

PROFESSIONAL SERVICES CONTRACT BETWEEN  
THE CITY OF HUNTINGTON BEACH AND  
IDS GROUP, INC.  
FOR  
ON-CALL ARCHITECTURAL ENGINEERING, LANDSCAPE  
ARCHITECTURAL ENGINEERING AND PROFESSIONAL  
CONSULTING SERVICES

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Huntington Beach, a municipal corporation of the State of California, hereinafter referred to as "CITY," and IDS GROUP, INC., a California Corporation hereinafter referred to as "CONSULTANT."

WHEREAS, CITY desires to engage the services of a consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services; and

Pursuant to documentation on file in the office of the City Clerk, the provisions of the Huntington Beach Municipal Code, Chapter 3.03, relating to procurement of professional service contracts have been complied with; and

CONSULTANT has been selected to perform these services,

NOW, THEREFORE, it is agreed by CITY and CONSULTANT as follows:

1. SCOPE OF SERVICES

CONSULTANT shall provide all services as described in **Exhibit "A,"** which is attached hereto and incorporated into this Agreement by this reference. These services shall sometimes hereinafter be referred to as the "PROJECT."

CONSULTANT hereby designates Kristen Gros who shall represent it and be its sole contact and agent in all consultations with CITY during the performance of this Agreement.

2. CITY STAFF ASSISTANCE

CITY shall assign a staff coordinator to work directly with CONSULTANT in the performance of this Agreement.

3. TERM; TIME OF PERFORMANCE

Time is of the essence of this Agreement. The services of CONSULTANT are to commence on \_\_\_\_\_, 20\_\_\_\_ (the "Commencement Date"). This Agreement shall automatically terminate three (3) years from the Commencement Date, unless extended or sooner terminated as provided herein. All tasks specified in **Exhibit "A"** shall be completed no later than three (3) years from the Commencement Date. The time for performance of the tasks identified in **Exhibit "A"** are generally to be shown in **Exhibit "A."** This schedule may be amended to benefit the PROJECT if mutually agreed to in writing by CITY and CONSULTANT.

In the event the Commencement Date precedes the Effective Date, CONSULTANT shall be bound by all terms and conditions as provided herein.

4. COMPENSATION

In consideration of the performance of the services described herein, CITY agrees to pay CONSULTANT on a time and materials basis at the rates specified in **Exhibit "B,"** which is attached hereto and incorporated by reference into this Agreement, a fee, including all costs and expenses, not to exceed One Million Dollars (\$1,000,000.00).

5. EXTRA WORK

In the event CITY requires additional services not included in **Exhibit "A"** or changes in the scope of services described in **Exhibit "A,"** CONSULTANT will undertake such work only after receiving written authorization from CITY. Additional compensation for such extra work shall be allowed only if the prior written approval of CITY is obtained.

6. METHOD OF PAYMENT

CONSULTANT shall be paid pursuant to the terms of **Exhibit "B."**

7. DISPOSITION OF PLANS, ESTIMATES AND OTHER DOCUMENTS

CONSULTANT agrees that title to all materials prepared hereunder, including, without limitation, all original drawings, designs, reports, both field and office notices, calculations, computer code, language, data or programs, maps, memoranda, letters and other documents, shall belong to CITY, and CONSULTANT shall turn these materials over to CITY upon expiration or termination of this Agreement or upon PROJECT completion, whichever shall occur first. These materials may be used by CITY as it sees fit, provided that any such use not within the purposes intended, by the Agreement shall be at City's sole risk.

8. HOLD HARMLESS

A. To the extent allowed by Civil Code Section 2782.8, CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all claims, damages, losses, expenses, judgments, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) arising out of or in connection with CONSULTANT's (or CONSULTANT's subcontractors, if any) negligent (or alleged negligent) performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement by CONSULTANT, its officers, agents or employees except such loss or damage which was caused by the sole negligence or willful misconduct of CITY. CONSULTANT will conduct all defense at its sole cost and expense and CITY shall approve selection of CONSULTANT's counsel. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by CONSULTANT.

B. To the extent that CONSULTANT performs “Design Professional Services” within the meaning of Civil Code Section 2782.8, then the following Hold Harmless provision applies in place of subsection A above:

“CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY and its officers, elected or appointed officials, employees, agents and volunteers, from and against any and all claims, damages, losses, expenses, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) to the extent that the claims against CONSULTANT arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT. In no event shall the cost to defend charged to CONSULTANT exceed CONSULTANT’s proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more other defendants to the claims and/or litigation is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, CONSULTANT shall meet and confer with CITY and other defendants regarding unpaid defense costs. The duty to indemnify, including the duty and the cost to defend, is limited as provided in California Civil Code Section 2782.8.

C. Regardless of whether subparagraph A or B applies, CITY shall be reimbursed by CONSULTANT for all costs and attorney’s fees incurred by CITY in enforcing this obligation. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

9. PROFESSIONAL LIABILITY INSURANCE

CONSULTANT shall obtain and furnish to CITY a professional liability insurance policy covering the work performed by it hereunder. This policy shall provide coverage for CONSULTANT’s professional liability in an amount not less than One Million Dollars



(\$1,000,000.00) per occurrence and in the aggregate. The above-mentioned insurance shall not contain a self-insured retention without the express written consent of CITY; however an insurance policy "deductible" of Ten Thousand Dollars (\$10,000.00) or less is permitted. A claims-made policy shall be acceptable if the policy further provides that:

- A. The policy retroactive date coincides with or precedes the initiation of the scope of work (including subsequent policies purchased as renewals or replacements).
- B. CONSULTANT shall notify CITY of circumstances or incidents that might give rise to future claims.

CONSULTANT will make every effort to maintain similar insurance during the required extended period of coverage following PROJECT completion. If insurance is terminated for any reason, CONSULTANT agrees to purchase an extended reporting provision of at least two (2) years to report claims arising from work performed in connection with this Agreement.

If CONSULTANT fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the CITY with required proof that insurance has been procured and is in force and paid for, the CITY shall have the right, at the CITY's election, to forthwith terminate this Agreement. Such termination shall not effect Consultant's right to be paid for its time and materials expended prior to notification of termination. CONSULTANT waives the right to receive compensation and agrees to indemnify the CITY for any work performed prior to approval of insurance by the CITY.

#### 10. CERTIFICATE OF INSURANCE

Prior to commencing performance of the work hereunder, CONSULTANT shall furnish to CITY a certificate of insurance subject to approval of the City Attorney evidencing the foregoing insurance coverage as required by this Agreement; the certificate shall:

- A. provide the name and policy number of each carrier and policy;
- B. state that the policy is currently in force; and
- C. shall promise that such policy shall not be suspended, voided or canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice; however, ten (10) days' prior written notice in the event of cancellation for nonpayment of premium.

CONSULTANT shall maintain the foregoing insurance coverage in force until the work under this Agreement is fully completed and accepted by CITY.

The requirement for carrying the foregoing insurance coverage shall not derogate from CONSULTANT's defense, hold harmless and indemnification obligations as set forth in this Agreement. CITY or its representative shall at all times have the right to demand the original or a copy of the policy of insurance. CONSULTANT shall pay, in a prompt and timely manner, the premiums on the insurance hereinabove required.

#### 11. INDEPENDENT CONTRACTOR

CONSULTANT is, and shall be, acting at all times in the performance of this Agreement as an independent contractor herein and not as an employee of CITY. CONSULTANT shall secure at its own cost and expense, and be responsible for any and all payment of all taxes, 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, in connection with the PROJECT and/or the services to be performed hereunder.

#### 12. TERMINATION OF AGREEMENT

All work required hereunder shall be performed in a good and workmanlike manner. CITY may terminate CONSULTANT's services hereunder at any time with or without cause, and whether or not the PROJECT is fully complete. Any termination of this Agreement by CITY shall

be made in writing, notice of which shall be delivered to CONSULTANT as provided herein. In the event of termination, all finished and unfinished documents, exhibits, report, and evidence shall, at the option of CITY, become its property and shall be promptly delivered to it by CONSULTANT.

13. ASSIGNMENT AND DELEGATION

This Agreement is a personal service contract and the work hereunder shall not be assigned, delegated or subcontracted by CONSULTANT to any other person or entity without the prior express written consent of CITY. If an assignment, delegation or subcontract is approved, all approved assignees, delegates and subconsultants must satisfy the insurance requirements as set forth in Sections 9 and 10 hereinabove.

14. COPYRIGHTS/PATENTS

CITY shall own all rights to any patent or copyright on any work, item or material produced as a result of this Agreement.

15. CITY EMPLOYEES AND OFFICIALS

CONSULTANT shall employ no CITY official nor any regular CITY employee in the work performed pursuant to this Agreement. No officer or employee of CITY shall have any financial interest in this Agreement in violation of the applicable provisions of the California Government Code.

16. NOTICES

Any notices, certificates, or other communications hereunder shall be given either by personal delivery to CONSULTANT's agent (as designated in Section 1 hereinabove) or to CITY as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, to the addresses specified below. CITY and CONSULTANT may designate different addresses to which subsequent notices, certificates or

other communications will be sent by notifying the other party via personal delivery, a reputable overnight carrier or U. S. certified mail-return receipt requested:

TO CITY:

City of Huntington Beach  
ATTN: Dir. Comm. & Library Services  
2000 Main Street  
Huntington Beach, CA 92648

TO CONSULTANT:

IDS GROUP, Inc.  
ATTN: Said Hilmy  
1 Peters Canyon Road, Suite 130  
Irvine, CA 92606

17. CONSENT

When CITY's consent/approval is required under this Agreement, its consent/approval for one transaction or event shall not be deemed to be a consent/approval to any subsequent occurrence of the same or any other transaction or event.

18. MODIFICATION

No waiver or modification of any language in this Agreement shall be valid unless in writing and duly executed by both parties.

19. SECTION HEADINGS

The titles, captions, section, paragraph and subject headings, and descriptive phrases at the beginning of the various sections in this Agreement are merely descriptive and are included solely for convenience of reference only and are not representative of matters included or excluded from such provisions, and do not interpret, define, limit or describe, or construe the intent of the parties or affect the construction or interpretation of any provision of this Agreement.

20. INTERPRETATION OF THIS AGREEMENT

The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties. If any provision of this Agreement is held by an arbitrator or court of competent jurisdiction to be unenforceable, void, illegal or invalid, such holding shall not invalidate or affect the remaining

covenants and provisions of this Agreement. No covenant or provision shall be deemed dependent upon any other unless so expressly provided here. As used in this Agreement, the masculine or neuter gender and singular or plural number shall be deemed to include the other whenever the context so indicates or requires. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no right to contract, then the latter shall prevail, and the provision of this Agreement which is hereby affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

21. DUPLICATE ORIGINAL

The original of this Agreement and one or more copies hereto have been prepared and signed in counterparts as duplicate originals, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original. Each duplicate original shall be deemed an original instrument as against any party who has signed it.

22. IMMIGRATION

CONSULTANT shall be responsible for full compliance with the immigration and naturalization laws of the United States and shall, in particular, comply with the provisions of the United States Code regarding employment verification.

23. LEGAL SERVICES SUBCONTRACTING PROHIBITED

CONSULTANT and CITY agree that CITY is not liable for payment of any subcontractor work involving legal services, and that such legal services are expressly outside the scope of services contemplated hereunder. CONSULTANT understands that pursuant to *Huntington Beach City Charter* Section 309, the City Attorney is the exclusive legal counsel for

CITY; and CITY shall not be liable for payment of any legal services expenses incurred by CONSULTANT.

24. ATTORNEY'S FEES

In the event suit is brought by either party to construe, interpret and/or enforce the terms and/or provisions of this Agreement or to secure the performance hereof, each party shall bear its own attorney's fees, such that the prevailing party shall not be entitled to recover its attorney's fees from the nonprevailing party.

25. SURVIVAL

Terms and conditions of this Agreement, which by their sense and context survive the expiration or termination of this Agreement, shall so survive.

26. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of California.

27. SIGNATORIES

Each undersigned represents and warrants that its signature hereinbelow has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify CITY fully for any injuries or damages to CITY in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

28. ENTIRETY

The parties acknowledge and agree that they are entering into this Agreement freely and voluntarily following extensive arm's length negotiation, and that each has had the opportunity to consult with legal counsel prior to executing this Agreement. The parties also acknowledge and agree that no representations, inducements, promises, agreements or warranties, oral or otherwise, have been made by that party or anyone acting on that party's behalf, which are not embodied in this

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

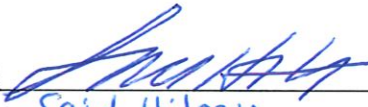
29. EFFECTIVE DATE

This Agreement shall be effective on the date of its approval by the City Council.


This Agreement shall expire when terminated as provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,  
IDS GROUP, INC.

By:   
Said Hilmy  
print name

ITS: (circle one) Chairman/President/Vice President

AND  
By:   
Ramri Elhassan  
print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.  
Secretary - Treasurer

CITY OF HUNTINGTON BEACH, a  
municipal corporation of the State of  
California

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

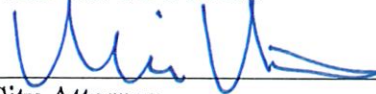
INITIATED AND APPROVED:

\_\_\_\_\_  
Director of Community & Library Services

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

  
City Attorney

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

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CONSULTANT,  
IDS GROUP, INC.


CITY OF HUNTINGTON BEACH, a  
municipal corporation of the State of  
California

By:   
Said Hilmy  
print name

ITS: (circle one) Chairman/President/Vice President

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

AND  
By:   
Rami Elhassan  
print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.  
Secretary - Treasurer

INITIATED AND APPROVED:

\_\_\_\_\_  
Director of Community & Library Services

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

  
City Attorney



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CONSULTANT,  
IDS GROUP, INC.

