



City of Garden Grove

Statement of Qualifications for Architectural/Engineering Services
Relating to the Garden Grove Fire Station #6

RFP No. S-1177

September 21, 2015



COPY



ARCHITECTURE | PLANNING | INTERIOR DESIGN

19520 Jamboree Rd. | Suite 100 | Irvine | California | 92612
949.250.0880 | FAX 949.250.0882 | www.westgroupdesigns.com

TABLE OF CONTENTS

Part 1

i	Proposal Letter	3
A	Bidder/Contractor Statement	7
B	Proposal Pricing [Please See Attached]	9
C	References	13
D	Qualification Statement	17
E	Work Plan/Technical Description	29
F	Proposed Manpower Analysis	33

Part 2

ii	Transmittal Letter	41
I	Description of Respondent	43
	A. Firm Description	45
	B. Organization Chart	51
	C. Key Professionals	52
	D. Resumes	54
II	Narrative	59
	A. Design Philosophy	61
	B. Fire Station Experience	62
	C. Public Experience	62
	D. Project Understanding	63
	E. Qualifications of Individuals	65
	F. Project Management Controls	66
	G. Stakeholder Engagement	68
	H. Commitment to Energy Efficiency	70
III	Relevant Experience	73





Proposal Letter

RFP No. S-1177**CITY OF GARDEN GROVE****PROPOSAL REQUIREMENTS****PROPOSAL LETTER/CERTIFICATE OF ACCEPTANCE**

PROPOSER NAME:

[Westgroup Designs Inc.](#)

SANDRA SEGAWA, PURCHASING AGENT
CITY OF GARDEN GROVE
11222 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92840

In response to the request the City is seeking proposals that include the following for a Replacement Fire Station in Garden Grove.

- 1) Creation of a conceptual site plan with general building footprint, appropriate to each site.
- 2) A planning level analysis of the costs of construction appropriate to each site.
- 3) Recommendations on the environmental (CEQA) review process for the project, including cost estimates for the environmental review analysis appropriate to each site.

We the undersigned hereby declare that we have carefully read and examined the Request for Proposal documents including any plans and specifications, and hereby propose to perform and complete the Work as required in the Contract.

This Contract is not exclusive. The CITY expressly reserves the right to contract for performance of services such as those described herein through other Contractors.

The undersigned agrees to supply the Scope of Work at the costs indicated in its cost proposal if its Proposal is accepted within 120 days from the date specified in the RFP for receipt of proposals.

The undersigned has reviewed the enclosed contract terms and conditions and agrees to accept all terms and conditions of the CITY's contract unless otherwise noted in the proposal response.

If recommended for Contract award, the undersigned agrees to execute a contract which will be prepared by the CITY for execution, within 10 calendar days following Notification of Award. It is understood that the recommendation for contract award

will not be placed on the agenda for consideration by the City Council until the CITY has received the executed contract. The CITY will fully execute the contract subject to resolution of Protest filings, if any, and approval by the City Council.

The undersigned will also deliver to the CITY prior to the commencement of Scope of Work the necessary original Certificates of Insurance. If services are authorized to commence prior to the execution of the Contract pursuant to a Notice to Proceed issued by the CITY, pending the execution of the Contract, the services shall be subject to the terms and conditions of the Scope of Work and the Contract.

Incorporated herein and made a part of this Proposal are the Response Data and Proposal Forms required by the Proposal Requirements.


The undersigned acknowledges receipt, understanding and full consideration of the following Addenda to the RFP Documents:

Addenda No. 1

Proposer represents that the following person is authorized to negotiate on its behalf with the CITY in connection with this RFP:

<u>Parisima Hassani</u>	<u>Managing Principal</u>	<u>949.250.0880 ext 112</u>
(Name)	(Title)	(Phone)

The undersigned certifies that it has examined and is fully familiar with all of the provisions of the RFP Documents and is satisfied that they are accurate; that it has carefully checked all the words and figures and all statements made in the Proposal Requirements; that it has satisfied itself with respect to other matters pertaining to the proposal which in any way affect the Work or the cost thereof. The undersigned hereby agrees that the CITY will not be responsible for any errors or omissions in these RFP Documents.

BY: 	Proposer's Business Address and Telephone/Fax Numbers:
<u>(Signature)</u>	<u>19520 Jamboree Road Suite 100</u>
<u>Parisima Hassani</u>	<u>Irvine CA 92612</u>
<u>(Type or Print Name)</u>	
<u>Managing Principal</u>	<u>949.250.0880 / 949.250.0882 (fax)</u>
<u>(Title)</u>	
<u>parisimah@westgroupdesigns.com</u>	
<u>(Email Address)</u>	



A. Bidder/Contractor Statement


**BIDDER/CONTRACTOR STATEMENT
REGARDING INSURANCE COVERAGE
(Submit with IFB/RFP Package)**

This signed document must be included with your bid package in order for your bid/proposal to be considered complete!

BIDDER/CONTRACTOR HEREBY CERTIFIES that he/she has reviewed and understands the insurance coverage requirements specified as in the attached Insurance Requirements Checklist.

Should we/I be awarded the contract, we/I certify that we/I can meet the specified requirements for insurance, including insurance coverage of the subcontractors, and agree to name the **City/Successor Agency/Sanitary District** and other additional insureds as per the agreement for the work specified And we/I will comply with the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, before commencing the performance of the work specified.

Westgroup Designs Inc.

Please Print (Person, Firm, or Corporation)


Signature of Authorized Representative

PariSima Hassani, IIDA, CID, Managing Principal

Please Print (Name & Title of Authorized Representative)

<u>09/21/15</u>	<u>949.250.0880</u>	<u>parasimah@westgroupdesigns.com</u>
Date	Phone Number	Email

Insurance Certificates and Endorsements will also be accepted via email and must be emailed to the following email address only: sandras@garden-grove.org. This is the preferred and quickest method of submitting insurance certificates and endorsements.

Insurance Certificates and Endorsements can also be mailed to: City of Garden Grove
Attention: Sandra Segawa:
Purchasing Division
11222 Acacia Parkway
Garden Grove, CA 92840

NOTE: All insurance certificates and endorsements must be received by the City of Garden Grove Purchasing Division within ten (10) City working days of the original request or the City reserves the right to proceed with the next lowest responsible bidder or the next highest scoring proposer in the process.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/17/2015

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).

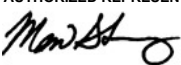
PRODUCER Jealey, Renton & Associates 199 S Los Robles Ave Ste 540 Pasadena, CA 91101 Lic #0020739		CONTACT NAME: Marie Swaney PHONE (A/C, No, Ext): 626 844-3070 FAX (A/C, No): E-MAIL ADDRESS: mswaney@dealeyprenton.com	
INSURED Westgroup Designs, Inc. 19520 Jamboree Rd., Suite 100 Irvine, CA 92612 949 250-0880		WESTGDES1	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Travelers Property Casualty Co of A	
		INSURER B: Hartford Accident & Indemnity	
		INSURER C: Travelers Casualty & Surety Co. Ame	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 2013289087 **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.

NSR 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"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			6805277L547	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	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> NoOwnedAutos			BA5279L159	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)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0			CUP6C746237	10/1/2014	10/1/2015	EACH OCCURRENCE	\$1,000,000
							AGGREGATE	\$1,000,000
								\$
B	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	57WEGGG2203	10/1/2014	10/1/2015	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
			N/A				E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$1,000,000
							E.L. DISEASE - POLICY LIMIT	\$1,000,000
C	Professional Liability Claims Made Form			105677979	9/9/2015	9/9/2016	\$2,000,000 \$2,000,000	Per Claim Annual Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Liability excludes claims arising out of the performance of professional services. Umbrella policy is a follow-form to underlying General Liability/Hired&Non-Owned Auto Liability/Employers Liability.

CERTIFICATE HOLDER	CANCELLATION 30 Day NOC/10 Day for NonPay of Prem
City of Garden Grove Attn: Sandra Segawa, Purchasing Agent 11222 Acacia Parkway, Room 220 Garden Grove CA 92840	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 





B. Proposal Pricing:
Please See Attached



C. References

REFERENCES

Westgroup Designs

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Rebecca McCray, Supervising Project Manager
rmccray@rivcoeda.org

951.955.8764

Project: Historic Courts of California

Stephen Gilbert, EDA Development Manager
sdgilbert@rivcoeda.org

951.955.4824

Project: Indio Law Building

COUNTY OF SAN BERNADINO

Darlynn Wissert, Supervising Project Manager
dwissert@ae.sbcounty.gov

909.387.5227

Projects: Frank Bland Sheriff Training Academy

Dave Duff, AIA, NCARB, LEED AP

ORANGE COUNTY FIRE AUTHORITY

Steve Chambers, Director of Property Management
stevechambers@ocfa.org

714.573.6471

Chris DeCoursey, Construction Manager
chrisdecoursey@ocfa.org

714.573.6473

Projects:

Fire Station 51, Irvine CA

Fire Station 47, Irvine CA

Fire Station 38, Irvine CA

Fire Station 39, Laguna Niguel CA

Fire Station 27, Irvine CA

Fire Station 55, Irvine CA

Fire Station 20, Irvine CA

IRVINE COMPANY

Larry Harden, Vice President Retail
949.337.5127

Projects:

Fashion Island, Newport Beach CA

The Market Place, Irvine CA



D. Qualification Statement

100+

Projects for public clients

10

Fire station projects

6

Fire stations in Orange County

OCFA

Project Manager led the development of OCFA's Fire Station Development Guide

RELEVANT EXPERIENCE

WD

Over the last 26 years, WD has delivered over 100 projects for 20+ public clients.

