosa Beach, CA (Project Completed with Gillis and Associates)

**Reference:**

N/A

**Features:** Installation of new elevator, upgrades to council chambers and accessibility upgrades.

- Minor office improvements to provide greater flexibility and usability
- Council chamber improvements including accessibility upgrades
- Installation of new elevator to provide accessibility to second floor

### San Marino Public Safety Center Tenant Improvement and Addition

San Marino, CA (Project Completed with Don Iler, Architect)



**Reference:**

N/A

**Features:** Major upgrade and renovation of existing public safety center to police and fire departments. Addition of new apparatus bay to fire station.

- Tenant improvement to existing police facility
- Space planning and layout
- Remodel of existing fire station
- Addition of new apparatus bay to fire station

### City of Industry Heliport Support Building

City of Industry, CA (Project Completed with RRM Design Group)



**Reference:**

Josh Nelson, CNC  
Engineering  
P: 626 333.0336

**Features:** Heliport support structure with lookout tower.

- Multi-use facility
- Masonry and steel construction
- Finishes selected to weather
- Heavy jet wash environment

**EXHIBIT C**  
**FEE SCHEDULE**

**Costa Mesa City Hall Restroom Accessibility Remodel Proposed Fee**

Attached please find our proposed fixed fee to provide architectural and engineering services to complete the restroom accessibility upgrades at the City of Costa Mesa City Hall facility.

Task A.1	Project Orientation/ Data Gathering	\$	1,500
Task A.2	Background Files	\$	1,500
Task B	Conceptual Design	\$	1,500
Task C	Construction Documents	\$	17,075
Task D	Bidding/Construction Administration	\$	9,600

**GRAND TOTAL ALL SERVICES (Tasks A-D) \*\*: \$ 31,175**

**\*\*Reimbursable budget to be \$6,500**

Reimbursable expenses incurred by RM Architecture, or any subconsultant it may hire to perform services for this project, are reimbursed by the client at actual cost plus 10% to cover its overhead and administrative expenses. Reimbursable expenses include, but are not limited to reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the project, the expense of any additional insurance requested by client in excess of that normally carried by the Architect or its subconsultants, travel expenses (transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the current IRS business standard mileage rate.

**EXHIBIT D**  
**PROJECT SCHEDULE**

### **Project Schedule**

- |  |          |
|--|----------|
| 1. Proposal Received by the City                               | 8/7/15   |
| 2. Award of Professional Services Agreement                    | 9/15/15  |
| 3. Project Kick-off Meeting                                    | 9/16/15  |
| 4. Submit Complete Plans, Specifications and Detailed Estimate | 11/13/15 |
| 5. Obtain Building Permit                                      | 1/08/16  |

**EXHIBIT E**  
**CERTIFICATES OF INSURANCE**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/26/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Dealey, Renton & Associates  
P. O. Box 10550  
Santa Ana, CA 92711-0550  
License #0020739

CONTACT NAME: Sandy Peters  
PHONE (A/C No., Ext): 626 844-3070 FAX (A/C No): 626 844-3074  
E-MAIL ADDRESS: speters@dealeyrenton.com

INSURED RMARCHIT

RM Architecture  
780 Roosevelt  
Irvine, CA 92620  
949 333-6030

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Travelers Property Casualty Co of A	25674
INSURER B: XL Specialty Insurance Co.	37885
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

## COVERAGES

CERTIFICATE NUMBER: 9837952

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			680219M6172	10/1/2014	10/1/2015	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BA219M6196	10/1/2014	10/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						OCCUR CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	UB3736T277	10/1/2014	10/1/2015	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Professional Liability Claims Made			DPS9717799	10/1/2014	10/1/2015	\$1,000,000 \$1,000,000 Per Claim Annual Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

\*General Liability policy excludes claims arising out of the performance of professional services.\*