CITY OF HUNTINGTON BEACH, a  
municipal corporation of the State of  
California

By: \_\_\_\_\_

print name

ITS: (circle one) Chairman/President/Vice President

AND

By: \_\_\_\_\_

print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.  
Secretary - Treasurer

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk


INITIATED AND APPROVED:

  
\_\_\_\_\_  
Director of Community & Library Services

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

## **EXHIBIT "A"**

A. STATEMENT OF WORK: (Narrative of work to be performed)

Consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services

B. CONSULTANT'S DUTIES AND RESPONSIBILITIES:

SEE ATTACHED EXHIBIT A

C. CITY'S DUTIES AND RESPONSIBILITIES:

D. WORK PROGRAM/PROJECT SCHEDULE:



## EXHIBIT A



# *Proposal for* On-Call Architectural Engineering, Landscape Architectural Engineering, and Professional Consulting Services

April 29, 2025

Submitted by:

 **IDS GROUP**

1 Peter's Canyon Road, Suite 130, Irvine, CA 92606  
T: 949.387.8500 ▲ F: 949.387.0800 ▲ [www.idsgi.com](http://www.idsgi.com)





**IDS GROUP**  
Solutions Through Integrated Design

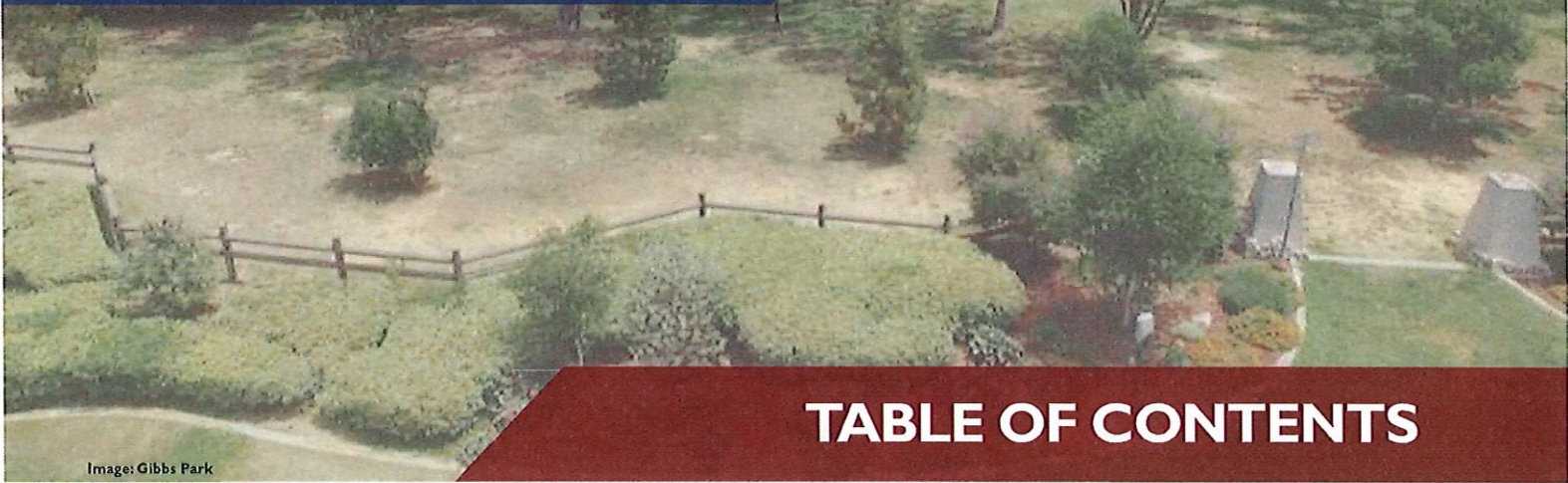


Image: Gibbs Park

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**REQUEST FOR PROPOSAL  
VENDOR APPLICATION FORM**

TYPE OF APPLICANT: ☒ NEW ☐ CURRENT VENDOR

Legal Contractual Name of Corporation: IDS Group, Inc.

Contact Person for Agreement: Said Hilmy, PhD, SE, LEED AP

Corporate Mailing Address: 1 Peters Canyon Road, Suite 130

City, State and Zip Code: Irvine, CA 92606

E-Mail Address: said.hilmy@idsgi.com

Phone: 949.387.8500 Fax: 949.387.0800

Contact Person for Proposals: Architecture: John Silber, AIA  
Landscape Architecture: Kristen Gros, PLA, ASLA, LEED AP ND

Title: Principal Architect  
Landscape Architect E-Mail Address: john.silber@idsgi.com  
kristen.gros@idsgi.com

Business Telephone: 949.387.8500 Business Fax: 949.387.0800

Year Business was Established: Incorporated August 4, 1998

Is your business: (check one)

☐ NON PROFIT CORPORATION ☒ FOR PROFIT CORPORATION

Is your business: (check one)

☒ CORPORATION ☐ LIMITED LIABILITY PARTNERSHIP  
☐ INDIVIDUAL ☐ SOLE PROPRIETORSHIP  
☐ PARTNERSHIP ☐ UNINCORPORATED ASSOCIATION



**Names & Titles of Corporate Board Members**

(Also list Names &amp; Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Said Hilmy, PhD, SE, LEED AP	President	949.387.8500
Rami Elhassan, PhD, PE, SE	Secretary	949.387.8500

Federal Tax Identification Number: 33-0819861City of Huntington Beach Business License Number: \_\_\_\_\_  
(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: \_\_\_\_\_

April 29, 2025

Cody Hernandez

City of Huntington Beach, Community & Library Services Department

Qualifications submitted via PlanetBids

**SUBJECT: On-Call Architectural Engineering, Landscape Architectural Engineering, and professional Consulting Services 2025-0415**

IDS Group, Inc. (IDS) is pleased to present these qualifications for the Architectural Engineering and Landscape Architectural Engineering Services to the City of Huntington Beach (City). IDS is a well-coordinated one-stop shop for this on-call contract. This allows us to work fast and affordably and coordinate with the City and end users effectively. Our project team brings recently completed work experience throughout Southern California, working along with public agency stakeholders on projects that include but not limited to assessments, pre-design, architectural, landscape architectural, and engineering design services, and cost estimates.

Differentiators that IDS will bring to the City of Huntington Beach include the following:

- IDS embeds a value-oriented design approach applying knowledge of applicable code standards which is integrated with IDS brings a proven track record interfacing with project stakeholders and code compliance for public agency projects .
- IDS draws from an extensive history in providing A/E design and support services to many local, state and federal departments, and various cities and municipalities throughout California. A testament to the quality of our customer service is represented by the fact that approximately 80% of our clients is repeat business. Our qualification package highlights our firm's professional experience, our team's expertise, and the nature and quality of complete work.

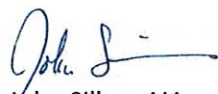
IDS has prepared a proposal response in accordance to the RFP and adheres to the provisions described within it. This proposal document is valid for 180 days as of April 29, 2025. IDS is in receipt of two Addenda issued March 27, 2025 and April 23, 2025. IDS will perform services for projects under this contract from our local Orange County office located in Irvine.

Dr. Said Hilmy will be the City's main point-of-contact for negotiating and contractually binding the firm regarding matters pertaining to this proposal. John Silber is our proposed Project Manager for Architecture Services. Kristen Gros is our proposed Project Manager for Landscape Architecture Services. Please do not hesitate to call should you have any questions.

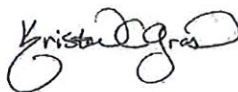
Thank you for your consideration.

Sincerely,

IDS Group, Inc.



John Silber, AIA  
Principal Architect



Kristen Gros, PLA, ASLA, LEED AP ND  
Landscape Architect, Project Manager



Said Hilmy, PhD, SE, LEED AP  
Contract Administrator

Business Information	
Contact Person	<p><b>Said Hilmy, PhD, SE, LEED AP</b> Principal / Contract Administrator 949.387.8500 x 116   said.hilmy@idsgi.com</p> <p><b>John Silber, AIA</b> Principal Architect/Project Manager 949.387.8500 ext. 509 john.silber@idsgi.com</p> <p><b>Kristen Gros, PLA, ASLA, LEED AP ND</b> Landscape Architect/Project Manager 619.768.6784 x151 kristen.gros@idsgi.com</p>
Local Company Office	<p><b>IDS Group, Inc. (Corporate Office)</b> 1 Peters Canyon Road, Suite 130 Irvine, California 92606 T: 949.387.8500</p>



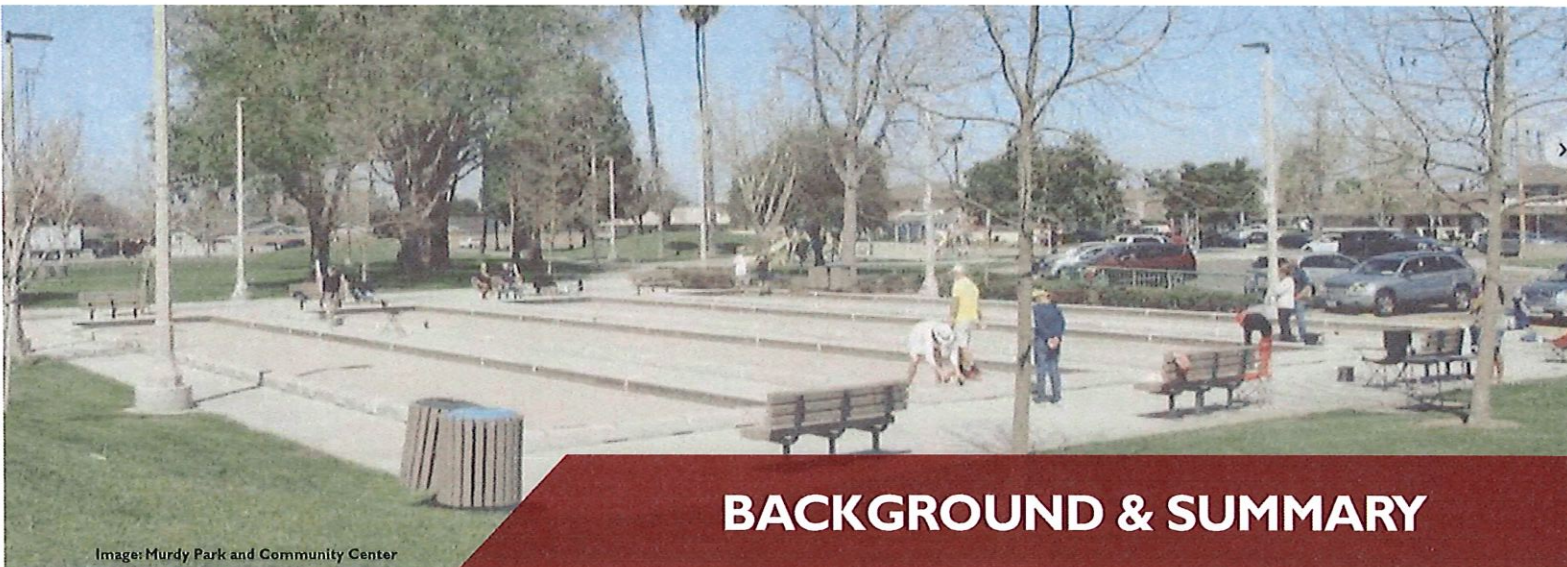


Image: Murdy Park and Community Center

## BACKGROUND & SUMMARY

### COMPANY BACKGROUND

IDS Group, Inc. (IDS) is a multidisciplinary design firm with roots spanning over 60 years. Our longevity comes from integrating all specialized divisions under one roof giving our clients a premium customer experience by creating a “one-stop-shop” of design professionals. Not only does “IDS” stands for Integrated Design Services, our 90-plus staff brings a mixture of innate curiosity, technical expertise, building and infrastructure experience to all projects, applying these skills to each project’s unique circumstances, and creating project success.

IDS has offices in Irvine, Los Angeles, Corona and Encinitas, California, ensuring local knowledge and providing our clients with quick response times. As a multidisciplinary engineering and architectural firm, IDS has the practical knowledge, insight, and resources to offer our clients comprehensive services and specialized solutions.

Our corporate infrastructure creates optimum utilization of resources for our staff, maximizing service efficiency. IDS is committed to project excellence, providing turnkey design solutions to the building and infrastructure industries. As an award-winning professional engineering/architectural consulting firm specializing in the design and renovation, evaluation and assessment, and construction administration for a wide range of clients and facilities.

Throughout our history, we have been involved in numerous renovations, assessments, additions, design, and upgrades for all types of projects throughout Southern California.

Our project history demonstrates thoroughness and accuracy in our investigation and production of construction documents in accordance with established state procedures and guidelines, as well as having an efficient response time without diminishing the accuracy of the work.

### IDS GROUP, INC.

**60** *Years*

PROVIDING INTEGRATED DESIGN SERVICES

Business Information	
Contact Person	<p><b>Said Hilmy, PhD, SE, LEED AP</b> Principal / Contract Administrator 949.387.8500 x 116   said.hilmy@idsgi.com</p> <p><b>John Silber, AIA</b> Principal Architect/Project Manager 949.387.8500 ext. 509 john.silber@idsgi.com</p> <p><b>Kristen Gros, PLA, ASLA, LEED AP ND</b> Landscape Architect/Project Manager 619.768.6784 x151 kristen.gros@idsgi.com</p>
Location of Company Offices	<p><b>IDS Group, Inc. (Corporate Office)</b> 1 Peters Canyon Road, Suite 130 Irvine, California 92606 T: 949.387.8500</p> <p><b>(Additional Offices)</b></p> <p>Corona Office: 980 Montecito, Suite 205 Corona, CA 92879 T: 619.768.6784</p> <p>Los Angeles Office: 11845 West Olympic Boulevard, Ste 715E Los Angeles, California 90061 T: 323.800.6500</p> <p>Encinitas Office: 336 Encinitas Blvd., Suite 110 Encinitas, CA 92024 T: 619.768.6784</p>
Number of Employees	90

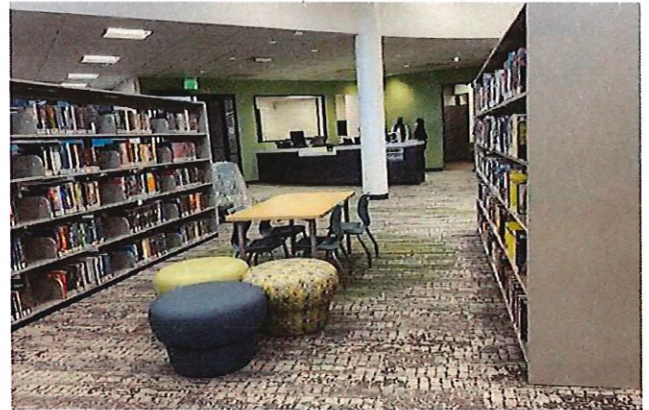


Our services include the following:

- Architectural Design
- Mechanical, Electrical & Plumbing Engineering Design
- LEED Planning/ Certification
- Access Compliance (ADA)
- Energy Assessment
- Building Evaluations and Modifications
- Forensic Investigation
- Landscape Architecture Design
- Risk Assessment and Reduction
- Constructability and Design Review
- Structural Engineering Design
- Civil Engineering Design
- Cost Estimating

## Architecture

Our award-winning **Architectural** provides architecture, design, planning, programming, project management and renovation services to public and private clients throughout California. Our architectural services involve building assessments, alterations, and modifications, accessibility studies, ADA compliance studies and design, fire and life safety assessment and design, code review, space planning, remodeling, repair of damaged and deteriorated structures, and expansions and additions to existing facilities. The project experience of IDS staff encompasses new construction, renovation, re-adaptation, and tenant improvements to a variety of building types.



*County of Orange, Brea Library Renovation*

Our award-winning architecture division provides architecture, design, planning, programming, project management and renovation services to public and private clients throughout California.

We have a specialized experience managing small and medium-scale projects, with proficiency in:

- Interacting with project stakeholders
- Conducting facility needs assessments & master plans
- Providing planning phase duties
- Preparing schematic designs, design development documents, and construction documents
- Developing construction cost estimates

Our architectural team will assure the City an approach that is industry leading, practical, responsive, and affordable. They work closely with our in-house engineering divisions to ensure the ultimate in design coordination. From the initial project programming and preliminary design concept to completion of construction, our work reflects innovative approaches to solving even the most complex space and design problems.

**Repair and Rehabilitation of Structures:** IDS has successfully completed repair and rehabilitation design for many structures, including buildings and parking structures. We have performed numerous evaluations and studies of existing facilities and have produced reports, rehabilitation documents and cost analyses for many projects.