Fire Station Experience

City of Garden Grove

- Fire Station #1 & Police Headquarters, Garden Grove, CA

Orange County Fire Authority

- Temporary Fire Station #20, Irvine*
- Fire Station #27, Irvine CA
- Fire Station #38, Irvine CA
- Fire Station #39, Laguna Niguel*
- Fire Station #47, Irvine CA
- Fire Station #51, Irvine CA
- Fire Station #55, Irvine CA

Riverside County Fire Department - Fire Station #3, Nuevo, CA

City of Lynwood Fire Station #1, Lynwood, CA

Public Clients

City of Irvine

City of Long Beach

City of Lynwood

City of Carson

City of San Diego

City of Los Angeles

City of Compton

City of La Puente

City of Corona

County of Orange

County of Riverside

County of San Bernardino

County of San Diego

Orange County Transportation Authority (OCTA)

San Diego Port Authority

San Diego International Airport Authority

Superior Courts of California

So Cal Gas Company

**Professional experience of Dave Duff, Project Manager, at a previous firm.*

Select Public Project Experience

City of Irvine

- Transit Center & Related Offices – Irvine, CA
- OC Grek Park Hangar 244

City of Lynwood

- City of Lynwood, City Hall & Council Chambers
- City of Lynwood Fire Station I & II – Lynwood, CA
- Lynwood City Hall & Civic Center – Lynwood, CA

City of Los Angeles

- LACCD, L.A. Harbor College Central Plant – Los Angeles, CA
- LACCD, L.A. Mission College, Master Planning & Design of various facilities – Sylmar, CA
- LACCD, Campus wide Graphic Design and standards – Los Angeles, CA

City of Long Beach

- City of Long Beach Airport Administration Offices – Long Beach, CA
- Long Beach USD, Facilities Office Remodeling/Assessment – Long Beach, CA
- LBUSD Main Headquarters – Long Beach, CA
- Newcomb Educational Facility – Long Beach, CA

City of Carson Transit Center – Carson, CA

City of Compton, Compton Community Center – Compton, CA

City of La Puente Gymnasium – La Puente, CA

City of Corona, Water Treatment #1 & #2 – Corona, CA

Orange County Public Works

- Parking Lot Design – Santa Ana, CA
- HR Office Renovation – Santa Ana, CA
- West OC Probation Department Office/Building Renovation, Westminster, CA
- Media Room Renovation, Real Estate Offices – Santa Ana, CA
- Intake Wall Extension – Santa Ana, CA

County of Riverside

- Mead Valley Library – Riverside, CA
- Riverside Historic Court House of California – Riverside, CA
- Riverside Offices of Public District Attorney CAC – Indio, CA
- Riverside Offices of Public Defenders – Indio, CA
- Transportation Land Management – Riverside and Indio, CA

- County Administration Center & Law Library Renovation – Indio, CA
- County of Riverside Treasurer & Tax Collector's Office – Riverside, CA
- South West Justice Center – Murrieta, CA
- County of Riverside Civic Center, Master Planning – Riverside, CA
- Fire Marshal Offices – Indio, CA
- Riverside County Regional Medical Center Operation, Murrieta, CA
- Banning Courts of California – Banning, CA
- Larson Justice Center – Indio, CA
- Moreno Valley Courts – Moreno Valley, CA
- Department of Public Services – Cathedral City, Murrieta and Riverside, CA
- Hall of Justice – Riverside, CA
- Family Courthouse – Riverside, CA
- Hemet Courthouse – Hemet, CA
- Palm Springs Courthouse – Palm Springs, CA
- County Administration Annex Building, Programming & Design – Riverside, CA
- Human Resources, County Administrative Building – Riverside, CA
- County of Riverside Administration Building, Remodeling of 6 Floors – Riverside, CA

County of San Bernardino

- Frank Bland Sheriff Training Academy

San Diego International Airport Authority

- Terminal 2 Renovation – San Diego, CA
- Administrative Offices – San Diego, CA
- Ground Transportation Security & Parking Lot Upgrades – San Diego, CA
- FIDS (Flight Information Display Systems) Upgrades – San Diego, CA
- Gate 19 Office Tenant Improvement – San Diego, CA
- CUPPS (Common Use Passenger Processing Systems) Ticket Counters and Kiosks Upgrades – San Diego, CA
- Rental Car Center Bus, Taxi Offices, Lounge/Waiting New Building – San Diego, CA

Superior Courts of California – Santa Ana, CA

Highgrove Library – Highgrove, CA

Pomona Valley Hospital – Pomona, CA

PROJECT EXAMPLES ARE FEATURED IN DETAIL ON THE FOLLOWING PAGES.



CITY OF LYNWOOD

Fire Station #1

The city of Lynwood has 2 fifty year old fire stations. The buildings needed a thorough overhaul and a new image reflecting their mission to the community. The fire engine metal shields stand for the symbol of fire and the protection from it. It was the fire department's intent that the stations should have a strong visual presence easily identifiable even from a distance in the case of emergencies.

CLIENT

City of Lynwood

BUILDING TYPE

Fire Station

PROJECT COST

\$1.2 million

LOCATION

Lynwood, CA

SCOPE

6,000 sf renovation

SERVICES

Programming, Planning, Architectural Design, Interior Design

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-Charge



RIVERSIDE COUNTY FIRE DEPARTMENT

Fire Station #3

Fire Station #3 was modernized, remodeled and expanded. The 2 bay Apparatus Room finishes and utilities, included addition of an exhaust collection system to improve air quality for the fire fighters. Dormitory rooms, kitchen and ancillary spaces were improved with state of the art alerting systems, lighting, utilities and finishes.

The exterior of the building was renovated with new roofing, finishes, windows, daylighting, and signage elements. Durable, long lasting materials were used, and gave the fire station an iconic image that still fits in with its residential surroundings.

CLIENT

Riverside County Fire Department

BUILDING TYPE

Fire Station

PROJECT COST

\$1.7 million

LOCATION

Nuevo, CA

SCOPE

8,000 sf remodeling

SERVICES

Full Architectural & Engineering Services

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-Charge



COUNTY OF SAN BERNADINO

Frank Bland Sheriff Training Academy

WD was responsible for the renovation and expansion of the Frank Bland Sheriff Training Academy, a roughly 10,500 sf building to include additions of approximately 3,500 sf.

The scope of WD's improvements on the Academy involved its core, shell and interiors, which included upgrading the gymnasium, classrooms, offices and conference rooms. Expansion efforts included adding new classrooms and implementing interior improvements for classroom function, adding new offices and implementing new entry areas for the new building and enclosures between buildings.

Contact: Darlynn Wissert
Supervising Project Manager
909.387.5227

CLIENT

County of San Bernadino

BUILDING TYPE

Training Academy

PROJECT COST

\$2.4 million

LOCATION

San Bernadino, CA

SCOPE

3,500 sf, Upgrading and Expansion

SERVICES

Programming, Planning, Architecture, Interior Design, FF&E and Construction Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, PH.D,
AIA INT'L, ODPI PE 740



CITY OF LYNWOOD

Civic Center

WD's design of the 150-seat council chamber and community rooms reflects the community's optimism for the future. The challenge was to develop a modern aesthetic to support the image of Lynwood as a progressive city while remembering the existing 1950's era single story, brick clad facility.

CLIENT

City of Lynwood

BUILDING TYPE

Civic Center

PROJECT COST

\$12 million

LOCATION

Lynwood, CA

SCOPE

23,000 sf new city hall & council chamber

SERVICES

Programming, Planning, Architecture, Engineering, Interior Design, FF&E and Construction Documents

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-Charge



CITY OF LYNWOOD

Annex Building Renovation

WD's remodel/expansion of existing city hall annex houses several admin departments located at the city center. The design gives the 22,000 SF building a fresh new look to reflect the community's brave new steps in the 21st century.

CLIENT

City of Lynwood

Elias Saikaly, Project Manager
310.603.0220
esaikaly@lynwood.ca.us

BUILDING TYPE

Annex Building

PROJECT COST

\$2.9 million

LOCATION

Lynwood, CA

SCOPE

22,000 gsf remodel, expansion

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-Charge



CITY OF IRVINE

Great Park, Hangar 244

The City of Irvine (OCGP) engaged WD as the architect for the complete renovation of Hangar 244 for permanent use as an Exhibition and Event Assembly for 1,000 people. It is the current centerpiece building of the Orange County Great Park. This renovation included seismic assessment and strengthening, including providing new tie bars in the chords of the wooden trusses. Hangar 244's structure is unique in that it has only four 80 foot clear-span wooden, bowstring trusses holding up the entire hangar area. Additionally, it contained eight 20 feet high by 10 feet wide, rolling steel and glass hangar doors on each of the Hager Bay. New accessible routes and doors were constructed along with new partitions throughout including all new mechanical, electrical and plumbing systems, upgrading of the fire sprinkler system, new fire alarm, a new space to display historic artifacts. The design was expedited, and the construction was completed within 103 days.

CLIENT

City of Irvine

Cliff Wallace, Deputy Chief
Executive Officer
Orange County Great Park
Corporation Board
949.724.6247
cliffw@ocgp.org

BUILDING TYPE

Hangar

PROJECT COST

\$1.7 million

LOCATION

Lynwood, CA

SCOPE

12,000 sf assembly room/
multipurpose

SERVICES

Programming, Planning,
Architecture, Engineering

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-
Charge



CITY OF CARSON

Transit Center

The Dr. Martin Luther King Jr. Transit Center for the city of Carson is located along Alameda Ave. near an entrance to the magnate S. Pavilion shopping center. The site is split in two by an easement for underground oil pipelines and waste water lines, leaving two narrow ribbons of land. The design team attempted to give each ribbon a distinct separate identity expressive of the urban context to which each ribbon more strongly related: one ribbon with its jazz-like, folded roof facing the shopping center; the other stretches long and low, parallel with a well-traveled road. The solid stucco form of the small office building and the 2 canopies, together form a visually dynamic public environment, a place of gathering, a potential place for art, a place of community out-reach and a place to make connections: a positive addition to the community's urban landscape.

CLIENT

City of Carson

BUILDING TYPE

New Transit Center &
Office

PROJECT COST

\$4.2 million

LOCATION

Carson, CA

SCOPE

2 acre new transit center
& office

SERVICES

Programming, Planning,
Architecture

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Shazad Ghanbari, Principal-in-
Charge



ORANGE COUNTY FIRE AUTHORITY

Fire Station #55*

Station 55 is a 8,600 sq. ft., two-bay station and provides living quarters for eight fire fighters. Interior spaces include a visitor lobby, offices, kitchen, dining room, day- room, exercise room and eight dormitory rooms.