## CERTIFICATE HOLDER

CANCELLATION 30 Day NOC/10 Day for NonPay of Prem

For Proposal Purposes

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Sandy Peters*



**EXHIBIT F**  
**CITY COUNCIL POLICY 100-5**

<b>SUBJECT</b>  DRUG-FREE WORKPLACE	<b>POLICY NUMBER</b> 100-5	<b>EFFECTIVE DATE</b> 8-8-89	<b>PAGE</b>  1 of 3
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#### BACKGROUND

Under the Federal Drug-Free Workplace Act of 1988, passed as part of omnibus drug legislation enacted November 18, 1988, contractors and grantees of Federal funds must certify that they will provide drug-free workplaces. At the present time, the City of Costa Mesa, as a sub-grantee of Federal funds under a variety of programs, is required to abide by this Act. The City Council has expressed its support of the national effort to eradicate drug abuse through the creation of a Substance Abuse Committee, institution of a City-wide D.A.R.E. program in all local schools and other activities in support of a drug-free community. This policy is intended to extend that effort to contractors and grantees of the City of Costa Mesa in the elimination of dangerous drugs in the workplace.

#### PURPOSE

It is the purpose of this Policy to:

1. Clearly state the City of Costa Mesa's commitment to a drug-free society.
2. Set forth guidelines to ensure that public, private, and nonprofit organizations receiving funds from the City of Costa Mesa share the commitment to a drug-free workplace.

#### **POLICY**

The City Manager, under direction by the City Council, shall take the necessary steps to see that the following provisions are included in all contracts and agreements entered into by the City of Costa Mesa involving the disbursement of funds.

1. Contractor or Sub-grantee hereby certifies that it will provide a drug-free workplace by:
  - a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in Contractor's and/or sub-grantee's workplace, specifically the job site or location included in this contract, and specifying the actions that will be taken against the employees for violation of such prohibition;

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	2 of 3

- b. Establishing a Drug-Free Awareness Program to inform employees about:
  1. The dangers of drug abuse in the workplace;
  2. Contractor's and/or sub-grantee's policy of maintaining a drug-free workplace;
  3. Any available drug counseling, rehabilitation and employee assistance programs; and
  4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- c. Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by subparagraph A;
- d. Notifying the employee in the statement required by subparagraph 1 A that, as a condition of employment under the contract, the employee will:
  1. Abide by the terms of the statement; and
  2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
- e. Notifying the City of Costa Mesa within ten (10) days after receiving notice under subparagraph 1 D 2 from an employee or otherwise receiving the actual notice of such conviction;
- f. Taking one of the following actions within thirty (30) days of receiving notice under subparagraph 1 D 2 with respect to an employee who is so convicted:
  1. Taking appropriate personnel action against such an employee, up to and including termination; or
  2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health agency, law enforcement, or other appropriate agency;

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
DRUG-FREE WORKPLACE	100-5	8-8-89	3 of 3

- g. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 A through 1 F, inclusive.
2. Contractor and/or sub-grantee shall be deemed to be in violation of this Policy if the City of Costa Mesa determines that:
  - a. Contractor and/or sub-grantee has made a false certification under paragraph 1 above;
  - b. Contractor and/or sub-grantee has violated the certification by failing to carry out the requirements of subparagraphs 1 A through 1 G above;
  - c. Such number of employees of Contractor and/or sub-grantee have been convicted of violations of criminal drug statutes for violations occurring in the workplace as to indicate that the contractor and/or sub-grantee has failed to make a good faith effort to provide a drug-free workplace.
3. Should any contractor and/or sub-grantee be deemed to be in violation of this Policy pursuant to the provisions of 2 A, B, and C, a suspension, termination or debarment proceeding subject to applicable Federal, State, and local laws shall be conducted. Upon issuance of any final decision under this section requiring debarment of a contractor and/or sub-grantee, the contractor and/or sub-grantee shall be ineligible for award of any contract, agreement or grant from the City of Costa Mesa for a period specified in the decision, not to exceed five (5) years. Upon issuance of any final decision recommending against debarment of the contractor and/or sub-grantee, the contractor and/or sub-grantee shall be eligible for compensation as provided by law.