**Forensic Investigation and Assessment Experience:** IDS is thoroughly knowledgeable in performing engineering and architectural assessments of building structures in California.



*Yale Navigation Center, Renovation and Adaptive Reuse*



We are especially experienced in conducting site investigation and testing to determine existing properties and construction details, assessing deterioration and defects, and providing appropriate remediation.

## Landscape Architecture

One clear benefit that IDS offers our clients is our in-house interdisciplinary diversified staff that delivers the expertise of seasoned architects and engineers. IDS seamlessly integrates landscape architecture design services with in-house design professionals who specialize in architecture, structural, civil, mechanical, electrical, and plumbing engineering, as well as cost estimating to provide a well-rounded balance of design capabilities for our clients as a value-added service.

IDS has a dedicated **Landscape Architecture** team that specializes in building healthy places for communities through the practices of landscape architecture and ecological restoration. The team focuses on the relationship between land and people where we are only as healthy as our surroundings. The majority of the team's work lies in municipalities, counties and other California agencies working closely with clients and stakeholder groups to design and build healthy communities and improve quality of life. The projects designed draw from natural and cultural histories of the land and improve the natural ecological systems. Specialized expertise includes historic preservation, adaptive re-use, cultural landscapes, cultural and natural history interpretation, ecological restoration, sustainable design, drought tolerant planting, low water irrigation systems, and context-integrated design.



*Interpretive Native Garden, Rio San Gabriel Park*

## Architecture and Landscape Architecture Services

### ADA Access Compliance

Our expert ADA (Americans with Disabilities Act) and CASp compliance team offers detailed Path of Travel (PoT) facility surveys and preparation of Transitional Plans, plan reviews, training, and product consulting on a regular basis to local government, federal, and state clients, healthcare facilities, large corporations.

### Bidding and Construction Administration Support

IDS has significant experience with providing practical, cost effective, fast/efficient solutions and high-quality construction documents and drawings and significant experience in construction support and on-site construction administration services for public projects. IDS will draw from our "Lessons Learned" gained through our extensive history of involvement with civic projects. We know firsthand that our ability to adapt to the challenging daily demands of the City's operation is essential to meeting the goals of the project. As an example, during the pandemic, IDS worked with several clients, conducting Zoom meetings, Bluebeam QA sessions, and continued communications via email and phone. Utilizing this valuable knowledge, IDS has employed new measures to ensure your objectives and goals are efficiently achieved and our team adheres to milestone schedules for successful project completion.



*Accessibly Designed Playground  
City of Santa Ana Mariposa Park*



## Building Information Modeling (BIM)

Building on decades of hands-on experience in Building Information Modeling (BIM), IDS is committed to creating value for our clients through innovative and fully integrated design solutions. IDS' BIM platform helps our multi-discipline design and construction teams improve project efficiency by optimizing performance and response-time of visualizations and simulations to create unprecedented data rich models. Our clients are experiencing the benefits of BIM that extend long past the completion of a project - including improved constructability, better-performing buildings and more efficient project delivery as well as construction cost savings, schedule compression and energy reductions.

We have completed numerous BIM projects ranging from large civic projects such as John Wayne Airport Terminal Expansion to K-12 School projects, to private commercial buildings. These projects include the design of new buildings and tenant improvements to existing spaces. IDS has assisted with the development of BIM standards for public and private organizations. With the advances of rendering technology, IDS maintains several state-of-the-art rendering programs to provide simulations and effective presentations.



*City of Lancaster, Samaritan's Purse Park Revitalization*

## Public Outreach and Engagement

IDS gathers valuable community engagement information through surveys, workshops, and public meetings. By actively engaging the public, our design team hears first-hand from those closest to the project. This helps IDS design to not only make an exceptionally great project, but also one that is in sync with the stakeholders and communities' visions. The collaborative process is built on communication leading to a sense that the public is heard and the stakeholders' interests are met in the project's outcome.

For the **Durley Park Improvement Project**, IDS Landscape Architects had the valuable opportunity to speak directly to the Sunset Little League President and hear the story about how a local volunteer baseball coach became a beloved figure in the community and now their goal was to make her dream come true to have LED lights at the fields to expand the youth access to baseball year round. This public outreach opportunity also led to direct and productive conversations with the Oxnard Chief of Police on design strategies to improve security at the park for years to come.

## Working Sessions and Charrettes

Working sessions and charrettes allow for designers to collaborate with public entities in an immersive setting to gather critical information, brainstorm, sketch, and create a vision for communities. The already robust Community Garden Program is currently working together with IDS to design and bring to life their latest project on 19th Street. The **Santa Monica Community Garden** project has used both online and in-person working sessions to let the community express themselves in different mediums from creating art, to telling stories, to voting on their favorite amenities.

## Visual and Graphics Collateral

Visual graphics are critical for our Landscape Architecture team because they help us communicate ideas with clarity, explore possibilities with clients, adding to the iterative process, and assess the environmental impacts and




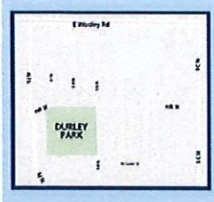
opportunities on a site. From photography, to two-dimensional hand renderings, to three-dimensional computer renderings, we can use a diverse array of mediums to reach multiple types of thinkers. Visuals are a universal language that can conjure understanding and cultural connection that are sometimes difficult to fully capture with words. Aerial plans, elevation drawings, perspective sketches, and 3D models can help clients and stakeholders visualize a space not as it is but see the full potential of what could be. IDS' talented graphics team developed 3D renderings of the **Corona Veteran's Memorial** to help the sensitive community connect with memories and commemorate fallen comrades in a honorable and respectful way. Thanks to these graphic renderings, the project successfully commemorates the brave soldiers' sacrifice and gives veterans a quiet space to heal.

## Additional In-House Capabilities

One clear benefit that IDS offers our clients is our in-house interdisciplinary diversified staff that delivers the expertise of seasoned engineers and architects. IDS seamlessly integrates our mechanical, electrical and plumbing design services with in-house design professionals who specialize in architecture, landscape architecture, structural, and civil, engineering, as well as cost estimating to provide a well-rounded balance of design capabilities for our clients as a value-added service.

Our **Mechanical/Plumbing Engineering** division is comprised of professional engineers and designers who are experts in the fields of heating, ventilating, air conditioning, plumbing, piping, and fire protection. We have provided design services for HVAC, plumbing, and fire protection systems for countless public projects and facilities. These projects encompass new construction, retrofit, modernization, and expansions of facilities. Our mechanical and plumbing engineering division will work closely providing the expertise of professional engineers who are authorities in the fields of heating, ventilating, air conditioning (HVAC), plumbing, piping, and fire protection. Our team has evaluated the heating, ventilating, and air conditioning systems and needed upgrades in existing buildings as a part of modernization projects and as a primary service. The evaluations identify the physical conditions of the systems' equipment and components; strategic planning for sites; evaluation of system performance; identification of conditions that are at variance with current building codes and standards, including but not limited to: Title 24 Energy Code, CAL Green, Title 5, Field Act and United States Green Building Council guidelines (USGBE); provide an estimate of the remaining service life for equipment, material, and components; identification of necessary maintenance requirements; need of equipment upgrades for enhancing energy savings and indoor

### What's Next For Durley Park

#### Share Your Thoughts!

In December 2021, the City won a \$7.1 million grant to invest in restorations to the current Durley Park space, located at 910 Hill Street.

Thanks to the grant funding, the City is looking to add amenities such as a new bike pump track/skate park, a walking and jogging track, exercise equipment, a new basketball court, renovations to four baseball fields, and more.

**Community Meeting**  
In conjunction with the City's design consultant, IDS Group, we are hosting a community meeting for the Oxnard community to provide feedback on:


- Details of the potential amenities at Durley Park
- Park use and activities, and
- Other park design elements & details

#### Durley Park Improvement Project


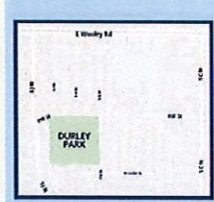
**Friday, June 14, 2024**  
6:00 PM - 8:00 PM

**Durley Park Youth Center Building**  
850 Hill Street  
Oxnard, CA 93033

**PROJECT INFORMATION:**  
Please visit [www.oxnard.gov/durley-park](http://www.oxnard.gov/durley-park) for more information



### Qué sigue para Durley Park

#### ¡Comparte tus comentarios!

En diciembre de 2021, la Ciudad ganó una subvención de \$7.1 millones para invertir en restauraciones del espacio actual de Durley Park, ubicado en 910 Hill Street.

Gracias a la subvención, la Ciudad busca agregar servicios como una nueva pista para bicicletas/parque de patinaje, una pista para caminar y trotar, equipo de ejercicio, una nueva cancha de baloncesto, renovaciones en cuatro campos de béisbol y más.

**Reunión comunitaria**  
Junto con el consultor de diseño de la ciudad, IDS Group, estamos organizando una reunión comunitaria para la comunidad de Oxnard para brindar comentarios sobre:


- Detalles de las posibles comodidades en Durley Park
- Uso y actividades del parque, y
- Otros elementos y detalles del diseño del parque.

#### Proyecto de mejora de Durley Park

**Viernes, 14 de junio de 2024**  
6:00 PM - 8:00 PM

**Durley Park**  
Edificio del Centro Juvenil  
850 Hill Street  
Oxnard, CA 93033

**INFORMACIÓN DEL PROYECTO:**  
Visite [www.oxnard.gov/durley-park](http://www.oxnard.gov/durley-park) para obtener más información





California State University,  
Simpson Tower HVAC Upgrades



air quality; and provide an estimate of the costs of repairs and replacements. Evaluations can include the measuring and recording of air and water flows, pressures, and temperatures. Committed to project excellence, providing turn-key design solutions to the building and infrastructure industries.

**Remodel and Modernized:** The evaluation of existing buildings being remodeled and modernized includes the allocation of the spaces that are available to accommodate new piping, ductwork, and equipment. The replacement HVAC system components are often larger than the original space for routing of ductwork and piping is no longer accessible, requiring unique and innovative solutions has provided successful solutions for such issues for numerous renovation and remodel projects without major changes of the usable spaces of the building. Our team has extensive experience in a wide variety of projects in the preparation of engineering studies and analyses, reviewing plans, drawings, and specifications for new construction projects for code compliance, conducting electrical power consumption studies and field investigations, providing construction cost estimates, conceptual studies and reports, and post-construction support for various project types to public and private clients throughout the western United States.

Our **Electrical Engineering** division has extensive experience in a wide variety of projects and in the preparation of engineering studies and analyses, reviewing plans, drawings, and specifications for new construction projects for electrical code compliance, conducting electrical power consumption studies and field investigations, and providing construction cost estimates, concept studies and reports, and post-construction support for electrical engineering projects. We also have extensive electrical project experience involving electrical power consumption studies and field investigations; the review of plans, drawings, and specifications of new construction projects for electrical code compliance and delivering post-construction support; construction cost estimates for electrical wiring infrastructures; and drafting concept studies and reports.

**Power Engineering:** IDS' electrical engineers have an analytical and in-depth understanding of the process of power generation, utilization, and energy management. Our clients depend on us to deliver detailed and accurate economic analysis and the proper engineering design for a successful and economically viable system operation. Our power and energy division has completed numerous major photovoltaic projects; we have achieved a successful balance of combining engineering challenges, the practicality of construction, and beneficial economic results. Additionally, we can provide systems commissioning for a variety of facilities, including the support of LEED certification submittals.

**LEED Experience:** IDS incorporates sustainable, energy-efficient, and environmentally conscious designs as a significant component of each project. We are recognized for our use of water-efficient plant materials, recycled materials, and water-efficient irrigation systems. IDS is a member of the Green Building Council, on design teams



*Concession Building and Restroom Improvements  
Deanna Manning Stadium at Bill Barber Park*

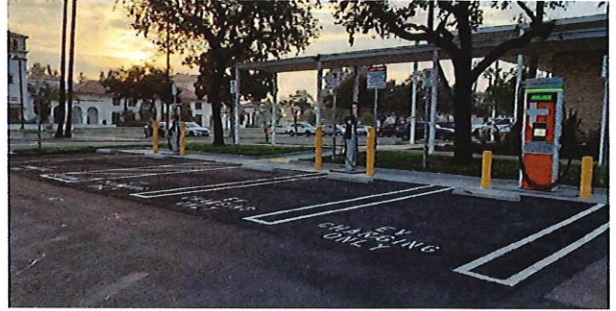


*Parking Lot with Solar  
Riverside County Coroner Facility*



for LEED-certified building projects, and employs numerous full-time LEED Accredited Professionals.

The IDS **Structural Engineering** division has significant experience with providing on-call, professional structural engineering consulting services including seismic evaluations and design for a variety of projects involving new construction, repair of damaged or deteriorated construction, modification or upgrade, or replacement projects across Southern California. These services span the design of buildings and other structures in addition to various non-structural components.



Costa Mesa EV Charging Station

IDS' principals and staff have been at the forefront of structural engineering design, review, evaluation and earthquake engineering for many years, and have demonstrated excellent technical ability through the successful completion of numerous projects.

**Structural and Seismic Assessment Experience:** IDS is also a recognized leader in the structural and seismic assessment of buildings in California. Our recent project experience includes the structural & seismic assessment of numerous buildings for various public and private clients.

Our in-house **Cost Estimation Services** are provided by experienced cost estimators, supporting both new construction and complex renovation projects supplying extensive knowledge for a variety of tenant improvement types. Utilizing the latest in cost control methods, IDS ensures clients' projects are well planned and expertly executed. In the delivery of its cost services, IDS provides reliable, accurate estimates while meeting its client's most critical deadlines.





Image: Central Park with Library

## METHODOLOGY

### PROJECT UNDERSTANDING

Our success is attributed to a thorough understanding of the required services, a sound work plan, communication, and effective management, as well as excellent architectural engineering design. IDS has successfully served as a professional consultant to numerous public agencies to help meet workload demands and project scheduling commitments in relation to engineering consulting support services. Our team will support the City in fulfilling its critical mission to meet existing and future demands for various projects.

Our general approach to providing our standard services for each project begins with a solid understanding of the project requirements, including budget, schedule, details of scope of services, and deliverable items. Our work plan is based on effective management of resources which will include developing a project schedule, implementing effective communication protocol, monitoring project costs and budget, and implementing quality control measures to ensure quality documents.

Our approach to all projects will be to act as the City's architectural engineering design consultant for all design and approval-related activities. The discussion of scope of work and services below are general and will be modified to suit each specific project assignment.

### APPROACH TO SCOPE OF SERVICES

#### Kick-Off & Progress Meetings

**Establishing Goals and Metrics for Success:** IDS will conduct kickoff meetings with City staff and stakeholders designated by the City to establish the specific goals and metrics envisioned for each project.

**Developing a Work Plan:** After we have completed a thorough review and assessment, IDS will develop a work plan that achieves City's benchmark goals for each project. The scope(s) will be developed based on City's priorities, severity of conditions, and immediate project needs. We anticipate that this will be an interactive process with City's Project Manager.