**Experience by Dave Duff with previous firm*

CLIENT

Orange County Fire Authority

BUILDING TYPE

Two-bay Fire Station

PROJECT COST

\$4.7 million

LOCATION

Irvine, CA

SCOPE

8,600 sf New Building

SERVICES

Programming, Planning, Interior Design, Architecture, Construction Administration

ON TIME/ON BUDGET

Yes

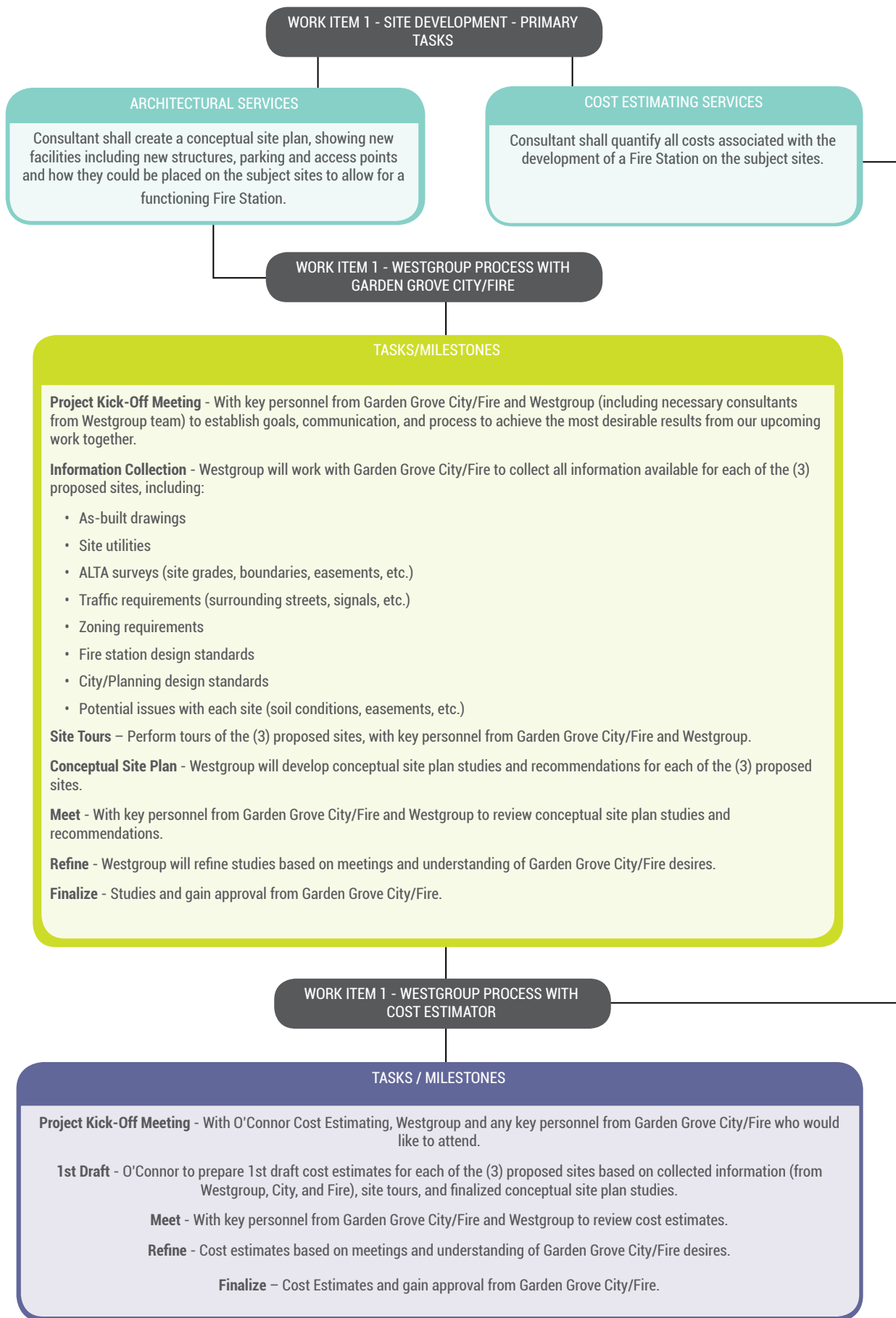
TEAM MEMBERS

Dave Duff, AIA





E. Work Plan/Technical Description



WORK ITEM 2 - ENVIRONMENTAL STUDIES /
CEQA COMPLIANCE

ENVIRONMENTAL CONSULTANT SERVICES

Consultant shall prepare an initial assessment with a recommendation for the type of environmental review (CEQA) that will be required for the development of a Fire Station on the subject sites identifying the potential environmental impacts of the proposed project including but not limited to demolition of any existing structures on the new site, site remediation (if required), and subsequent development of the Fire Station, including installation of new infrastructure, public trust exchange, and planning approvals as required to implement the proposed project.

WORK ITEM 2 - WESTGROUP PROCESS WITH
GARDEN GROVE CITY/FIRE

TASKS / MILESTONES

Project Kick-Off Meeting - With Hodge Consulting, Westgroup and any key personnel from Garden Grove City/Fire who would like to attend.

1st Draft -Hodge to prepare 1st draft cost estimates for each of the (3) proposed sites based on collected information (from Westgroup, City, and Fire), site tours, and finalized conceptual site plan studies.

Meet - With key personnel from Garden Grove City/Fire and Westgroup to review cost estimates.

Finalize – Cost Estimates and gain approval from Garden Grove City/Fire.



F. Proposed Manpower Analysis

Garden Grove Replacement Fire Station

RFP NO. S-1177

Hours	Westgroup									TOTAL HOURS
	Shazad Ghanbari - Principal	Dave Duff - Project Manager	Fernando Cruz - Project Leader	Admin						
Work Item 1 - Site Development										
Meetings	2	4	2	1		2				11
Information Collection		1	4			2				7
Site Tours	6	6								12
Conceptual Site Plans	2	10	30							42
Conceptual Cost Estimating		1				41				42
Work item 2 - Environmental Studies/CEQA Compliance										
Meetings	1	1		1				2		5
Information Collection								2		2
Site Tours								6		6
Assessment and Recommendation Documentation		1						40		41
TOTALS	11	24	36	2	0	45	0	50	0	168

Shazad Ghanbari, PH.D,

AIA INT'L, ODPI PE 740

PRINCIPAL IN CHARGE

“ It is important to balance aesthetics, funding and scheduling to create timeless projects. ”

Shazad plays an instrumental role in challenging the performance potential of WD, focusing on the strategies and policies that drive our success. Over the course of his 28-year career in design and construction, he has been involved in a wide variety of projects including Healthcare, Civic, Higher Education, Office Buildings and in both Public and Private agencies. **As Principal in Charge, Shazad will ensure that all necessary expertise is present to successfully complete your project on time and within budget.**

RELEVANT EXPERIENCE

Riverside County Fire Department

Fire Station #3, Nuevo, CA

- Gary Cinnamon, Director of Property Management
760.801.4734

City of Lynwood

Fire Station #1, Lynwood, CA

- Yadi Farhadi, former Director of Public Works
310.603.0220

Annex Building Renovation and Addition

- Elias Saikaly, Project Manager
310.603.0220

County of San Bernadino

Sheriff Training Academy, San Bernadino CA

- Darlynn Wissert, Supervising Project Manager
909.387.5227

City of Civic Center

Master Planning

- Elias Saikaly, Project Manager
310.603.0220

City of Carson

MLK Jr. Regional Transit Center

- Faro Abolfathi, City Engineer/Director of Public Work
949.422.1369

City of Irvine

Great Park Hangar 244

- Cliff Wallace, Deputy CEO
949.724.6247

Orange County Public Works

On-Call Projects, Santa Ana

- Michael Smith, Senior Project Manager
714.667.3289



REGISTRATIONS & LICENSES

AIA International

ODPI PE 740

EDUCATION

Ph.D. in Architecture

Milan University

Campus Design

Harvard Graduate School of Design

PROFESSIONAL AFFILIATIONS

Former Professor, School of Architecture,
Pescara University

American Institute of Architects International

AIA Board of Directors 2002-06, Orange County
Chapter

Dave Duff, AIA, LEED AP

PROJECT MANAGER

“ Clear communication, attentive listening and a productive attitude are key elements to all projects. ”

Dave has worked in the field of architecture for 30 years and carries a vast amount of knowledge regarding fire station facilities. His expertise includes design team management, client collaboration, construction documentation and construction administration. Dave treats every project with care and concern for the client's expectations, from initial design through construction completion. **As Project Manager, Dave will direct all aspects of program development, design, schedule management and value engineering for this project.**

RELEVANT EXPERIENCE

City of Garden Grove

Fire Station #1 & Fire Station Headquarters, Garden Grove, CA*

- Dave Barlag, Former Garden Grove Fire Chief
714.741.5600

Orange County Fire Authority

Replacement Fire Station #20, Irvine CA*

- Steve Chambers, Director of Property Management
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Fire Station #27, Irvine CA*

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- Steve Chambers, Director of Property Management
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Irvine Company

Fashion Island, Newport Beach CA

- Larry Harden, Vice President Retail
949.337.5127



REGISTRATIONS & LICENSES

Architectural License - CA #C22583

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Bachelor of Architecture

Cal Poly State University, San Luis Obispo

PROFESSIONAL AFFILIATIONS

American Institute of Architects

LEED Accredited Professional

U.S. Green Building Council

Fernando Cruz, LEED AP BD+C

PROJECT LEADER

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Frank Bland Sheriff Training Academy, San Bernardino, CA

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- Darlyn Wissert, Supervising Project Manager
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OC Great Park Hangar 244

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Pacifica High School Modernization & Expansion

- Margaret Brown, Director of Facilities
714.663.6442

La Quinta High School Modernization & Expansion

- Margaret Brown, Director of Facilities

HVAC Upgrades at 15 campuses

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Licensed Architect - CA# C23230

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John Mauk, CCP, CPE, LEED AP

Senior Cost Estimator

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- Riverside County: District Attorney and Police Department Offices
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- CCDC Bayside Fire Station
- Seal Beach Fire Station #48
- LA County Fire Department: Pacoima Warehouse
- Moraga-Orinda FD: Fire Station 43
- UC Santa Barbara: Anacapa Residence Hall Fire Safety & Renewal Project

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- Certified Cost Professional — Association for the Advancement of Cost Engineering
- Certified Professional Estimator — American Society of Professional Estimators
- Construction Control Professional — National Association of Construction Auditors
- LEED Accredited Professional — U.S. Green Building Council

CHERYLE L. HODGE

Cheif Executive Officer, Hodge & Associates

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- Camino Largo Park (City of Mission Viejo)
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Additional studies in Business Administration: Orange Coast Community College

Guest Speaker

California State University, Long Beach

Member

American Planning Association (APA)

Association of Environmental Professionals, (AEP), Orange County Chapter

City of Laguna Niguel, Planning Commission (1999 - 2001)

Chairman of Planning Commission (February 2001- December 2001)

City of San Juan Capistrano, Planning Commission (1993 - 1994)



Part 2



Part 2 **2**





Transmittal Letter

September 16, 2015

City of Garden Grove
Sandra Segawa
Purchasing Agent
11222 Acacia Parkway, Room 220
Garden Grove, CA 92840

RE: Request for Qualifications - Preliminary Site Plan and Environmental Work for a Replacement Fire Station in Garden Grove.

Dear Ms. Segawa and Members of the Selection Committee:

Westgroup Designs (WD) is excited to present our response to your Request for Qualifications and welcomes the opportunity to strengthen our relationship with City of Garden Grove. We are confident that we possess the depth and breadth of experience required to assist you in achieving your A/E services goals for your preliminary site plan and environmental work for a replacement fire station construction drawing needs. Our enclosed qualifications package highlights the following strengths that Westgroup brings to you and your project:

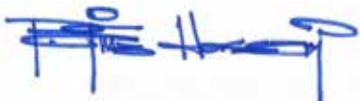
Fire Station Expertise & OCFA Working Relationship. Westgroup's team has completed numerous fire station projects and are experienced in ensuring the design complies with OCFA Fire Station Development Standards and the various regulatory agencies. **WD's team has completed 10 fire station projects, including 6 for the Orange County Fire Authority.** In addition, WD's Project Manager, **Dave Duff**, has **unique experience in assisting OCFA with the creation of the development standards** including apparatus circulation, functional adjacencies and space programming. **He has also developed the OCFA FF&E standards and item lists for typical fire stations.**

Over 25 Years Serving Southern California Public Clients. Westgroup has an expansive history in serving public clients, which encompasses **over 100 projects for 18 local municipal clients.** **WD takes great pride in our litigation-free record and has never been terminated for default.** Additionally, over the years we have nurtured a strong rapport with local public agencies throughout Southern California.

Your Partner in Your Vision. We value our clients and are dedicated to serving them on a foundation of honesty and trust. We are united with you to achieve the best for your project. Ego does not belong in collaboration, and we pledge to give your projects the respect and honesty they deserve. Our investment in our clients' projects goes way beyond the hours we spend on them. **Most of the clients we started with are still with us. That's because we're serious about our long-term commitment to them, and we share their goals.**

Westgroup is different from most architecture firms in that our Principals listen to your needs and stay involved throughout the life of the project. We firmly believe in continuity of the team to ensure that we deliver the original design intent. We look forward to presenting our team in person to further demonstrate our experience and collaborative culture. All information contained in our RFP submittal is complete and accurate to the best of our abilities. We grant the City authorization to contact any of our current or previous clients for the purpose of ascertaining an independent evaluation of our firm and team member's performance.

Respectfully,



Sima Hassani, President, Principal in Charge
Westgroup Designs, Inc.



I. Description of Respondent

A. FIRM DESCRIPTION

We design experiences

that encourage social connectedness and improve the way people live, whether they're learning, working, playing or healing.

Westgroup Designs (WD), a California Corporation, is a comprehensive Architecture, Planning and Interior Design firm based in Irvine. We believe that

each design should evoke the vision and values of the stakeholders that it serves. Founded in 1989, Westgroup Designs is a business committed to insuring that our client's vision always remains the focus of our work. With a staff of 35, Westgroup Designs has accomplished architects, designers, planners and consultants to dedicate to you.

Our experience in successfully programming, planning, designing and constructing public, institutional, educational facilities and corporate offices contribute to our ability to assist you in your project goals. We benefit our clients with decisive, well-implemented solutions and resourceful options to challenges. We pledge to listen to our clients' needs, interpret them in their best interests and provide exciting, flexible, functionally efficient, on-time and within-budget buildings and improvements.

Here at

WESTGROUP DESIGNS,

WE MAKE
SURE THAT

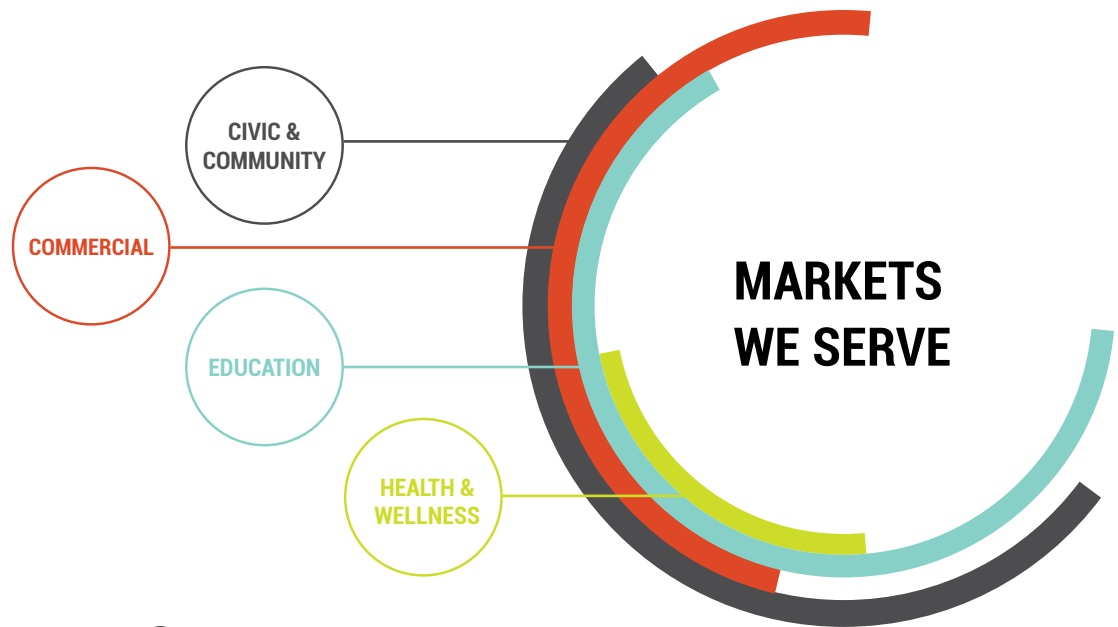
YOUR

VISION

drives every single thing we do.

*Let's leave
ego outside.*

Most of the clients we started with are still with us. That's because we're serious about our long-term commitment to them, and we share their goals.



OUR VALUES



Passion

Obsessed about design and determined to inspire. Our drive to produce quality design solutions runs deep – it's what allows us to bring fresh energy and enthusiasm to each and every project.



Integrity

Doing what's right when no one is looking. Design is our passion, but designing for you is a privilege. Ego does not belong in collaboration, and we pledge to give your projects the respect and honesty they deserve.



Empathy

Assumptions are limiting, emotion is motivating and common ground is unifying. While we share our knowledge and experience, we listen hard to understand your business and your needs. What we learn from you sparks our creative problem solving.



Focus

Sharpening our attention to hone in on your goals. We have a 110% commitment to delivering design solutions that are the best they can possibly be for YOU, no matter what it takes to get there.



Execution

Getting things done is a process. We ask questions, evaluate reality and navigate toward specific solutions. And we take responsibility for results.



Teamwork

Your partner in your vision. We are united with you to achieve the best from your project—think of us as extra members of your team with all of the skills and expertise that you need.

Founded in

1989

Westgroup Designs is a
woman-owned company.

<15

miles from Garden Grove job sites, based in Irvine.

35

Professional staff

100+

Projects for 17 public clients

ZERO

Claims, litigations and terminations

For over 25 years, our success has been the result of more than the just the quality of our work; it has been the culmination of attitude, approach and the way we treat our clients.

Awards

2015 Top 30 Best Places to Work in Orange County

Orange County Business Journal

2014 Entrepreneur of the Year

Orange County Global Woman

Award of Excellence, LACCD Harbor College

Los Angeles Business Council, LA Architecture Awards

Design Award, Architettonica Nature

AIA Orange County

Honorable Mention, Palos Verdes Art Center

AIA Orange County

Honorable Mention, Trinity Chapel

AIA Orange County

PRINCIPAL OFFICERS



PariSima Hassani,
IIDA, CID

MANAGING PRINCIPAL

As WD's founder and Managing Principal, Sima built the firm on the belief that the best projects result from a strong partnership between Westgroup and its clients, both working together to achieve the clients' goals. As the managing principal, Sima ensures that the successful delivery of each and every client's vision remains the first and foremost concern of the team.



Shazad Ghanbari,
Ph.D., AIA INT.

PRINCIPAL

As a Principal, Shazad challenges the architecture professionals at the Westgroup studio to learn and respond to the most fundamental expression of a client's vision. A seasoned expert with over 25 years of experience, Shazad ensures each design study and solution maximizes the value of various forms, systems and materials. His vast experience working with both public and private clients allow him to exceed performance expectations, all the while remaining sensitive to context, culture, climate, budget and schedule.



John A. Coons, AIA,
NCARB, LEED AP

PRINCIPAL

As a Principal, John offers 30 years of experience in planning, design, project management and business development. He believes that a successful, sustainable design engages all members of the team as early as possible in the planning and design process. His inclusive, interdisciplinary approach has resulted in projects notable for their contextual sensitivity, programmatic responsiveness, economy, commitment to sustainability and award-winning design quality.

MAJOR CONSULTANTS

O'Connor Construction Management

Cost Estimating

O'Connor performs thorough reviews to ensure the quality, means and methods, cost, and schedule meet the program requirements. Our cost team provides accurate estimates based on our comprehensive database of local market, historic costs from prior work. Even at the most conceptual stages of design, we can produce estimates that accurately reflect what will happen on bid day. O'Connor has completed nearly 200 Public Safety Facilities projects nationwide, including more than 50 fire stations throughout California and Nevada.