#### Preliminary Plans and Design

Once the Basis of Design has been approved, IDS shall develop preliminary plans and phasing criteria. Careful consideration will be given to implementing the least disruptive and most functional and cost-effective solution; specifically addressing mechanical, electrical and plumbing in addition to architectural phasing.

- The plans shall graphically identify the different phased areas of work, required access paths to be maintained and construction barricades.
- All phased implementation criteria and plans shall be reviewed and approved with the user group representatives.



### **Schematic Design:**

- IDS shall prepare schematic design documents based on discussions with the user group representatives regarding all aspects of the project, budget, and other factors which contribute to the overall design and functional aspects of the facility.
- Prepare three Schematic Design Options for review and approval by the City. Include preliminary cost estimate and specifications.
- The basic alternatives and characteristics of the site and facility are explored and established.
- Site Plan: site locations and arrangements.
- Architectural Plans: building configurations, systems, interior building arrangements.
- Reflected Ceiling Plan (lighting).
- Sections (if required).
- Elevations (as required).
- Engineering drawings as required.
- Owner review and approval.
- Prepare and distribute design review meeting minutes.

### **Design Development (DD):**

Continued development of the Project's characteristics and elements, specific systems to be used, size and quantity of equipment and materials to be used, supporting engineering calculations and confirmation of preliminary concepts.

- Upon approvals obtained by the City during the preceding phase, IDS shall prepare the Design Development package, develop and refine the details of all aspects of the design.
- Include cost estimate and specifications.
- Civil and site to be described thoroughly as needed for the project.
- Architectural elements such as walls, doors, windows, columns, ceilings and floors.
- Engineering systems such as structural, mechanical, plumbing and electrical systems.
- Lighting systems and layouts (as appropriate).
- Fire protection systems as needed.
- Millwork development including the details for all items such as architectural trim, storage units, custom furnishings and casework. (if/where required)
- Finish Selection and Specification - Architect shall prepare loose sample options for review and discussion. Upon approval, we shall prepare color and material sample boards for presentations.
- Prepare and distribute design review meeting minutes.

### **Construction Documents**

#### **Construction Documents (CD):**

- Detailed design and construction drawings and specifications necessary for construction entities to construct the project when applicable.
- Upon approval by the City, prepare Construction Document package including any revisions required from the Design Development review.
- Include Final Construction cost estimates.
- Include CSI specifications.
- Submit Construction Documents (CD) at: (1) the 50% design stage, (2) 90% submittal to Building and Safety, and (3) 100% submittal of the final project bid set.
- \*\*For smaller refurbishment projects, final submittals for the Construction Document phase will consist of plans and specifications. CDs must be complete in order to obtain permits and allow a contractor to establish a maximum construction price for the work.
- Submit 90% CD to agencies for plan check.
- Make plan check corrections and resubmit for final permit.
- Provide electronic files to the City for bidding and documents as necessary during bidding period.



**Coordination with Jurisdictional Approval Agencies:**

The Project Architect or Project Manager will meet with the required agencies to address any questions or amendments to the documents for agency approvals.

- Meet with agencies as required: IDS' PM shall submit the approved construction documents to the appropriate governmental agencies for plan check and all applicable permits.
- Address revisions if applicable. IDS shall implement all plan check corrections and resubmit as required for final agency approval.
- Refurbishment projects in City owned sites shall be designed in accordance with Los Angeles County Building codes.
- Work undertaken in other jurisdictions shall be cleared through the appropriate governing agencies.

**Support Services During Construction (CA):**

IDS Group shall provide construction administration services for each project, including review of contractor close-out submittals. The A/E shall also provide services as necessary during the warranty periods of the projects, as it relates to its design.

- Provide Construction Administration (CA) services as necessary including pre-construction meeting, scheduled site visits, clarifications, review shop drawings, submittals, respond to RFI's within 7 calendar days, emergency response, review change orders, reports, meeting minutes, substantial completion, punch list, final acceptance, and warranties.
- Inspections and Punch Lists. As required by the City, IDS shall assist in the performance of construction and technical inspections and in the preparation of routine inspection notices, punch lists and a final corrections list. The A/E shall stay informed with regard to work in progress so that all required inspections occur prior to the work being enclosed or covered by other materials.
- IDS shall prepare written inspection and punchlists and submit to the PM.
- Prepare record drawings from red-lines. provided by the contractor and specifications for the City's records.
- Provide services to help resolve deficiency issues during the warranty period.
- The City will provide the General Conditions for the Contractors.
- The A/E is to provide specifications for all other sections, including temporary facilities, if necessary.

**Bidding Stage**

- Bid Review: Assist in bid review and award, following bid advertisement and acceptance.
- Pre-Bid Meeting: We will attend the pre-bid meeting.
- RFI Response: Promptly respond to all Requests for Information during the bidding process and assist in Issuing Amendments if needed.

**Construction Stage**

**Support Services During Construction** mentioned above.

**Construction Cost Estimating:**

Construction cost estimating services and related analyses (e.g., Rough Order Magnitude Construction Project Scheduling, etc.)

IDS will prepare conceptual and detailed cost estimates at various design and construction document phases as



required, and will be based upon and follow the Construction Specifications Institute (CSI) format. Our in-house cost estimator is experienced in supporting both new construction and complex renovation projects, and possesses extensive knowledge of a variety of tenant improvement types. Utilizing the latest in cost control methods, IDS ensures clients' projects are well-planned and expertly executed. In the delivery of its cost services, IDS provides reliable, accurate estimates while meeting its client's most critical deadlines. All construction cost estimate updates shall highlight changes made since the submission the last construction cost estimate update. Cost reduction strategies will be reviewed, discussed with the City and implemented.

Our standard software, PlanSwift, provides the flexibility to quickly break out the itemized takeoff. This efficiency reduces the number of resources required to complete the takeoff for each project, and the program's area and zone functions allow the estimator to sort the takeoff into multiple breakouts with minimal efforts.

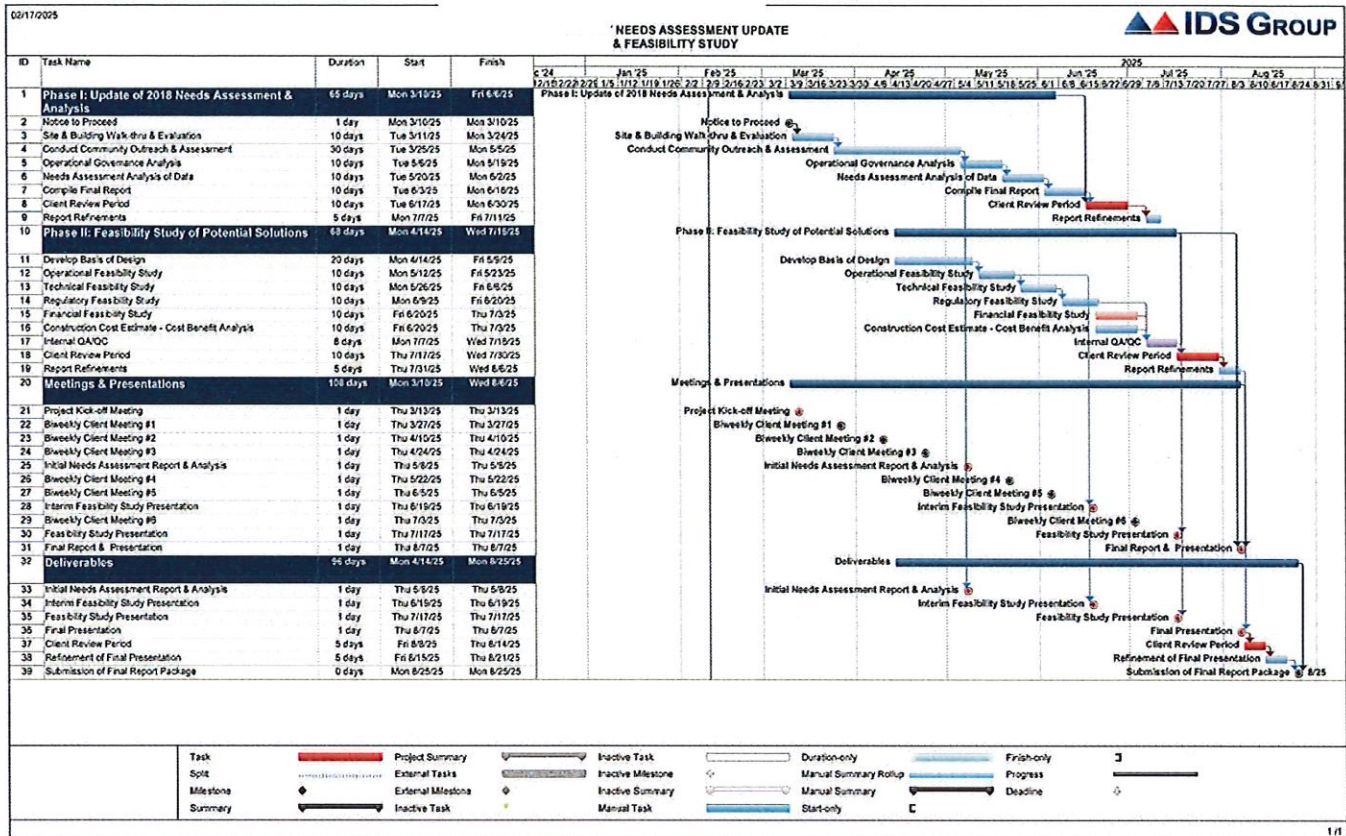
As design progresses, the more-detailed documents can be virtually overlaid over previous ones, and changes/additions are immediately visible on screen. This ensures that our estimates at logical milestones during design (SD, DD, CD, etc.), can execute the later levels of design faster and more accurately.

- Preliminary Cost Estimate - Upon receipt of the conceptual design information, the Cost Estimator begins the translation of the conceptual design information into an itemized cost estimate that includes a Project Summary and Detail Report. The Detail Report provides an itemized quantity, labor, materials and equipment breakdown based on CSI or other specified format. The accuracy of the cost estimate is linked to the quality and completeness of the submitted design information.
- Preliminary Cost Estimate Review - After the preliminary cost estimate is completed, an internal quality meeting is conducted between IDS and the project sub-consultants to review the cost estimate and the proposed design.
- If required, alternative solutions are explored and cost control comparisons are implemented. Requirements of these findings are incorporated into the final engineering process.
- Additionally, the conceptual design is reviewed to identify any special governmental agency code requirements and for compliance with the typical building codes.
- A team meeting with the client is subsequently conducted to review the design and cost estimates. At this time, any necessary adjustments and revisions can be made in the program or design scope to accommodate budget and scheduling expectations.
- Design Development Cost Estimates - Typically additional cost estimates are provided at 100% Design Development.
- Construction Documents Cost Estimates - Typically cost estimates are provided at 50%, and 90% or 100% Construction Documents.

IDS Group will ensure that each estimate is completed in sufficient detail to represent the level of design. All assumptions are clearly indicated and presented in the format appropriate to their use as cost tracking tools. We utilize a detailed summary of material take-offs and estimates that relate specifically to anticipate the level of work identified in each phase. As the design documents are developed, quantities are entered into a program with unit costs to illustrate the development and changes in the budget. Cost variations can then be tracked and used to help balance the budget and identify areas of high concern.



## SAMPLE PROJECT SCHEDULE



## TASKS REQUIRED FROM THE CITY OF HUNTINGTON BEACH

The City of Huntington Beach is to provide all available as-built drawings for each of the specific task order projects generated from the in the on-call contract. And if necessary, a required title report shall be provided by the City as well. IDS requires records of existing conditions and/or standards which the project needs to be in compliance.





Image: Central Park

## STAFFING

### TEAM INTRODUCTION

IDS Group, Inc. (IDS) is a multidisciplinary design firm with roots spanning over 60 years. Our longevity comes from integrating all specialized divisions under one roof giving our clients a premium customer experience by creating a “one-stop-shop” of design professionals. Not only does “IDS” stand for Integrated Design Services, our 85-plus staff brings a mixture of innate curiosity, technical expertise, building and infrastructure experience to all projects, applying these skills to each project’s unique circumstances, and creating project success.

The IDS team listed on the organization chart, have worked independently or teamed on multiple facility projects with similar deliverables and are well suited for this project and have successfully collaboratively provided engineering and architectural services for numerous on-call contracts. The following section highlights the qualifications and proposed duties of IDS and key staff members to be assigned to this project.





## ORGANIZATION CHART ARCHITECTURE

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

**John Silber, AIA\***  
Principal Architect

ARCHITECTURE TEAM			
	<b>Shelley Sivak, RA, LEED AP</b> Project Architect		<b>Samuel Piper, RA, LEED AP BD+C, EDAC</b> Project Architect
	<b>Matthew Miller, AIA, NCARB, LEED AP</b> Project Architect		<b>Aysan Nejad, PhD, AIA, LEED AP, BD+C, WELL AP</b> Senior Project Architect
	<b>Quentin Montrie, LEED AP</b> Senior Project Designer		<b>Song Brandner, RA, LEED GA</b> Project Architect

LANDSCAPE ARCHITECTURE	STRUCTURAL ENGINEERING	MECHANICAL/ PLUMBING ENGINEERING	ELECTRICAL ENGINEERING	CIVIL ENGINEERING	COST ESTIMATION
<b>Joy Lyndes, PLA, FASLA*</b> Lead Landscape Architect Support Staff Kristen Gros, PLA, ASLA, LEED AP ND Ruoxi Cao LEED AP ND	<b>Jaime Rosenbach, PE, SE*</b> Lead Structural Engineer Support Staff John Van Valkenburg, PE, SE Mohsen Kargahi, PhD, PE Victor Mercado, PE, SE Steve Uthoff, PE, SE Ellen Wu, PhD, PE Ghazaleh, Laleh, PhD, PE	<b>Darren Smith, PE, BEAP*</b> Lead Mechanical Engineer Support Staff Anthony Zanotti, PE Andrew Bussey, PE Meng Lin, PE, LEED BD+C Ronnie Jimenez, LEED BD+C Kevin Barnes	<b>Steven Collins, PE, LEED AP*</b> Lead Electrical Engineer Support Staff Manolito Ocampo, PE Michelle Huyunh, PE Bob Kramer Michael Reed Stuart McKnight	<b>Adrian Anderson, PE*</b> Lead Civil Engineer Support Staff Paul Murray, PE Jason Wetterich, PE Christian Chang, PE Silman Ruiz, PE Narath Lao, PE, PLS, QSD Abbegail Roman-Esperanza	<b>Faisal Dahkil*</b> Lead Cost Estimator Support Staff Sheldon Jackson



# ORGANIZATION CHART LANDSCAPE ARCHITECTURE



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

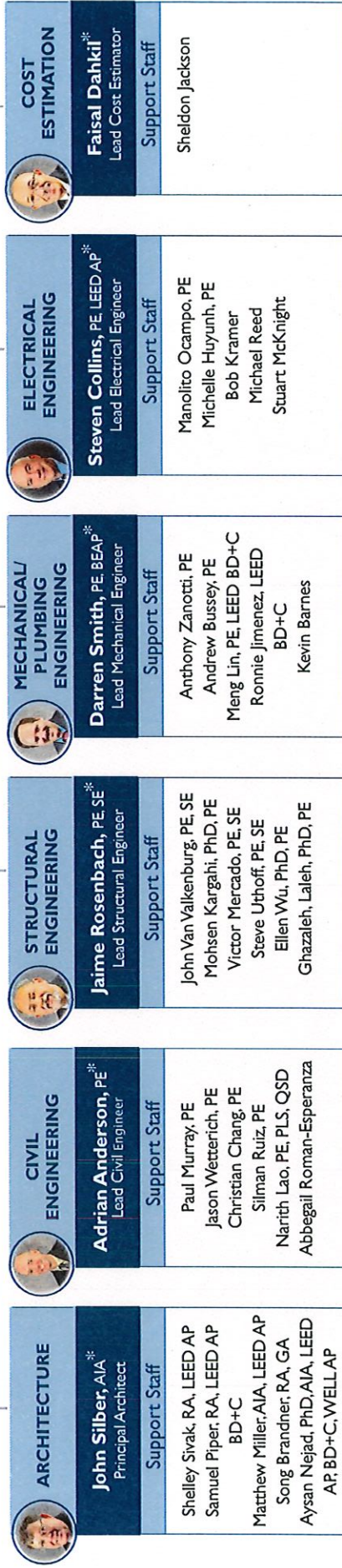


**Joy Lyndes, PLA, FASLA\***  
Landscape Architect QA/QC Advisor

**Kristen Gros, PLA, LEED AP ND\***  
Project Manager /  
Landscape Architect, Public Outreach

## LANDSCAPE ARCHITECTURE TEAM

**Ruoxi (Cisy) Cao, PMP, SITES AP, LEED AP ND**  
Landscape Designer and Graphics







## John Silber, AIA

### Principal Architect

An award-winning architect with more than three decades of extensive experience working on a wide range of projects both the public and private sectors. John's upfront planning and design efforts are instrumental in creating sites and structures that fit seamlessly with their surroundings, are carefully attuned to their use, and contribute to making lasting and meaningful places. John's projects have ranged in scope from minor facility upgrades to new construction, assessment and renovation projects for various project types including, office buildings, commercial buildings, education, and healthcare.