SELECT PROJECT EXPERIENCE

- City of Henderson: Fire Station #98
- City of Las Vegas Fire Station #48 Prototype (Eikhorn & Ft. Apache)
- City of Las Vegas: Fire Station #103
- City of Las Vegas: Fire Station #04 Expansion
- City of Las Vegas: Fire Station #106
- City of Las Vegas: Fire Station #108
- City of Los Angeles - Fire Facilities Bond Program: Fire Station #13, PAO-BIA-2-1
- City of Los Angeles - Fire Facilities Bond Program: Fire Station #13, PCO #031
- City of Los Angeles: Fire Station #78
- City of Los Angeles: Fire Facilities Bond Program, Proposition F
- City of Los Angeles: Proposition F Fire Station Bond Program
- City of North Las Vegas: Fire Station #50
- City of North Las Vegas: Fire Station #52
- City of North Las Vegas: Fire Station Feasibility Study
- City of North Las Vegas: Fire Station Prototype
- City of North Las Vegas: Fire Station# 51 Renovation
- City of San Diego: Remodel of Fire Station #1
- City of Seal Beach: Fire Station #48
- City of Yucaipa: Fire Station

Hodge & Associates

Environmental Consulting

Hodge & Associates is a planning and environmental consulting firm, specializing in environmental compliance, general permit/project

processing, research and analyses, and mitigation measure monitoring and reporting programs. Services include, but are not limited to: conducting studies and preparing CEQA & NEPA environmental documents to analyze proposed development projects, including public facilities, residential, commercial, industrial and institutional land uses.

SELECT PROJECT EXPERIENCE

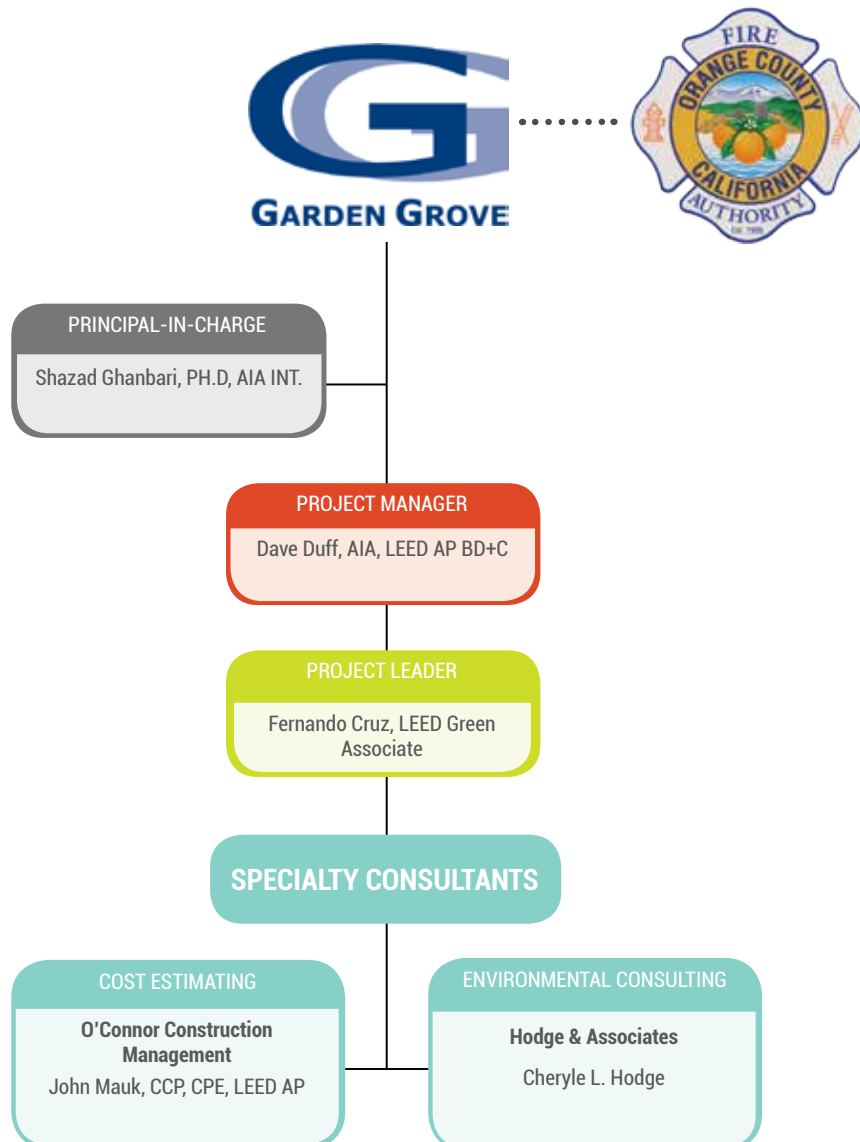
- Aliso Creek Watershed Management Plan Program EIR (County of Orange)
- Westminster Police Department Headquarters IS/MND (City of Westminster)
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- Pacific Park Retarding Basin (Aliso Viejo), IS/MND & EA/FONSI
- Oso Trail Signage Project (City of Mission Viejo)
- Theo Lacy Branch Jail Expansion EIR (Orange County Sheriff-Coroner)
- Westminster Community Cultural Center CEQA & NEPA Document (City of Westminster)

B. ORGANIZATIONAL CHART

When you select Westgroup Designs, you can be confident that our proposed individuals are committed to you for the duration of your projects.

Westgroup's strength is in our team's extensive experience in providing tenant improvement services for public clients and the personal attention that you will receive from our Principal-In-Charge, Project Manager and Designers. Our professionals are committed to your project from initial planning to occupancy and closeout. Our team of professionals consistently delivers projects that:

- Embrace thoughtful and collaborative planning;
- Integrate cost effective sustainable design to reduce energy consumption, operations and maintenance costs;
- Incorporate effective and efficient QA/QC and project management processes;
- Meet the schedule and budget with any delivery method;
- Receive timely certifications for commissioning, occupancy and closeout; and
- Meet our client's needs while exceeding their expectations.



C. KEY PROFESSIONALS

Westgroup Designs

Shazad Ghanbari, PH.D,
AIA INT'L, ODPI PE 740

PRINCIPAL-IN-CHARGE

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Dave Duff, AIA, LEED AP BD+C

PROJECT MANAGER & PROJECT ARCHITECT

Dave manages projects, ensures that they meet time and budget requirements and observes project construction with the client and contractor through the building process. Dave focuses on construction documents and designs the finer construction details of the buildings. Well acquainted with high-pressure projects, Dave is highly committed to delivering smart design and quality results within a realistic time frame. Dave earned his Bachelor of Architecture from California Polytechnic State University, San Luis Obispo.

Fernando Cruz

PROJECT LEADER

Fernando manages and coordinates teams of staff, engineers, planners and architects to facilitate and ensure the quality of all plans and designs; particularly that they adhere to federal and state regulations. In reviewing and preparing drawings and estimates for designs, Fernando adopts a persistent determination to always meet and exceed client expectation. Fernando is a LEED Accredited Professional, earned his Bachelor of Architecture from California State Polytechnic University, Pomona and his Associate of Architecture from Los Angeles Harbor Community College.

O'Connor Construction Management

John Mauk, CCP, CPE, LEED AP

COST ESTIMATING

John Mauk of O'Connor Construction Management has more than 25 years of cost estimating experience. He provides estimates at all levels of design, from conceptual through to construction documents. He is experienced in estimating all disciplines and has personal expertise in civil, structural, and architectural.

Hodge & Associates

Cheryle L. Hodge

ENVIRONMENTAL CONSULTING

Cheryle has extensive experience in managing a wide variety of environmental and planning projects ranging from discretionary entitlement permits to environmental impact reports. She has managed planning projects, such as transportation, residential, commercial, trail and parks, jail, water storage facilities, habitat restoration plans, and school district projects. She gained years of professional planning experience while employed with a governmental agency and a private sector consulting firm.

William E. Hodge

ENVIRONMENTAL CONSULTING

William possesses extensive experience in environmental planning, government relations, and communications with a special emphasis on transportation and infrastructure issues, regional planning and local government. For nearly 12 years he has prepared environmental documents and analysis for Hodge & Associates. Previously he led the Orange County Division, League of California Cities in developing consensus municipal positions on public policy issues for Orange County's 34 city governments. He also worked nearly 11 years with the County of Orange, directing the County's Development Monitoring Program, which recommended infrastructure provision programs to the Board of Supervisors based upon planned development.

D. RESUMES >

Shazad Ghanbari, PH.D,

AIA INT'L, ODPI PE 740

PRINCIPAL IN CHARGE

“ It is important to balance aesthetics, funding and scheduling to create timeless projects. ”

Shazad plays an instrumental role in challenging the performance potential of WD, focusing on the strategies and policies that drive our success. Over the course of his 28-year career in design and construction, he has been involved in a wide variety of projects including Healthcare, Civic, Higher Education, Office Buildings and in both Public and Private agencies. **As Principal in Charge, Shazad will ensure that all necessary expertise is present to successfully complete your project on time and within budget.**

RELEVANT EXPERIENCE

Riverside County Fire Department

Fire Station #3, Nuevo, CA

- Gary Cinnamon, Director of Property Management
760.801.4734

City of Lynwood

Fire Station #1, Lynwood, CA

- Yadi Farhadi, former Director of Public Works
310.603.0220

Annex Building Renovation and Addition

- Elias Saikaly, Project Manager
310.603.0220

County of San Bernadino

Sheriff Training Academy, San Bernadino CA

- Darlynn Wissert, Supervising Project Manager
909.387.5227

City of Civic Center

Master Planning

- Elias Saikaly, Project Manager
310.603.0220

City of Carson

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- Faro Abolfathi, City Engineer/Director of Public Work
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Guest Speaker

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Association of Environmental
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Chapter

City of Laguna Niguel, Planning
Commission (1999 - 2001)

Chairman of Planning Commission
(February 2001- December 2001)

City of San Juan Capistrano, Planning
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II. Narrative

A. DESIGN PHILOSOPHY

Westgroup Designs operates within a project management-led environment with an open, responsive and collaborative single point of contact. We believe this organization is essential for effectively and efficiently executing your vision.

Your Partner in Your Vision -

Westgroup's architectural design services are unique for each project in response to our clients' needs. As architects, we aspire to make a difference, to work in collaboration with each other and to create spaces that enrich people's lives. Westgroup utilizes a project approach that produces total interaction and integration of all project participants. It provides all involved with a clear view of the project goals and the process for ensuring that they are met. We approach the design of public facilities from the inside out with emphasis placed upon internal features such as learning environments, flexibility of spaces, material durability, way finding, travel distances, storage, furniture, equipment and landscape amenities both internal and external. Westgroup will create uniquely elegant yet practical solutions to your programmatically diverse and technically complex needs.

Our approach to your project is to work closely and collaboratively to solicit input from your entire team to establish the goals, objectives, scope and time lines for the project. Your goals for the project, expressed formally or informally, create functional and aesthetic guidelines for judging design decisions and priorities for the design solution. Through these initial orientation meetings, we will clearly understand the goals, objectives, scope, scale and time lines for all of the components of the project.

Dave Duff, AIA is our lead architect, and we propose that he be your Project Manager and primary contact based on his specialized skills and ability to develop cohesive collaborative relationships with all team members. Open lines of communication are essential for trust and consensus building. We earn your trust through frequent face to face meetings and honoring our commitments. We propose a series of design workshops combined with regularly scheduled meetings with you to ensure we meet scope, schedule and budget requirements.



100+

Projects for public clients

10

Fire station projects

6

Fire stations in Orange County

OCFA

Project Manager led the development of OCFA's Fire Station Development Guide

B/C. RELEVANT EXPERIENCE

Over the last 26 years, WD has delivered over 100 projects for 20+ public clients.

Fire Station Experience

Orange County Fire Authority Fire Stations #27, #38, #39, #47, #51, #55, Orange County, CA*
Orange County Fire Authority Temporary Fire Station #20, Irvine, CA*
Fire Station #1 & Fire Station Headquarters, Garden Grove, CA
Fire Station #3, Nuevo, CA
Fire Station #1, Lynwood, CA

Public Clients

City of Irvine
City of Long Beach
City of Lynwood
City of Carson
City of San Diego
City of Los Angeles
City of Compton
City of La Puente
City of Corona
County of Orange
County of Riverside
County of San Bernardino
County of San Diego
Orange County Transportation Authority (OCTA)
San Diego Port Authority
San Diego International Airport Authority
Superior Courts of California
So Cal Gas Company

**Professional experience of Dave Duff, Project Manager, at a previous firm.*

D. PROJECT UNDERSTANDING

Our primary understanding includes the schedule, needs, process, and budget for demolishing an existing fire station and construction of the new fire station, while providing temporary facilities for fire fighting staff and apparatus during the interim.

Expediting the project schedule will be achieved due to our past experiences with Fire Station design and construction. As such, our team is quite familiar with the various regulatory agencies that impact and affect this particular project.

Needs will include a detailed conformance with OCFA Fire Station Development Standards. Dave Duff, our Project Manager, has had the unique experience of assisting OCFA with the creation of the development standards including apparatus circulation, functional adjacencies, and space programming. He has also developed the OCFA FF&E standards, and item lists for typical fire stations. This experience makes Westgroup unique and also highly benefits the City of Costa Mesa.

These needs will focus on site related items such as:

- Secure staff parking, and visitor parking.
- Secure access to site.
- Visitor access.
- Proper design of apparatus paving areas.
- Proper design of emergency generator requirements.
- Apparatus wash rack, and equipment de-contamination areas.
- Requirements for the installation of a future re-fueling area.
- Low maintenance landscaping.
- Opticon traffic control.

Building related items such as:

- Alerting system controls and features.
- Turn-out gear access and storage.
- Apparatus room lighting, exhaust extraction, utilities.
- Dorm amenities, acoustic properties, lighting and direct access to apparatus room.
- Training, exercise, and work related areas.
- Durable, long lasting finishes, easy to maintain.

The process for this station's design will begin with listening to The City and Fire Department requirements, and programming the required spaces. The key to a successful project is to understand The City and Fire Department expectations, and exceed them in many cases.

Team collaboration will occur as soon as we begin the project. Our method for maintaining the schedule and budget can be seen with the Sequential Activities & Related Timeline shown in the following diagram.

Providing temporary facilities for operations during construction is going to be a challenge. However, please see our attached diagram for a potential solution. We would welcome the opportunity to explain this solution in person.

Scope Summary

The City of Garden Grove is considering three potential sites for the replacement of Fire Station 6 at 12111 Chapman Avenue.

Potential CEQA Review – Fire Station Sites

Each site has unique characteristics that could dictate the level of CEQA review or technical studies that will need to be performed to analyze the sites. The General Plan Land Use Designation and Zoning on each of the sites will also dictate the planning process requirements the City will need to go through to develop the new fire station.



SITE 1

Site 1 is on Harbor Boulevard and includes four lots owned by the City and one in private ownership. This site will likely require a mitigated negative declaration due to the presence of structures that will need to be demolished and the potential for toxic substances (lead, for example) depending upon the age and use of the structures. Additionally, the need for eminent domain might trigger a requirement for an environmental impact report, depending on the City's policy. If the property owner is cooperative, a mitigated negative declaration should suffice.



SITE 2

Site 2 is on West Street in the southwest corner of Westhaven Park. This site is surrounded by residential neighborhoods but has been functioning as a City park. This site would also include a 4,000 square foot community room as part of the fire station structure. A mitigated negative declaration should suffice for this site as well unless there is controversy in the neighborhoods that in the City's opinion triggers the need for a full environmental impact report, a much more extensive document. The zoning or General Plan designation on the site could also be a factor if it is parks and recreation and that designation doesn't include public facilities.



SITE 3

Site 3 at Chapman Avenue and Debbie Lane is the existing fire station. In theory the City should be able to do an exemption on this site under replacement of existing facilities. However, it appears the site is 8,100 square feet and the proposed fire station is 9,700 square feet, suggesting the design would have to go to two stories to accommodate the facility and the 2,000 gallon fuel storage tank. Those elements might lead the City to conclude it should do a mitigated negative declaration.

In each case where a mitigated negative declaration is mentioned it could be a straight negative declaration if there are no impacts identified by the technical studies and no mitigation is required. Also there is another exemption for "in-fill" projects. Since each of the sites is located in an urban or developed area it might qualify as an in-fill project. However, the City would need to be certain surrounding residents at each of the sites is on board to pursue that kind of exemption for the CEQA process.

E. QUALS OF INDIVIDUALS

Westgroup Designs

Shazad Ghanbari, PH.D,
AIA INT'L, ODPI PE 740

PRINCIPAL-IN-CHARGE

Shazad challenges the architecture professionals at the Westgroup studio to learn and respond to the most fundamental expression of a client's vision. A seasoned expert with over 25 years of experience, Shazad ensures each design study and solution maximizes the value of various forms, systems and materials. His vast experience working with both public and private clients allow him to exceed performance expectations, all the while remaining sensitive to context, culture, climate, budget and schedule.

Dave Duff, AIA, LEED AP BD+C

PROJECT MANAGER & PROJECT ARCHITECT

Dave manages projects, ensures that they meet time and budget requirements and observes project construction with the client and contractor through the building process. Dave focuses on construction documents and designs the finer construction details of the buildings. Well acquainted with high-pressure projects, Dave is highly committed to delivering smart design and quality results within a realistic time frame. Dave earned his Bachelor of Architecture from California Polytechnic State University, San Luis Obispo.

Fernando Cruz

PROJECT LEADER

Fernando manages and coordinates teams of staff, engineers, planners and architects to facilitate and ensure the quality of all plans and designs; particularly that they adhere to federal and state regulations. In reviewing and preparing drawings and estimates for designs, Fernando adopts a persistent determination to always meet and exceed client expectation. Fernando is a LEED Accredited Professional, earned his Bachelor of Architecture from California State Polytechnic University, Pomona and his Associate of Architecture from Los Angeles Harbor Community College.

O'Connor Construction Management

John Mauk, CCP, CPE, LEED AP

COST ESTIMATING

John Mauk of O'Connor Construction Management has more than 25 years of cost estimating experience. He provides estimates at all levels of design, from conceptual through to construction documents. He is experienced in estimating all disciplines and has personal expertise in civil, structural, and architectural.

Hodge & Associates

Cheryle L. Hodge

ENVIRONMENTAL CONSULTING

Cheryle has extensive experience in managing a wide variety of environmental and planning projects ranging from discretionary entitlement permits to environmental impact reports. She has managed planning projects, such as transportation, residential, commercial, trail and parks, jail, water storage facilities, habitat restoration plans, and school district projects. She gained years of professional planning experience while employed with a governmental agency and a private sector consulting firm.

William E. Hodge

ENVIRONMENTAL CONSULTING

William possesses extensive experience in environmental planning, government relations, and communications with a special emphasis on transportation and infrastructure issues, regional planning and local government. For nearly 12 years he has prepared environmental documents and analysis for Hodge & Associates. Previously he led the Orange County Division, League of California Cities in developing consensus municipal positions on public policy issues for Orange County's 34 city governments. He also worked nearly 11 years with the County of Orange, directing the County's Development Monitoring Program, which recommended infrastructure provision programs to the Board of Supervisors based upon planned development.

F. PROJECT MANAGEMENT CONTROLS

Quality Assurance (QA/QC)

Westgroup achieves well-coordinated & easily understandable contract documents through quality control procedures, independent construction estimating, value engineering and contract coordination review.

Westgroup's provides in-house design and construction document reviews.

Our QA/QC reviews of the documents follow in-house developed protocols along with continuous improvement tools and are conducted throughout the project to maintain standards while meeting milestone schedules for schematic design, design development and construction documents. Document reviews are conducted throughout the design development and construction document process as follows: 100% schematic-design and at 50% and 90% of Design Development. Our in-house review of Construction Documents at 50%, 75% and 100% completion is rigorous.

While working on SDs and DDs our BIM experts identify potential spatial conflicts. Regular video and desktop conferencing is utilized with team members to review design changes and redlines to be incorporated. Each draft goes through a series of quality control process checks including cross quality checks (QC). With BIM, checking all requisite specifications prior to proceeding to bidding is easier. If you are utilizing a Construction Manager, it is often helpful to have the CM perform an independent Constructability Review. We will review the report in detail and make all necessary corrections to the plans and specifications prior to bidding. We can also perform Value Engineering with the CM if necessary.