As Project Manager, John will be responsible for overseeing the technical adequacy and design of all work orders assigned by the City and will monitor the progress of each project to ensure the City's goals and objectives are intertwined within the design.

**35+** years of experience

#### EDUCATION:

Master of Architecture, Southern California Institute of Architecture

#### PROFESSIONAL REGISTRATION:

Professional Architect:  
California #C15573

#### Relevant Project Experience:

- Riverside County Sheriff's, Tenant Improvements at Various Facilities Various Locations
- City of Irvine Civic Center Public Safety Tenant Improvements | Irvine, CA
- City of Santa Ana City Hall Tenant Improvements | Santa Ana, CA
- City of Fountain Valley, City Hall Improvements | Fountain Valley, CA
- Rincon del Diablo Municipal Water District Office Building Improvements Escondido, CA
- City of Rancho Cucamonga Family Resources Center Rehabilitation Project | Rancho Cucamonga, CA
- County of Orange, Yale Navigation Center | Santa Ana, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Perris Bob Glass Gym Community Program Enhancement Project Perris, CA
- County of Orange Santiago Oaks Park - Parking Lot & Patio Upgrade Orange, CA
- City of Commerce Veterans Memorial Park Recreation Center Commerce, CA
- City of Maywood Teen Center Conversion | Maywood, CA
- City of Industry, New Banquet Hall Expo Center | City of Industry, CA
- City of Irvine Sweet Shade Park Recreation Center | Irvine, CA
- City of Irvine, Deanna Manning Stadium & Bill Barber Improvement Project | Irvine, CA







**25+** years of experience

**EDUCATION:**

Master of Architecture, California State Polytechnic University, Pomona

**PROFESSIONAL REGISTRATION:**

Professional Architect:  
California #C33767

LEED Accredited Professional

## Shelley Sivak, RA, LEED AP

### Project Architect

Ms. Sivak has been involved in architecture and interior design for more than 25 years, shaping space, and bringing life to urban and suburban settings, which create a strong sense of place. Shelley specializes in reviewing the state of the existing building and evaluating its size and layout for the intended use, identifying the need for repair, renovation, and expansion.

**Relevant Project Experience:**

- Orangewood Children & Family Center Secure Vestibule & Lobby Upgrades | Orange, CA
- County of Orange, Yale Navigation Center | Santa Ana, CA
- City of Irvine Civic Center Public Safety Tenant Improvements | Irvine, CA
- Placentia Library District, Outdoor Library & Loading Dock | Placentia, CA
- Los Angeles County Library Headquarters Tenant Improvements Design Los Angeles, CA
- City of Anaheim West Tower Upgrades and Tenant Improvements Anaheim, CA
- County of Orange, El Toro Library Modernization | Lake Forest, CA



**9+** years of experience

**EDUCATION:**

Bachelor of Architecture, California State Polytechnic University, Pomona

**PROFESSIONAL REGISTRATION:**

Professional Architect: CA #C39936

LEED Accredited Professional:

- Building Design + Construction
- Evidence-Based Design Accreditation and Certification

## Samuel Piper, RA, LEED AP: BD+C, EDAC

### Project Architect

Mr. Piper has experience working most prominently on healthcare design. Samuel has been involved in the planning and design of major hospitals throughout California with clients such as UCSF and USC. He worked closely with the client and design team at USC Keck's new Medical Office Building in Pasadena outfitted with a full surgical center and SPD. Sam's background in understanding both architecture and medical equipment makes him a valuable asset to future California Healthcare design.

**Relevant Project Experience:**

- City of Azusa Library Improvements | Azusa, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of La Habra Library Refresh | La Habra, CA
- Riverside County Sheriff's Department CJB Lobby Reconfiguration Riverside County, CA
- UC, San Francisco, Peninsula Outpatient Center San Mateo, CA
- USC Keck Pasadena MOB 625 S Fair Oaks Ave #400 | Pasadena, CA





## Matthew Miller, AIA, LEED AP

### Project Architect

Mr. Miller has over 15 years of experience in architecture. Matt has the ability to transfer design intent into instructions for building. He has experience in a broad range of educational, civic and institutional projects and he brings extensive publicly funded project experience. His overall knowledge of all the many layers of building systems and the ability to coordinate, denote, and manage creates a strong and complete project foundation.

**15+** years of experience

#### EDUCATION:

Bachelor of Architecture, University of Oregon

#### PROFESSIONAL REGISTRATION:

Professional Architect: California #C36280;  
LEED Accredited Professional NCARB

#### Relevant Project Experience:

- Orange County Sailing and Events Center Interim Facility Space Management Plan | Dana Point, CA
- Rio Hondo College Pistol Range Modifications | Whittier, CA
- County of Riverside Department of Waste Resources Lamb Canyon Landfill Public Restroom & Administrative Building | Beaumont, CA
- Riverside County Sheriff's Department, Palm Desert Sheriff Station Expansion | Palm Desert, CA
- City of Placentia, Powell Library Building Conversion | Placentia, CA



## Song Brandner, RA, LEED GA

### Project Architect

Ms. Brandner specializes in architecture for public and private projects, identifying and leveraging the unique points of difference and contexts to craft tailored, custom designs that challenge assumptions about how spaces should and can be used. Maintaining an unwavering focus on the details, Song creates projects successful, from assessment to design development through construction administration.

**25+** years of experience

#### EDUCATION:

Master of Architecture, University of Arizona

#### PROFESSIONAL REGISTRATION:

Licensed Architect: CA #C32814;  
LEED Green Associate

#### Relevant Project Experience:

- City of Norwalk Transportation Center | Norwalk, CA
- City of Orange, Water Division Warehouse Upgrades | Orange, CA
- County of Orange, Yale Navigation Center | Santa Ana, CA
- LA County Development Authority, Kitchen & Bathroom Replacements at Various Locations | Los Angeles
- City of Menifee, Lazy Creek Recreation Center Improvements Menifee, CA
- City of Rialto City-wide Park Assessment and Improvements | Rialto, CA
- City of Irvine, Great Park Western Sector Restroom Upgrades | Irvine, CA
- City of Irvine Bill Barber Park Improvements | Irvine, CA





**25+** years of experience

**EDUCATION:**

BS, Architecture, University of Maryland, College Park

**PROFESSIONAL REGISTRATION:**

LEED Accredited Professional

## Quentin Montrie, LEED AP

### Sr. Project Designer

Quentin has over 25 years of experience as a Senior Design Architect for program-driven, interdisciplinary architecture, master planning, and urban design projects. Quentin's expertise includes comprehensive technical design details and documentation for public agencies and master planning. Quentin is a highly effective presenter and lecturer to government review boards and large community audiences.

**Relevant Project Experience:**

- Riverside County Sheriff's Department, Palm Desert Sheriff Station Expansion | Palm Desert, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Perris Bob Glass Gym Community Program Enhancement Project Perris, CA
- Riverside County Sheriff's Dept., Larry D. Smith Correctional Facility Kitchen Modernization | Banning, CA
- Sweetwater Union High School District, Interim District Offices Chula Vista, CA
- Sweetwater Union HSD, L Street Facilities Assessment & Development Chula Vista, CA



**12+** years of experience

**EDUCATION:**

Ph.D of Architecture, Illinois Institute of Technology, Chicago, IL

**PROFESSIONAL REGISTRATION:**

CA Architectural License #C-37315, LEED AP, WELL AP, AIA, US

## Aysan Nejad, PhD, AIA, LEED AP, BD+C, WELL AP

### Senior Project Architect/Code Compliance

Aysan has more than 12 years of experience and is licensed to practice architecture in California and New York. With more than twelve years of professional architectural experience in all facets of architecture with an extensive portfolio of mixed-use projects, large shell (and tenant improvement), historic renovation, commercial and retail, residential, science and technology, justice, aviation, and industrial projects. She has been involved with all project phases, from schematics, design development, construction documents, and 3D modeling to marketing material and presentations, client and team coordination, preparation of scope of services, and time schedules.

**Relevant Project Experience:**

- Department of General Services, Jesse Unruh Design-Build Renovation | Sacramento, CA
- Richmond Parkway Commerce Center, Remodel | Richmond, CA
- Power Plant Site Design | Richmond, CA





## Kristen Gros, PLA, ASLA, LEED AP ND

### Project Manager, Landscape Architecture

Ms. Gros brings a multi-disciplinary and sustainability-focused understanding to landscape planning, design, and irrigation systems. Her strengths are design creativity, bid package development, public outreach, client coordination, and multi-disciplinary team management.

As Project Manager, Kristen will communicate The City of Hemet's needs and project parameters to the design team, connecting the designers and client on a regular line of communication for seamless project execution. While public outreach will take a critical role in informing the creative teams designs, Kristen will finalize a Community Outreach Plan, analyze the results, and translate the findings into informed park and trailhead improvements that can enjoyed for decades to come. Kristen's extensive knowledge of the arid Hemet environment will help inform IDS' team to make regionally-appropriate decisions maximizing energy and resource efficiency for these valued recreation areas in the San Jacinto Valley.

**15+** years of experience

#### EDUCATION:

Master of Architecture, California  
State Polytechnic University, Pomona

#### PROFESSIONAL REGISTRATION:

Licensed Architect: CA #6288  
LEED Accredited Professional  
Neighborhood Development

#### Relevant Project Experience:

- City of Oxnard, Durley Park Revitalization | Oxnard, CA
- City of Azusa Dog Park | Azusa, CA
- Santa Monica 19th Street Community Garden | Santa Monica, CA
- City of Lancaster, El Dorado Park Revitalization | Lancaster, CA
- City of Lancaster, Mariposa Park Renovation | Lancaster, CA
- City of La Habra, Vista Grande Dog Park | La Habra, CA
- City of Downey, Rio San Gabriel Park, Green, Safe & Active Park Improvements | Downey, CA
- Copperleaf & Silveroak Dog Park | Lake Forest, CA
- Lake Las Vegas Dog Park | Henderson, NV

### LANDSCAPE ARCHITECTURE (Support Staff)

**Ruoxi (Cisy) Cao, PMP, SITES AP, LEED AP ND |**  
Landscape Designer

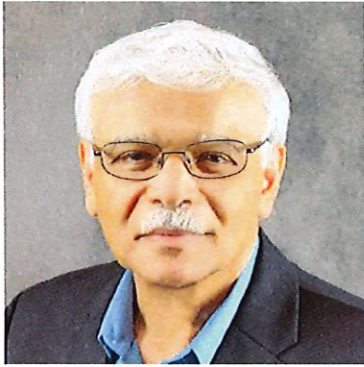
Education: Master of Landscape Architecture,  
University of Southern California

Professional Credentials: Project Management  
Professional #3952627

LEED Accredited Professional Neighborhood  
Development, SITES Accredited Professional

- City of Oxnard, Durley Park Revitalization | Oxnard, CA
- City of Azusa Dog Park | Azusa, CA
- Santa Monica 19th Street Community Garden | Santa Monica, CA
- City of San Bernardino, Speicher Memorial Park Ballfield Improvements  
San Bernardino, CA
- City of San Diego, Marcy Neighborhood Park | San Diego, CA
- City of San Diego, Dusty Rhodes Park | San Diego, CA
- City of San Diego, Pepper Park | San Diego, CA
- San Fernando Road Park | Sylmar, CA





**35+** years of experience

#### EDUCATION:

Doctorate, Structural Engineering,  
Cornell University

#### PROFESSIONAL REGISTRATION:

Professional Structural Engineer:  
California #S3680  
Professional Civil Engineer:  
California #C43988  
LEED Accredited Professional

## Said Hilmy, PhD, SE, LEED AP

### Principal In Charge/Structural Engineer

Dr. Hilmy has over 40 years of experience in structural engineering design and analysis and project management with strong expertise in the design and upgrade of steel, concrete, and wood structures. Recognized for his knowledge of code developments and seismic retrofit, Dr. Hilmy has worked on more than \$3 billion engineering projects and more than 200 seismic assessments and retrofit projects in California.

Mr. Hilmy provides organizational leadership with a focus on quality control in the delivery of construction documents and excellent customer service.

#### Relevant Project Experience:

- City of Lancaster Samaritan's Purse Park | Lancaster, CA
- City of Lancaster Mariposa Park | Lancaster, CA
- City of Downey Rio San Gabriel Park | Downey, CA
- City of San Bernardino Speicher Park | San Bernardino, CA
- City of Irvine, Bill Barber Park Shade Structures | Irvine, CA
- Placentia Library District Outdoor Library and Loading Dock Expansion | Placentia, CA



**35+** years of experience

#### EDUCATION:

Master of Landscape Architecture,  
University of Arizona

#### PROFESSIONAL REGISTRATION:

Professional Landscape Architect:  
CA #4131  
Historic Preservation Certificate

## Joy Lyndes, PLA, FASLA

### QA/QC Advisor & Lead Landscape Architect

Ms. Lyndes brings a broad range of municipal, local, and state agency expertise specializing in revitalizing urban parks, trails, open spaces, and playgrounds. Her experience includes landscape programming, planning, design, construction documents, and construction administration for local, state, and federally funded projects.