During construction, our QA/QC efforts include consistent site visits to ascertain if the contractor is competently proceeding with the scheduled work in accordance with the approved plans and specifications. Our close relationships with DSA inspectors have historically improved the overall quality of our projects. The inspectors develop a willingness to become our "eyes and ears" on the site

and maintain a constant proactive QA/QC presence. This typically extends beyond the field work, and includes the review of submittals and shop drawings where the Inspector actively participates as part of the QA/QC team. This level of inspection exceeds DSA's requirements and results in better quality, less delays, and fewer change orders.

Cost Control

Westgroup uses the services of a third party estimator for preparation of detailed cost estimates. Cost consultants provide detailed quantity take-offs and cost estimates for architectural, civil, structural, mechanical, electrical, fire protection and technology portions of the project as required by you in the planning and design phases. The estimates make it possible for Westgroup to ensure that the design components align with their project budgets. We coordinate and incorporate the consultants' cost data into the overall estimate.

Accurate cost estimates in the early planning stages and at critical design phases serve a vital role in keeping your project on track and in the black.

We will compare the funding to our estimate of costs at time of bid, based on the Schematic Design. If there is a definite budget shortfall Westgroup will review the previously identified priorities with you to ensure no changes. From that meeting Westgroup will provide a variety of options to you to meet budget. Alternatively, in order to prevent surrendering both money and eligibility due to under design, we may recommend that you strategically include amenities that could easily be removed, if the bid climate is unfavorable.

Value Engineering

Westgroup applies the latest research to make recommendations to our clients on design solutions and products, taking into account budget, maintenance and environmental goals and constraints. We use a variety of tools to understand the energy use and other environmental impacts associated with all life cycle phases of the building: procurement, construction, operation and decommissioning. For example, we perform energy

modeling to assist in predicting and, through good design, reducing the operational energy in buildings.

Schedule Control

Effective planning and accomplishment of activities is a central skill of project management. Schedule preparation is a core part of our Project Management Plan preparation. Critical to this effort is the ability to set realistic durations for activities. This is done through consultation with our team members, reference to past projects and an understanding of the project context and requirements resulting in the creation of the Critical Path Schedule.

Our Project Manager will prepare and maintain the detailed Critical Path Schedule containing milestones, stakeholder review periods, jurisdictional review periods and relevant project activities. Our Project Manager will also use critical path network scheduling as a tool for developing solutions to scheduling problems, tracking project development and a management tool for leading the design effort through complex activities.

Westgroup has never missed a client deadline in its 26-year history.

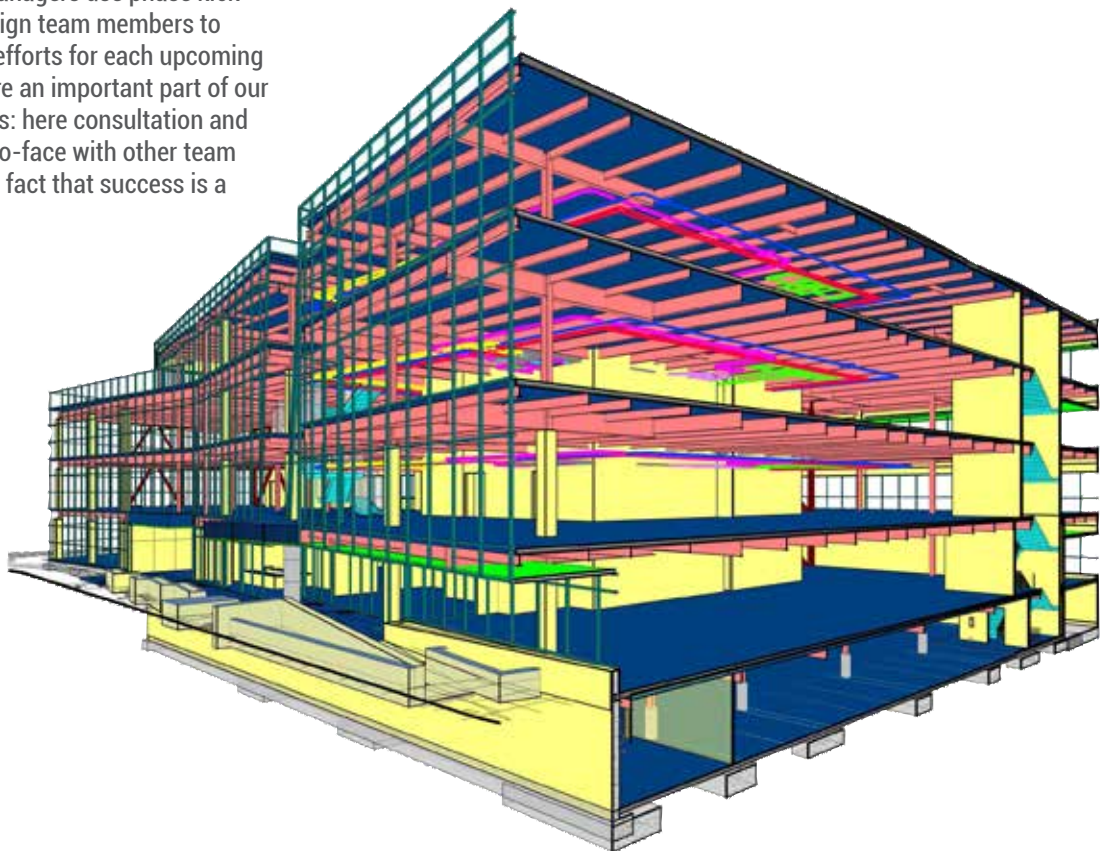
In addition, our Project Managers use phase kick-off meetings with our design team members to organize and direct their efforts for each upcoming phase. These meetings are an important part of our schedule-building process: here consultation and buy-in are reached face-to-face with other team members, underlining the fact that success is a shared endeavor.

In-House Technological Resources

Westgroup utilizes various technologies to design, review, construct, and manage projects efficiently. Even with today's technically complex design software, our architects know when it is more effective to solve problems first with pen on paper. However, we ultimately document all of our work with AutoCAD, Revit & Sketchup (BIM), Photoshop, and 3D Max. To accelerate production and coordinate with our sub-consultants, we use an FTP site and video conferencing.

Our in-house BIM experts develop models allowing the Department to review the project throughout the development of the design. With our three-dimensional aerial and walk-through simulations of the site, the buildings, and the interior spaces, you will have the ability to quickly model and illustrate changes in specified elements of the landscapes, architecture, building systems and materials.

Westgroup also uses the BIM model to review the coordination of the various building systems for conflicts and constructability. Although much of the actual routing of the systems is determined by contractor means and methods, our modeling will save the district time and money from unwarranted change order requests.



G. STAKEHOLDER ENGAGEMENT

Westgroup operates within a project management led environment with an open, responsive and collaborative single point of contact. Our experience demonstrates that this organization is essential for effectively and efficiently executing your vision.

Your Partner in Your Vision - Westgroup's design services are unique for each project in response to our clients' needs. As architects and designers, we aspire to make a difference, to work in collaboration with you and our consultant team to create environments that both meet your functional objectives and contribute to the quality of life. Our process encourages interaction and integration of all project participants, providing stakeholders with a clear understanding of project goals and the process by which they will be met. Our approach is to work closely and collaboratively with your entire team to establish the goals, objectives, scope and schedule for the project. Your goals, expressed formally and informally, create the functional and qualitative guidelines for evaluating programmatic priorities and design alternatives

throughout the preliminary planning and design phases. In our earliest meetings, we will seek to define with you the goals, objectives, scope, scale, schedule, and budget for all of the components. In subsequent workshops we will continually return to those guiding principles as we together explore the opportunities for change offered by the project.

The on-campus workshop is a highly effective tool for achieving collaboration and interaction between the design team and City and OCFA. These workshops are strongly focused programming, planning, and design efforts with the following goals:

- Engage users and decision-makers from the City and OCFA and the planning/design team in face-to-face discussion and problem resolution;
- Analyze effectively a variety of solutions, beginning with programming and concept-level design and continuing through the development of the project;
- Provide time for multiple iterations of ideas for development and evaluation;
- Offer flexibility in scheduling, thereby increasing participation of the University community;
- Assure integration and participation of all of the design and engineering disciplines; and
- Consistently enforce a balance between the program, the budget, and the vision of the project.



In addition to workshops, we can work with you to enhance project communications through electronic bulletin boards, web sites, or other means you might find appropriate.

Westgroup's programming, planning, and design process is always characterized by the following qualities. It is:



EXPLICIT

Early definition of goals fundamental to the project



INCREMENTAL

Conceptual and design decisions build logically upon each other, subordinated to the project goals



INTERACTIVE

Collaboration based on mutual respect and commitment to overarching project goals



INCLUSIVE

Involving all parties to the project (students, administration, faculty, campus design and planning, facilities/physical plant, auxiliary services, fire/life-safety/regulatory entities, accessibility advocates, etc.); creating common understanding as basis for consensus



PROJECT SPECIFIC

Expressing the unique character and culture of your campus; exploring early the influences of place and site on program development



EFFICIENT

major conceptual decisions facilitated by senior design professionals on-site in real time



BALANCED

Early cost modeling to support an on-going equilibrium between vision, program and budget

H. ENERGY EFFICIENCY COMMITMENT

60% of Westgroup's architects and design professionals are LEED (Leadership in Energy and Environmental Design) certified and green associates with extensive experience in designing and constructing projects that meet Title 24 requirements, LEED certification (and equivalent), the growing number of state and local government incentives.

We will assist you in setting clear environmental targets and examining green investment opportunities

- We offer services and are well-versed in setting a clear environmental target, an adequate budget, sticking to that budget and LEED goal and examining green investments in terms of how they will affect expenses over the entire life of the building. Our staff will suggest ways to earn LEED credits without extra cost, identify means of offsetting certain expense with savings in other areas and spot opportunities for synergies in your project. Our front-end analysis will enable you to maximize long-term operational savings. Our teams' approach to sustainability is holistic. At the project outset, one of our deliverables will be a Comprehensive LEED Credit Analysis, identifying those credits likely to be achieved on this project at minimal cost, those possible at significant additional capital cost (beyond the costs associated simply with code compliance) and those which are not relevant to the project.

Westgroup and its consultants have prepared calculations and documentation for high performance/energy efficiency grants and CSI rebates. We have the capability and are eager to submit required documentation for all programs available to your project.

Westgroup believes that integrated architecture, HVAC design and commissioning are the foundation of energy-efficient buildings. We use the latest energy programs for our client's projects. These programs help us provide the best possible support to our Clients for maximizing energy benefits through sustainable design practices. Given the various dynamics of different climates, envelope parameters and MEP systems, it is important to understand the capabilities of every energy program available for use. Based on our expertise using Building Information Modeling (BIM) software including Revit and Google SketchUp, we are able to efficiently build geometries and spend more time on detailed analysis of each building's predicted energy performance.

Our team is able to utilize multiple tools to aid our energy studies including the following:

- **eQUEST:** Software and industry standard (used for about 90% of all energy work)
- **Visual DOE:** Software is used to a small fraction of projects based on the strengths not found in eQUEST
- **EnergyPro:** Software used for its ability to model Mitsubishi VRV HVAC systems. EnergyPro is also a standard application for California code compliance and used for most California projects that are less than 100,000 sf.
- **Trane Trace:** Can be used for energy simulations; however we only recommend using this software for HVAC load calculations
- **Carrier HAP:** Can be used is required (it is similar to Trane Trace)
- **ES-SIM:** Primarily used for existing building renovations to determine where energy is being consumed.
- **Green Building Studios (GBS):** Used after building a Revit model to do high level preliminary analysis and is good for new construction and existing building to perform high level scoping.
- **RETScreen:** A renewable energy system analysis tool. This software is developed by the Canadian government and contains hundreds of manufacturers' equipment in order to analyze geothermal, photovoltaic, solar hot water, passive solar, and wind energy generation.
- **PV Watts:** A photovoltaic energy analysis tool
- **Ecotect:** Offers extensive solar and shading analysis for optimizing design parameters. Ecotect serves as a great supplemental resource for a more robust analysis.



Google OC Headquarters

LEED Platinum

The resulting structure received LEED Platinum certification and achieved exemplary performance through water efficiency and maximizing open space. The 10-foot high perimeter glazing provides more than 90% of the interior spaces with natural daylighting and the building was constructed with 30% recycled content, 30% regional materials, 95% of wood products were Certified Wood, and over 90% of construction waste was sustainably managed. In addition, our efficient design led to a faster build and saved the client over \$1.5 million while allowing the owner to retain Google as a valued tenant.



Newcomb Academy

CHPS Verified (Score: 37)

Savings by Design

This project participated in the CHPS (Collaborative for High Performance Schools) Verified Program, which ensures that the school project has the required high performance features to realize the benefits associated with a high performance school, such as increased health, productivity, and student performance, and energy savings and decreased operating costs. Recycled construction materials, energy-saving and ozone-friendly air conditioning and heating, high efficiency lighting and water-conserving fixtures all promoted Long Beach USD's desire for environmental sustainability. Balconies, walkways and classrooms all benefit from the integral, high performance design strategies.



LACCD Harbor College Central Plant

Award of Excellence, LA Architecture Awards

Our experience in energy conservation is evidenced by working with the Los Angeles Community College District's (LACCD) implementation of constructing LEED certified buildings and holding an energy demand at 45MW, in addition to increasing floor plans by 60%. Westgroup received the Los Angeles Architectural Award of Excellence for honoring outstanding architecture and design projects that significantly enhance the community's urban environment and was recognized as giving an exceptional contribution in the category of Community Impact.



Katella High School DROPS Site Improvement Project

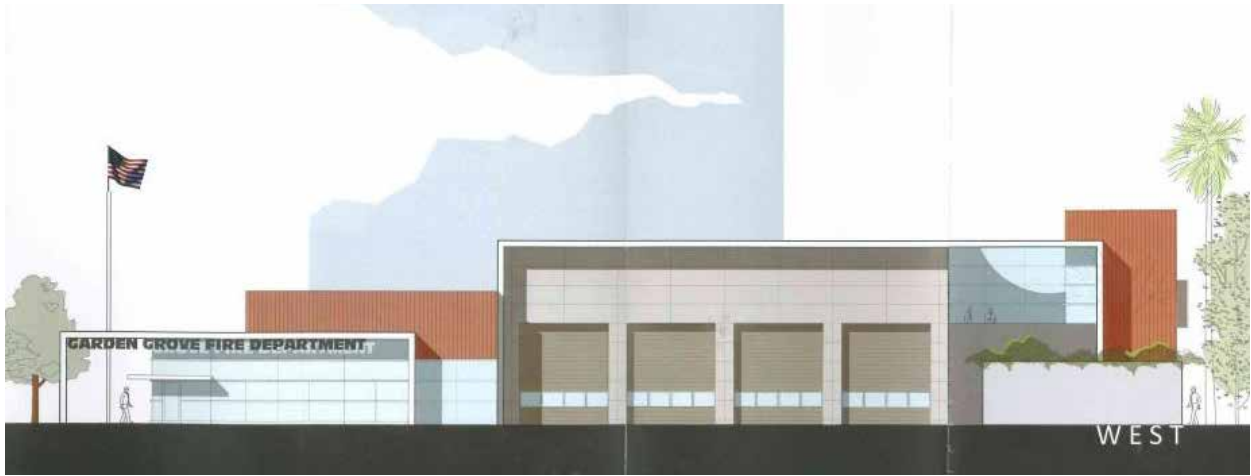
Drought Response Outreach Program for Schools

The Katella HS DROPS Site Improvement project fulfills the requirements for Drought Resistant Outreach Programs for Schools (DROPS) by re-paving the entire site with Concrete walks and pavers, capturing 100% of all storm water on the site in underground percolation systems, adding vertical elements for lighting and shade, adding a new student store/concessions stand and using drought resistant landscaping throughout the campus including educational areas for teaching about the planting and design."





III. Relevant Experience of Respondent



CITY OF GARDEN GROVE

Fire Station #1 and Police Headquarters*

This project involves relocation of the existing Fire Headquarters, and Fire Station No. 1, to a new building and site across the street (formerly Black Angus Restaurant). The relocation will allow expansion of the existing Police Headquarters, and combines shared facilities with the City Hall.

Bidding/Construction to be completed at a later date.

**Experience by Dave Duff with previous firm*

CLIENT

Orange County Fire Authority

BUILDING TYPE

Fire Station

PROJECT COST

Construction Pending

LOCATION

Garden Grove, CA

SCOPE

12,200 sf New Building

SERVICES

Site and Feasability Studies

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager



ORANGE COUNTY FIRE AUTHORITY

Fire Station #51*

This project consists of a 10,500 sq. ft. fire station which includes programming, planning, interior design, FF&E and construction administration for the OCFA. The building contains a three-bay apparatus room for fire engines, an office wing and a dormitory wing with kitchen, dayroom and physical training room.

Contact:
Steve Chambers
Director of Property Management
714.573.6471

CLIENT

Orange County Fire Authority

BUILDING TYPE

Fire Station

PROJECT COST

\$3.5 million

LOCATION

Irvine, CA

SCOPE

10,500 sf New Building

SERVICES

Programming, Planning, Architecture,
Interior Design, Construction
Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager



**Experience by Dave Duff with previous firm.*



ORANGE COUNTY FIRE AUTHORITY

Fire Station #47*

This 8,600 sq. ft. fire station is located on a 1.2-acre site in Irvine, California. The project involved programming, planning, interior design, FF&E and construction administration for the OCFA. The building houses a two-bay apparatus room for fire engines, an office wing and a dormitory wing with kitchen, dayroom and physical training room.

Contact:
Steve Chambers
Director of Property Management
714.573.6471

CLIENT

Orange County Fire Authority

BUILDING TYPE

Fire Station

PROJECT COST

\$5.1 million

LOCATION

Irvine, CA

SCOPE

8,600 sf New Building

SERVICES

Programming, Planning, Architecture,
Interior Design, Construction
Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager



**Experience by Dave Duff with previous firm.*



ORANGE COUNTY FIRE AUTHORITY

Fire Station #38*

Fire Station #38 is approximately 8,600 sq. ft. and includes a two-bay apparatus room, dormitories, kitchen, dining room and offices.

Contact:
Steve Chambers
Director of Property Management
714.573.6471

CLIENT

Orange County Fire Authority

BUILDING TYPE

Fire Station

PROJECT COST

\$4.6 million

LOCATION

Irvine, CA

SCOPE

8,600 sf New Building

SERVICES

Programming, Planning, Interior Design, Architecture, Construction Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager



**Experience by Dave Duff with previous firm.*



ORANGE COUNTY FIRE AUTHORITY

Fire Station #39*

Fire Station #39 is located in the residential community of Laguna Niguel and is an approximately 8,600 sq. ft, two-bay station. It provides living quarters for 8 fire fighters and includes a visitor lobby, offices, kitchen, dining room, day room, exercise room and eight dormitory rooms. The program required a temporary dormitory trailer and temporary apparatus tent to be located on site during construction. Exterior features include a motorized security gate, security walls, generator, plan for future refueling station, exterior storage and a semi-private patio adjacent to the kitchen.

**Experience by Dave Duff with previous firm*

CLIENT

Orange County Fire Authority

BUILDING TYPE

Two-bay Fire Station

PROJECT COST

\$4.2 million

LOCATION

Laguna Niguel, CA

SCOPE

8,600 sf New Building

SERVICES

Programming, Planning, Interior Design, Architecture, Construction Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager





ORANGE COUNTY FIRE AUTHORITY

Fire Station #27*

Fire Station #27 is a 8,600 sq. ft., 2-bay station which provides living quarters for 8 firefighters. The station includes a visitor lobby, offices, dining room, kitchen, day room, exercise room and eight dormitory rooms. The station also has a motorized security gate, security walls, generator, plan for future refueling station, exterior storage and a semi-private patio adjacent to the kitchen.

CLIENT

Orange County Fire Authority

BUILDING TYPE

Two-bay Fire Station

PROJECT COST

\$4.7 million

LOCATION

Irvine, CA

SCOPE

8,600 sf New Building

SERVICES

Programming, Planning, Interior Design, Architecture, Construction Administration

ON TIME/ON BUDGET

Yes

TEAM MEMBERS

Dave Duff, AIA
Project Manager



**Experience by Dave Duff with previous firm*



949.250.0880

www.westgroupdesigns.com