#### Relevant Project Experience:

- City of Azusa Dog Park | Azusa, CA
- City of La Habra Vista Grande Dog Park & Restroom | La Habra, CA
- City of San Bernardino Speicher Park | San Bernardino, CA
- City of Corona Veteran's Memorial Enhancement | Corona, CA
- City of Lancaster Samaritan's Purse Park | Lancaster, CA
- City of Lancaster Mariposa Park | Lancaster, CA





## Jaime Rosenbach, PE, SE

### Lead Structural Engineer

With over 40 years of experience in structural design, Mr. Rosenbach has been involved with new structures, evaluating and retrofitting existing structures, and remodeling and modernizing existing buildings. In addition, he has conducted and reported numerous forensic seismic investigations. Jaime has extensive field experience, providing construction administration, code compliance review, and plan check services for multiple projects.

**40+**  
years of experience

#### EDUCATION:

MS, Structural Engineering,  
California Polytechnic University,  
Pomona

#### PROFESSIONAL REGISTRATION:

Professional Structural Engineer:  
California #S5186;

Professional Civil Engineer:  
California #C42855

#### Relevant Project Experience:

- City of La Habra Corporate Yard Upgrades and Programming Assessment
- City of Santa Monica Fleet Yard Building Tenant Improvement
- City of Carlsbad Public Safety and Service Center Renovation
- County of Riverside Lamb Canyon Landfill
- Los Angeles County Central Juvenile Hall Wall and Fence Repairs City of Laguna Hills, Glenneyre Street Parking Structure Rehabilitation Laguna Hills, CA

## STRUCTURAL ENGINEERING

#### Victor Mercado, PE, SE

Senior Structural Engineer

Education: MS, Civil Engineering, University of California, Irvine

#### Professional Credentials:

Professional Structural Engineer: CA #S5020; Professional Civil Engineer: CA C65325

- Orangewood Children & Family Center Secure Vestibule & Lobby Upgrades | Orange, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Glendora Corporate Yard Improvements | Glendora, CA
- Riverside County Sheriff's Department Palm Desert Sheriff Station Expansion | Palm Desert, CA

#### John VanValkenburg, PE, SE |

Structural Engineer

Education: BS, Structural Engineering, University of California, San Diego

#### Professional Credentials:

Professional Structural Engineer: CA #S5932; Professional Civil Engineer: CA C74939

- City of Glendora Corporate Yard Improvements
- Pomona Fairplex Grandstand Structural Analysis
- Charles Drew University, School of Nursing Building, New Steel Construction
- Rio Hondo College Portable Buildings Redesign of Conduit Supports
- Inland Empire Utilities Agency Central Plant Cooling Tower

#### Stephan Uthoff PE, SE | Structural Engineer

Education: MS, Structural Engineering, University of Texas at Austin

#### Professional Credentials:

Professional Structural Engineer: CA #S3733; Professional Civil Engineer: CA #48168

- Los Angeles World Airports Recycling Repair Yard Relocation
- City of Carlsbad, Safety Center Seismic Retrofit and Renovations
- City of Laguna Beach Fire Stations Structural Evaluations
- Los Angeles World Airports, Consolidated Rent-A-Car (ConRAC)
- City of Glendora Corporate Yard Modernization and Expansion





## Steven Collins, PE, LEED AP

### Lead Electrical Engineer

Mr. Collins brings over 25 years of experience in Electrical Engineering for Building Systems and has expertise in municipal, education, commercial, and healthcare markets. His experience includes field investigation, design, and specifications for electrical service entrance equipment, standard and emergency distribution systems, lighting systems, controls, power-to-utilization equipment and devices, fire alarm systems, and telecommunication and low-voltage raceway systems.

**25+** years of experience

#### EDUCATION:

MS, Electrical Engineering,  
Rensselaer Polytechnic Institute

#### PROFESSIONAL REGISTRATION:

Professional Electrical Engineer:  
California #E22805;  
LEED Accredited Professional

#### Relevant Project Experience::

- City of Rancho Cucamonga Family Resources Center Rehabilitation Project | Rancho Cucamonga, CA
- County of Riverside Sheriff Department, Planning and A/E Improvement Projects | Riverside County, CA
- City of Lancaster, Samaritan's Purse Park (formerly El Dorado Park) & Community Center Revitalization | Lancaster, CA
- City of Industry, New Banquet Hall Expo Center | City of Industry, CA
- City of Perris Morgan Park Parking Lot Expansion | Perris, CA
- Orange County Sheriff's Department, Central Men's Jail Lighting Retrofit | Orange, CA

### ELECTRICAL ENGINEERING (Support Staff)

#### Manolito Ocampo, PE | Electrical Engineer

Education: BS, Electrical Engineering, in Holy Angel University in the Philippines

Professional Credentials: Professional Electrical Engineer: CA #E16367

- City of Perris Senior Center Multipurpose and Nutrition Room Improvements
- City of Irvine Police Dept Workspace Relocation & Tenant Improvements
- La Palma City Yard Building Improvements
- Los Angeles World Airports Recycling Repair Yard Relocation

#### Michelle Huynh, PE | Electrical Engineer

Education: BS, Electrical Engineering-Power System, California State University of Long Beach

Professional Credentials: Professional Electrical Engineer: CA #E24376

- LAC ISD Library Headquarters Core & Shell Design
- City of Corona Veterans Memorial Enhancement Project
- City of Pomona Civic Center Plaza and Park Repair
- Deanna Manning Stadium & Bill Barber Shade Structure Improvements
- ECO Services Dominguez Plant, Field Investigation & Data Collection

#### Bob Kramer | Electrical Project Manager

Education: Construction Architectural Engineering Technology, Central New Mexico College

- Orange County Sheriff's Department Safety & Security Improvements
- Sweetwater Union HSD, L Street Facilities Fleet EVSE Engineering
- City of Irvine, Great Park Electric Vehicle Charging Stations
- City of Orange Water Division Warehouse Replacement & Relocation
- Department of Veteran's Administration, Air Handler Unit Replacement

#### Michael Reed | Lighting Project Manager

Education: AA, Computer Science, Catonsville Community College, MD

- County of Riverside Sheriff John J. Benoit Detention Center Shade Structure
- City of Carlsbad, Carlsbad Blvd. Lighting Study | Carlsbad, CA
- City of Santa Ana, Civic Center Perimeter Street Lighting
- City of Victorville, Old Town Street Lighting Study and Design





## Darren Smith, PE, BEAP

### Lead Mechanical Engineer

Darren Smith is a registered mechanical engineer with over 25 years of experience in design bid build and design-build projects. With extensive experience in designing and managing numerous construction projects, Darren brings cross-communication at various levels of project ownership and the flexibility needed for project task order assignments.

#### Relevant Project Experience:

- Rincon del Diablo Municipal Water District Office Building Improvements Escondido, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Maywood Teen Center Conversion | Maywood, CA
- Deanna Manning Stadium & Bill Barber Shade Structure Improvements Irvine, CA
- City of Carlsbad, Safety Center Seismic Retrofit and Renovations Carlsbad, CA
- Inland Empire Utilities Agency Central Plant Cooling Tower | Rancho Cucamonga, CA
- County of Orange, Yale Navigation Center | Santa Ana, CA
- Metropolitan Water District HQ HVAC System Equipment & Chiller Plant Upgrades | Orange, CA

**25+** years of experience

#### EDUCATION:

BS, Mechanical Engineering  
Technology, California State  
University, Long Beach

#### PROFESSIONAL REGISTRATION:

Professional Mechanical Engineer,  
California #M30841;  
ASHRAE (Building Energy Auditing  
Professional)

### MECHANICAL/PLUMBING ENGINEERING (Support Staff)

#### Andrew Bussey, PE | Mechanical Engineer

Education: BS, Environmental Engineering Solar  
Option, California State Polytechnic University, San  
Luis Obispo

#### Professional Credentials:

Professional Mechanical Engineer, California  
#M25330

- Rincon del Diablo Municipal Water District Office Building Improvements
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements
- DGS, Department of Veterans Affairs Air Handler Units Replacement
- City of Anaheim West Tower HVAC Rehabilitation & Replacement
- DGS, Atascadero State Hospital New Cogen Plant Scoping Documents

#### Meng (Mike) Lin, PE, LEED BD+C | Mechanical / Plumbing Engineer

Education: MS, Mechanical Engineering, University  
of Southern California, Los Angeles

Professional Credentials: Professional Mechanical  
Engineer, California #M34230; LEED Accredited  
Professional Building Design + Construction

- City of Perris Senior Center Multipurpose and Nutrition Room Improvements
- Pomona Water Resources Building
- Deanna Manning Stadium & Bill Barber Shade Structure Improvements
- Pomona Water Resources Building
- Canterbury Elementary School, Plumbing Utilities Upgrade

#### Ronnie Jimenez, LEED AP BD+C | Mechanical Project Lead

Education: BS, Mechanical Engineering Polytechnic  
University of Philippines, Manila

#### Professional Credentials:

LEED Accredited Professional Building Design +  
Construction

- Claremont USD, Claremont High School Music D Modernization
- Palmdale Charter School, DSA Services / CA - Building A, B & C
- Los Angeles USD, Southeast Middle School CalShape Program
- Chino Valley USD Eagle Canyon Elementary School Modernization
- University of Southern California, Health Center #4 Chiller Plant Replacement





## Adrian Anderson, PE

### Lead Civil Engineer

Adrian has over 25-years of experience with various street improvement projects ranging from new roadway alignment studies, to widening and rehabilitation, ADA access, and active transportation. He leads the civil engineering group at IDS overseeing PS&E tasks, project reports, and other civil documents.

#### Relevant Project Experience:

- Rincon del Diablo Municipal Water District Office Building Improvements Escondido, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- Orange County Sanitation District Plant Water Piping Replacement at Secondary Classifiers | Fountain Valley, CA
- City of Irvine, Deanna Manning Stadium & Bill Barber Improvement Project | Irvine, CA
- Cal Poly Pomona, Arabian Horse Center Wash & Grooming Station | Pomona, CA
- Riverside County Sheriff Dept., Coroner Facility Parking Lot Improvements and Water Quality | Perris, CA

**25+** years of experience

#### EDUCATION:

BS, Civil Engineering, California State University, Long Beach

#### PROFESSIONAL REGISTRATION:

Professional Civil Engineer:  
California #C60955

### CIVIL ENGINEERING (Support Staff)

#### Silman Ruiz, PE

Civil Engineer/Alternate Civil

Education: BS, Civil Engineering, California State University, Fullerton

Professional Credentials:  
Professional Civil Engineer: California #C94658

- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Corona, Old Police Department Demolition | Corona, CA
- Riverside County Sheriff's Department, Erosion Control and Maintenance | Palm Desert, CA
- Riverside County Sheriff's Department, Redesign Facility Entrance and Security Booth P-1
- Riverside County Sheriff's Department, Palm Desert Station

#### Paul Murray, PE

Senior Civil Engineer

Education: BS Civil Engineering, University of Southern California

Professional Credentials: Professional Civil Engineer, CA #C74559

- City of La Habra Corporate Yard Upgrades and Programming
- Riverside County Sheriff's Department Palm Desert Sheriff Station Expansion
- City of Carson, Wilmington Ave Street Improvements
- City of Maywood Teen Center Conversion
- Sweetwater Union HSD, L Street Facilities Vacation

#### Narith Lao, PE, PLS, QSD

Senior Land Surveyor

Education: BS, Civil Engineering, California State Polytechnic University, Pomona

Professional Credentials:  
Professional Civil Engineer: CA #C65995  
Professional Land Surveyor: CA #8046

- City of Perris Senior Center Multipurpose and Nutrition Room Improvements
- Orange County Los Alamitos Rossmoor Library Refresh
- City of Maywood Teen Center Conversion
- City of West Covina Friendship Park and Restroom Improvements
- City of Azusa Library Improvements Project





**30+** years of experience

**EDUCATION:**

MS, Civil Engineering, University of Southern California;  
BS, Civil Engineering, University of Southern California

## Faisal Dakhil

### Lead Cost Estimator

Mr. Dakhil has over 30 years of pre-construction, construction management, and estimating experience in a broad spectrum of projects ranging in value from \$1 million to more than \$250 million. Faisal has a long track record of successful jobs coming in under budget and on time, resulting in substantial client savings.

**Relevant Project Experience:**

- Rincon del Diablo Municipal Water District Office Building Improvements Escondido, CA
- City of La Habra Corporate Yard Upgrades and Programming Assessment La Habra, CA
- South Orange County CCD, Saddleback College Single Occupancy All Gender Restroom | Mission Viejo, CA
- City of Perris Senior Center Multipurpose and Nutrition Room Improvements | Perris, CA
- City of Commerce Veterans Memorial Park Recreation Center Commerce, CA
- City of Irvine, Bill Barber Park Shade Structures | Irvine, CA



Image: Murdy Park Community Center

## QUALIFICATIONS

### PROJECT EXPERIENCE

Project Descriptions being on the following page. The descriptions demonstrate our experience and qualifications on projects that include landscape, architectural, planning, and design services primarily for existing City Parks, facilities, Community Centers, and Clubhouses that involve tenant improvements, ADA modifications, and park developments.



# Orange County, Yale Navigation Center, Adaptive Reuse & Conversion

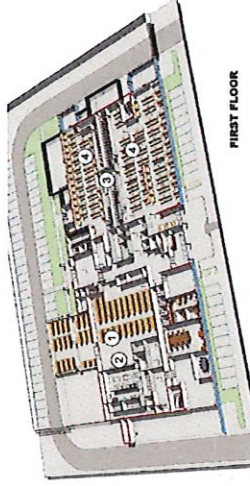
## Brief Description

The Yale Navigation Center project included completely gutting an aging and abandoned tilt-up industrial building and the addition of 20,000 sq. ft. expanding the already 44,000 sq. ft. building. The 64,000 sq. foot building will be utilized for the rehabilitation and transitional programs for up to 425 homeless in Orange County with the goal of preparing them to return to a self-sufficient lifestyle. The facility includes a full commercial kitchen, health care training facilities, and over 40 office spaces for the program administration staff. The expansion/renovation cost was approximately \$25 M.

Kitchen capacity allows full meal service for the 425 residents. Indoor and outdoor dining areas double as social gathering areas. As the Navigation Center is located in a long-established industrial park due diligence requires that potable water service size and sewer main service size available in the street be checked against demand before the County could fully commit to target resident population.

The challenges of the accelerated schedule and the drive to achieve a good neighbor design that would be acceptable to the community were addressed through continuous interaction between all IDS Group disciplines, the contractor (who was brought in during the design phase) as well as the user group which included the County officials and facility operators. Frequent communication was a must to address all the design challenges as well as several public outreach workshops with the community and full cooperation from the (a) funding sources (b) facility future operator (c) contractor, and (d) jurisdictions including the County building officials, and City of Santa Ana.

These meetings in conjunction with the implementation of the lessons learned from the operation of other shelters in Southern California were very effective resulting with positive acclamations and feedback from the user groups and the community at large.



FIRST FLOOR



## Project Relevance

- Architectural planning and design
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical engineering
- Construction cost estimating
- Construction support
- Office
- Residential
- Mixed-Use
- Zoning, planning & building approvals, permits and other entitlements
- Tenant improvements
- Alternatives analysis
- HVAC
- Street and area lighting systems
- ADA Compliance

## Reference Information

County of Orange  
Mr. Matthew Durbin, Sr. Project Manager  
T: 714.667.1626  
E: matthew.durbin@ocpw.org

## Project Team Members

Said Hilmy, PhD, PE, SE | Principal In Charge  
John Silber, RA | Principal Architect / Project Manager  
Shelley Sivak, RA, LEED AP | PA / Interior Design  
Song Brandner, RA, LEED GA | Project Architect  
Jaime Rosenbach, PE, SE | Structural Engineer  
Victor Mercado, PE, SE | Structural Engineer  
Darren Smith, PE | Electrical Engineer  
Bob Kramer | Electrical Project Lead  
Michael Reed | Lighting Design  
Faisal Dakhlil | Cost Estimator





The Riverside Sheriff's Department embarked on an ambitious plan to complete several renovation projects on an aggressive time schedule, due to meet funding requirements, with the objective of programming, designing, and constructing various projects within a 6-month timeframe.

The projects are grouped under six categories including:

- **Tenant Improvements**
  - Criminal Justice Building (CJB)
  - Cois Byrd Detention Center (CBDC)
  - Robert Presley Detention Center (RPDC)
  - Larry D. Smith Correctional Facility (SCF)
  - Coroner's Bureau- East & West
  - Blythe Jail
  - Thermal Station
  - Dispatch Center
  - Sheriff's Administration
- **Plumbing/ Showers/ Restroom Improvements**
  - Blythe Jail
  - Cois Byrd Detention Center (CBDC)
  - Larry D. Smith Correctional Facility (SCF)
  - Robert Presley Detention (RPDC)
  - Ben Clark Training Center (BCTC)
- **Re-roofing**
  - Blythe Jail Roof Replacement

Additional projects from different funding sources include mechanical and electrical upgrade studies at the Ben Clark Training Center, and the parking lot improvement and expansion at Coroner's Facility in Perris. For the Riverside Orange Street Facility, IDS has provided architectural and engineering design services for tenant improvements to the kitchen, men's and women's locker rooms, public restroom remodel within the lobby area, second floor staff restroom remodel, and office areas.

- **Overhead Structures**
  - John Benoit Detention Center, Sally Port Project
- **Security Improvements**
  - Criminal Justice Building (CJB)
  - Special Enforcement Bureau (SEB)
  - John Benoit Detention Center (JBDC)
  - Coordinated Custody Management Unit (CCMU)
- **Low Voltage (Cameras & Keycard Access)**
  - Aviation Hemet Ryan Airport
  - CAL-ID, Dispatch East
  - Hemet Station Lake Hemet Substation
  - Palm Desert Station
  - Coroner's Bureau
  - Special Enforcement Bureau (SEB)
  - Special Investigations Bureau (SIB)
  - Southwest Station
  - Thermal Station
  - Criminal Justice Building (CJB)

The IDS scope of work included:

**Architectural Scope:** The IDS architectural team completed all code assessments and design renovations needed to meet the aggressive time line for each project within the six categories.

**Structural Scope:** The IDS team provided engineering and structural design for aspects of each project within the six categories which needed structural analysis and design.

**Civil Scope:** The IDS team prepared construction documents for the site improvements consisting of site utilities, parking lot rehabilitation and hardscape improvements, and exterior ADA Path-of-Travel projects falling within the six categories.

**Mechanical, Electrical and Plumbing Scope:** IDS provided construction documents for the HVAC equipment, plumbing design, and electrical engineering/design for projects falling within the six categories of project listed above.

**Unique Program Requirements & Challenges:** The challenges of how to accommodate all code requirements while completing the construction at an accelerated schedule and the drive to achieve a good neighbor design that would be acceptable to the community were addressed through continuous interaction between all IDS Group disciplines, the contractor (who was brought in during the design phase) and the user groups including County officials and facility operators. Frequent communication was a must to address all the design challenges as well as several public outreach workshops with the community and full cooperation from the (a) funding sources (b) facility future operators (c) contractor, and (d) jurisdictions including the County building officials, and the Riverside County Sheriff's Department.

**Special or Unique Building Technologies and/or Environmental Considerations:** IDS provided all permits and approvals technical support required. This included County of Riverside Building Department and Fire Department approvals. The schedule for these projects were highly compressed due to funding source requirements – they were all funded from one-time moneys as "shovel ready." Contractors were brought on board using the Job Order Contract (JOC) model. For this reason permitting was accelerated requiring readiness to rapidly respond to plan check corrections.



# Los Alamitos-Rossmoor Library | Seal Beach, CA

## County of Orange Public Works Capital Improvement Division

**Project Address:**  
12700 Montecito Road, Seal Beach, CA 90740

**Year Completed:**  
Under Construction

### Client Contact Reference

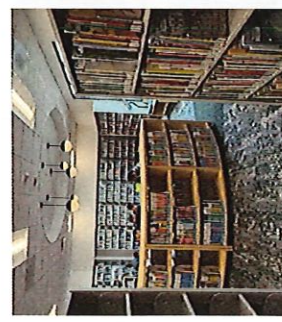
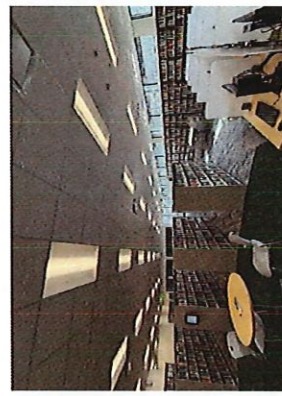
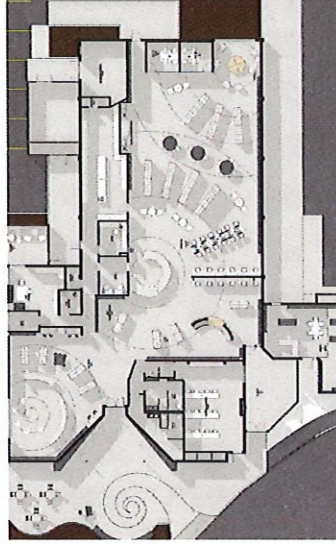
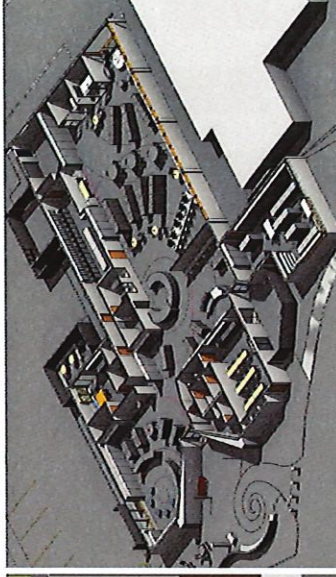
Orange County Public Works / A&E Project Management  
Matt DeHart, Project Manager  
714.667.4972, Matthew.DeHart@ocpw.ocgov.com

### Project Information

The Los Alamitos-Rossmoor Library was one of Orange County's older branches located in a building within a shopping center since 1978. IDS provided architectural and engineering tenant improvements and upgrades to the existing library building. IDS Group, the County Library Group, and Orange County Public Works teamed to create a design package elevating the library into a modern community gathering space and technology hub. This project renovated the 10,489 square feet of existing space that accommodated a special Friends of the Library area and increased the community workspace by 1,188 square feet.

Inspiration for the interior design came from the surrounding area's name, Los Alamitos which translates to "the little cottonwoods". The name is derived from the former local Rancho Los Alamitos, named after the abundant cottonwoods. Using the semblance of tree trunk rings, the floor plan's design entails round, concentric circular shapes and radial star patterns. The open view provides lines of sight to key points throughout the building.

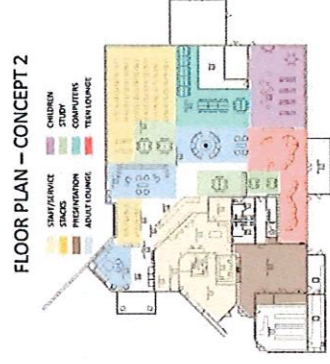
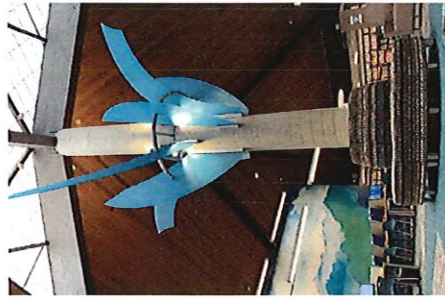
The renovation transitions the library into a brighter community space welcoming its visitors. There are lounge areas, quiet spaces for groups, individual work and shared community spaces for computer use and reading. As part of the interior upgrades, IDS coordinated a new furniture package. Added renovations include building envelope, HVAC, electrical, communications, safety and security, and civil site improvements.





# El Toro Library | Lake Forest, CA

County of Orange Public Works Capital Improvement Division



"... please let the others who attended know we at OCCR much appreciate the due diligence that your staff has provided over the past few months. Shelley in particular has made herself available for conference calls, go-to meetings, and site meetings when called upon so a big hand must be given to her. And (Dr.) said thank you for doing the \$0.000 fly over eye on the design through documentation."

OC Parks - OC Community Resources Project Manager



Project Address: 24672 Raymond Way, Lake Forest, CA 92630 Year Completed: September 2021

## Client Contact Reference

Orange County Facilities Design and Construction / A&E Project Management  
Don Nguyen, Senior Project Manager  
714.667.4929, don.nguyen@ocpw.ocgov.com

## Project Information

The El Toro Library underwent renovations through a project by the Orange County Public Libraries. IDS' architectural and engineering (A/E) team designed the library to transform it into a modern community space located in Lake Forest.

Utilizing a County of Orange facilities condition assessment report, the IDS team identified and prioritized necessary work tasks to the building envelope, HVAC, electrical, communications, safety and security, and civil site improvements. While these upgrades added no square footage, they provided a rapid return on investment, such as energy and equipment efficiency and ADA compliance.

The renovated library offers a variety of modern amenities and collaborative spaces including lounge areas, study areas, furniture with plug-in technology, public-use computers, and a children's story time room. The renovation included considerations for accessibility features to accommodate all patrons. Mobile furniture was used to allow staff to easily rearrange the space depending on usage. The library features reading zones for children, teens, and adults, plus a multipurpose room. High wood ceilings, blue hues, and a large mountain graphic create an inviting space. A large pillar and sky light in the center of the library act as a focal point in the space.



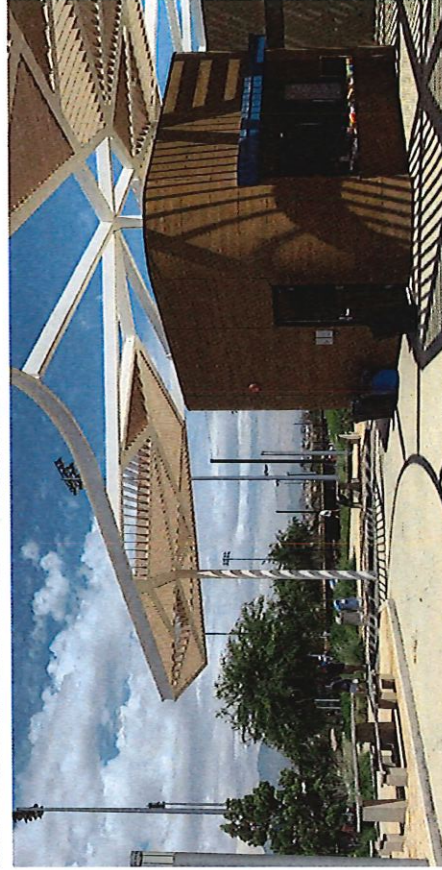
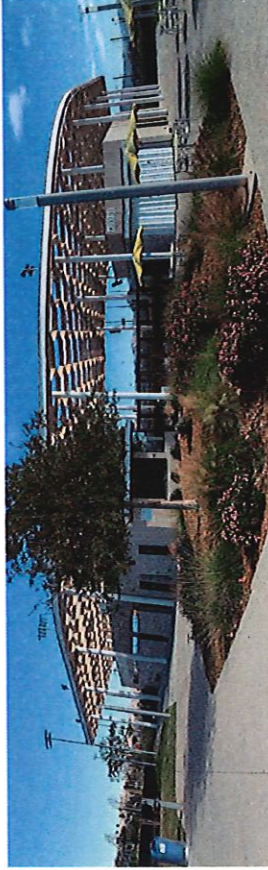
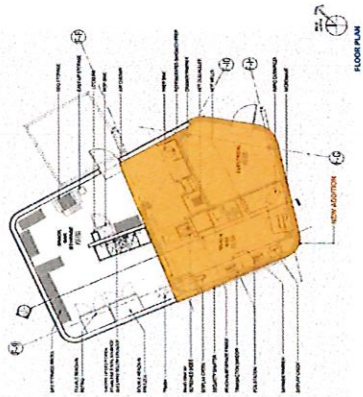
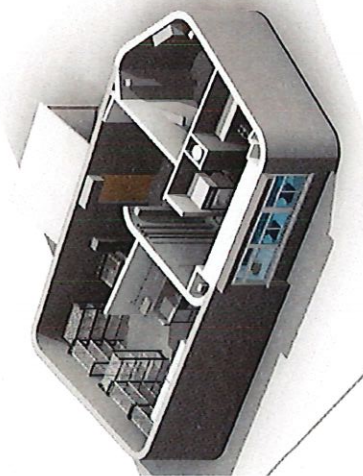


# City of Irvine, Great Park Concessions Upgrades

## Brief Description

IDS is working with the City of Irvine to upgrade four (4) existing Orange County Great Park Sports Park Concessions Facilities. The project brings the city's concession facilities into accordance with the County of Orange Health Care Agency (HCA). The agency requires facilities where food and beverages for human consumption are prepared and served to obtain a health permit. The primary objective of the project was to expand the menu that could be prepared will minimizing any expansion of built floor area. In only one case was it necessary to design an addition to a concession stand.

IDS performed interior functional upgrades with a concept design which includes outdoor areas for barbecue pits with architectural shade covers in line with the existing design. Each concession stand requires new kitchen equipment along with mechanical, plumbing, and electrical upgrades. This project was an exercise in coordination and creativity to fit all desired program elements into existing spaces.



## Project Relevance

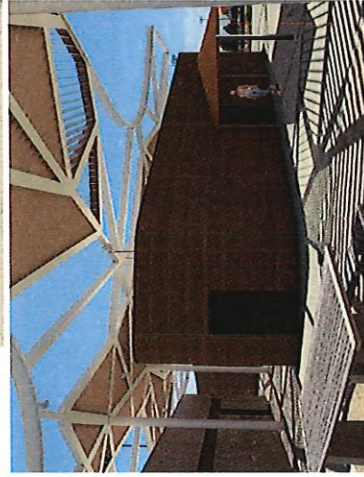
- Architectural planning and design
- Tenant improvements
- Alternatives analysis
- Preparation and presentation of models, renderings, and photo simulations
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical engineering
- Zoning, planning & building approvals, permits and other entitlements
- Construction cost estimating
- Construction support

## Reference Information

City of Irvine  
Ms. Stacy DeLong, Senior Project Manager  
Phone: 949.473.1237  
Email: SDeLong@cityofirvine.org

## Project Team Members

Said Hilmy, PhD, PE, SE | Principal In Charge  
John Silber, RA | Principal Architect  
Bradley Mansfield, AIA | Architect  
Kevin Barnes | Mechanical Designer  
Manny Ocampo, PE | Electrical Engineer  
Bob Kramer | Electrical Project Lead  
Faisal Dakhl | Cost Estimator





## City of Oxnard, Durley Park Revitalization, Oxnard, CA

### Brief Description

IDS Group is providing planning, design and full construction documentation for this 11-acre park in central Oxnard. New park elements include a bike pump track/skate park area, a walking/jogging track with lighting, exercise equipment, a natural play area with trail/gathering space, two picnic/BBQ areas, basketball court with lighting, public art murals on the water tanks, a restroom, parking lot, and lighting throughout the park. The scope also includes the renovation of four baseball fields with lighting for two basketball courts, and a new irrigation system and landscaping throughout the park.

Extensive public outreach was led by the IDS Group Landscape Architecture team and included creating public notices and information for the city website, scheduling and holding public outreach meetings, developing and managing data from project input surveys, leading public meetings, recording comments, providing feedback to the public, and receiving and responding to public comments.

This multi-disciplinary team is led by the Landscape Architecture and includes civil, electrical, geotechnical and structural engineering, stormwater management, architectural design, skatepark design, a project artist, and survey.

**"Outdoors for All" Governor Newsom's State Grant funded. Prop. 68 Statewide Park Program**

*"Revitalizing our parks is very important to our community, from Oxnard's seniors to our youth, everyone's quality of life improves with access to open-space and recreational opportunities." - Mayor John Zaragoza.*

### Services Provided

- Architectural planning and design
- Tenant improvements
- Alternatives analysis
- Preparation and presentation of models, renderings, and photo simulations
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical engineering
- Zoning, planning & building approvals, permits and other entitlements
- Construction cost estimating
- Construction support

### Reference Information

City of Oxnard  
Steve Howlett - Assistant Public Works Director  
Phone: 805.385.7830  
Email: [steve.howlett@oxnard.org](mailto:steve.howlett@oxnard.org)

### Project Team Members

Landscape Architecture: Joy Lyndes; Kristen Gros  
Architecture | John Silber  
Electrical | Steven Collins, Michael Reed  
Mechanical/Plumbing | Kevin Barnes  
Structural | Jaime Rosenbach; Victor Mercado  
Civil | Adrian Anderson; Paul Murray; Jason Wetterich





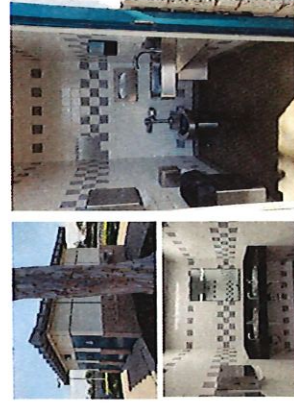
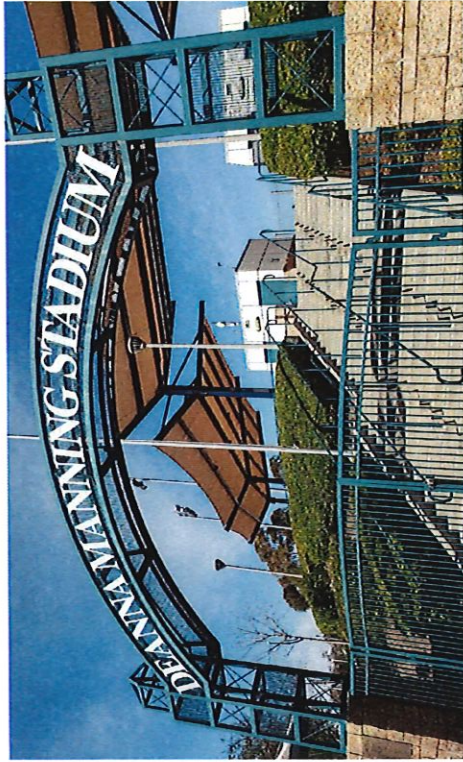
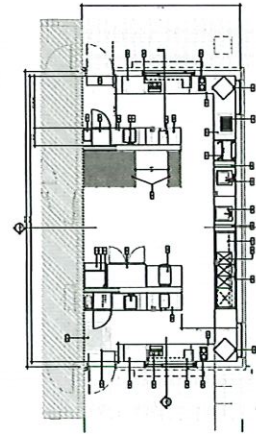
## City of Irvine Bill Barber Deanna Manning Stadium Concessions

### Brief Description

Bill Barber Park Shade Structure: Colonel Bill Barber Marine Corps Memorial Community Park (Bill Barber Community Park) is a 48-acre sports park located at 4 Civic Center Plaza and offers an array of programs and events for the Irvine community including lighted, state-of-the-art baseball, softball, and soccer fields. The city has undertaken improvements to the stadium and softball fields at Bill Barber Park, and IDS was retained to lead the design effort for both. Phase I, now completed, entailed adding shade structure for patrons while attending baseball and softball games at the park's Deanna Manning Stadium and three (3) lighted softball fields.

Phase II included modernization of food concession stands at Deanna Manning Stadium as well as improvements to restrooms and the addition of modern scoreboard. The stadium is a championship softball field with a seating capacity of up to 750 spectators. Design of the concession stand improvements is complete and will allow an expanded food menu meeting Health Code standards and those of the Irvine Ranch Water District without requiring the construction of an addition to the building.

The project's bid and construction support services will be done during Phase 3.



### Project Relevance

- Architectural planning and design
- Alternatives analysis
- Preparation and presentation of models, renderings, and photo simulations
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical engineering
- Zoning, planning & building approvals, permits and other entitlements
- Construction cost estimating
- Construction support

### Reference Information

City of Irvine  
Mr. Chris Brown, Senior Project Manager  
1 Civic Center Plaza, Irvine, CA 92606  
Email: [chbrown@cityofirvine.org](mailto:chbrown@cityofirvine.org)  
Phone: 949.724.6937

### Project Team Members

Said Hilmy, PhD, PE, SE | Principal in Charge  
John Silber, RA | Principal Architect / Project Manager  
Joy Lyndes, PLA | Landscape Architect  
Shelley Sivak, RA, LEED AP | PA / Interior Design  
Song Brandner, RA, LEED GA | Project Architect  
Jaime Rosenbach, PE, SE | Structural Engineer  
Michael Reed | Lighting Design  
Faisal Dakhil | Cost Estimator



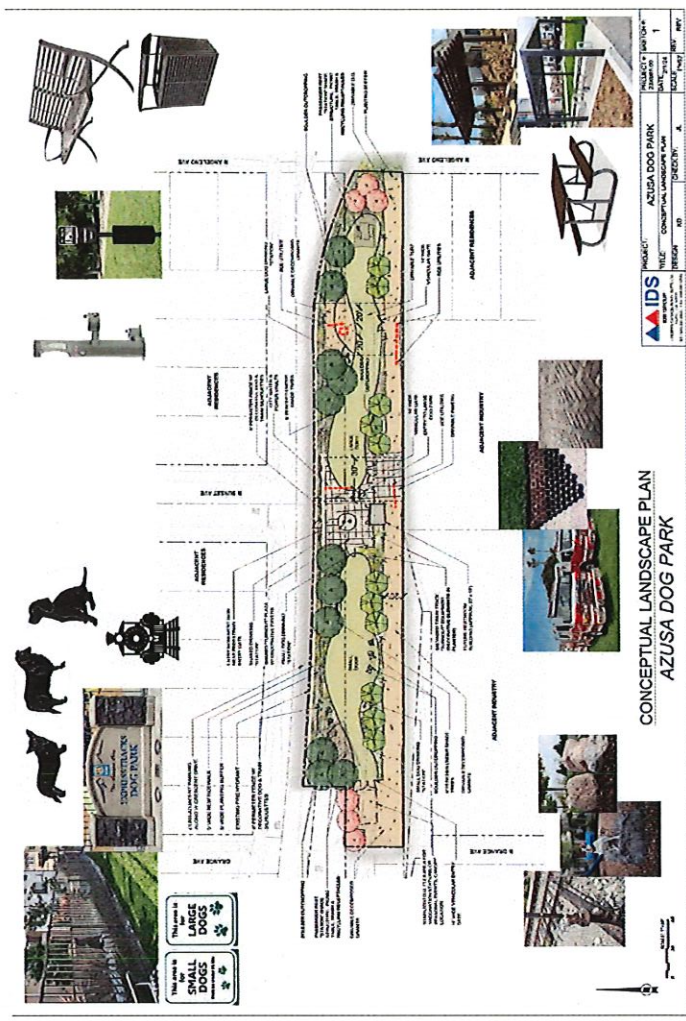
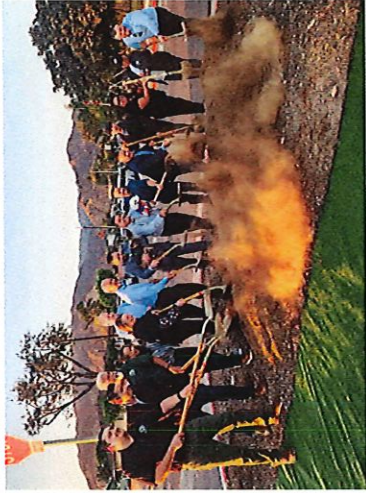
## City of Azusa Dog Park, Azusa CA

### Brief Description

The IDS Group Landscape Architecture team was selected to lead the planning and design of Azusa's first civic dog park. IDS was selected for our ability to provide a fast high quality turnaround on the design, and a responsive design team. To meet project objectives IDS tightened the design schedule, held over-the-shoulder reviews with the client group and stakeholders, held specialty comment resolution meetings and achieved full permit set and construction package in 6 months, breaking ground for construction in October 2024.

Two bid packages were prepared, one for the area in the public right of way, and the second for the dog park. The old Azusa Rail Line on Crescent Drive and Sunset Ave, an abandoned railroad site is where this new dog park is located. The site is constrained by several public utilities including water and electric cross, requiring setbacks, design coordination and maintenance access. This park-poor neighborhood will be improved and made more inviting with a new green space for dogs and their owners, safe security fencing and energy-efficient lighting, a decorative monument sign, permeable pavers and drivable gravel areas, new drinking fountains, bench and picnic table seating, and other furnishings to create a healthy, interactive, and social experience for visitors.

IDS provided comprehensive construction document packages including specialized Landscape Architecture, Structural, Stormwater Management, Civil, and Electrical design and detailed Cost Estimation for this complicated site.



### Project Relevance

- Large & small dog park safety separation design
- Cost-effective decorative fencing
- Recommended natural turf maintenance plan (including dog park use rotation)

### Reference Information

City of Azusa  
Nikki Rosales, Community Resources Dept  
Senior Management Analyst  
213 E. Foothill Blvd, Azusa, CA 91702  
Phone: 616.812.5261  
Email: nrosales@azusaca.gov

### Project Team Members

Landscape Architecture | Joy Lyndes, Kristen Gros, Ruoxi Cao;  
Structural | Jaime Rosenbach, Victor Mercado;  
Electrical | Steven Collins, Michael Reed;  
Civil | Adrian Anderson, Silman Ruiz



## City of Lancaster, Parks Revitalization & Renovations

### Brief Description

#### Samaritan's Purse Park (Formerly El Dorado Park) Revitalization

The Existing Samaritan's Purse Park is located within a densely populated area and surrounded by established residential neighborhoods, an elementary school, and commercial businesses. The City of Lancaster is focused on creating renovated amenities in this popular existing neighborhood park to improve and expand community resources within the park based on community input.

IDS is provided architectural and engineering services to remove the existing pre-school/community building and construct a new preschool/community building. A The project also includes new recreational features such as a half-court basketball court with lighting, a splash pad, and a skate area within the park.

After further exploration the City reprioritized the scope and opted to renovate the existing community building. IDS then provide construction documents for the renovation project which is now in the bidding phase.

Contract Value: \$1,150,500 Project Dates: 1/2023 - Ongoing

#### Mariposa Park Renovations

The Mariposa Park Improvement Project is part of on-going efforts to invest in community spaces in Lancaster to benefit of the entire City, therefore a community connection played a big part in our design inspiration. The IDS design included a combined children's play ground for 2-5 years old and 5-12 years old, gathering and picnic areas with BBQ, tables and benches, 2 ramadas, butterfly hardscape motifs, irrigation, flag, maintenance vehicle access, restored fencing, drinking fountains and safety lighting.

IDS provided three (3) options in the Conceptual Phase, with the Client ultimately choosing Option two (2). Because of its heavy use from a diverse population, the design team took care within the design to include playground features that specialized in inclusivity and universal access. New ramadas were designed to coordinate with the colorful butterfly theme of the playground and with the newly renovated activity building.

Contract Value: \$224,370 Project Dates: 2/2023 - 9/2024

### Services Provided

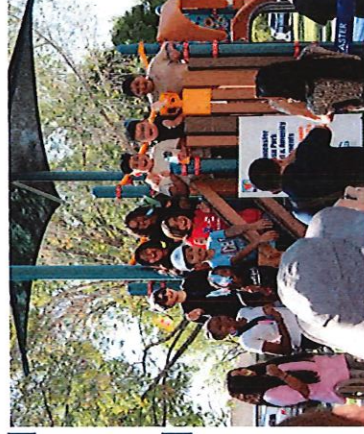
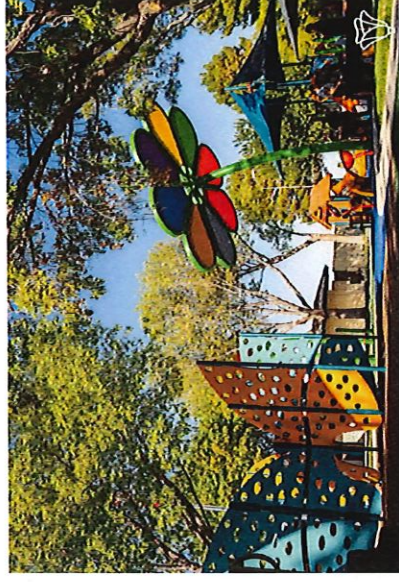
- Civil Engineering
- Site Survey
- Architectural Design
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical Engineering
- Lighting Design
- Landscape Design
- Code and Accessibility Compliance
- Energy Management
- Interior Design
- Cost Estimating

### Reference Information

City of Lancaster  
Mr. Frank Lujan, Project Manager  
Phone: 661.723.6225  
Email: flujan@cityoflanaster.com

### Project Team Members

Said Hilmy, PhD, PE, SE | Principal  
Joy Lyndes, PLA, FASLA | Landscape Arch.  
Kristen Gros, PLA, ALA | Landscape Arch.  
Mahsa Javaherian | Project Designer  
Eduardo Fabros | Project Designer  
Faisal Dakhil | Cost Estimator  
John Silber, AIA | Principal Architect  
Adrian Anderson, PE | Civil Engineer  
Paul Murray, PE | Civil Engineer  
Jaime Rosenbach, PE, SE | Structural Eng.  
Steven Collins, PE | Electrical Engineer  
Darren Smith, PE | Mechanical Engineer





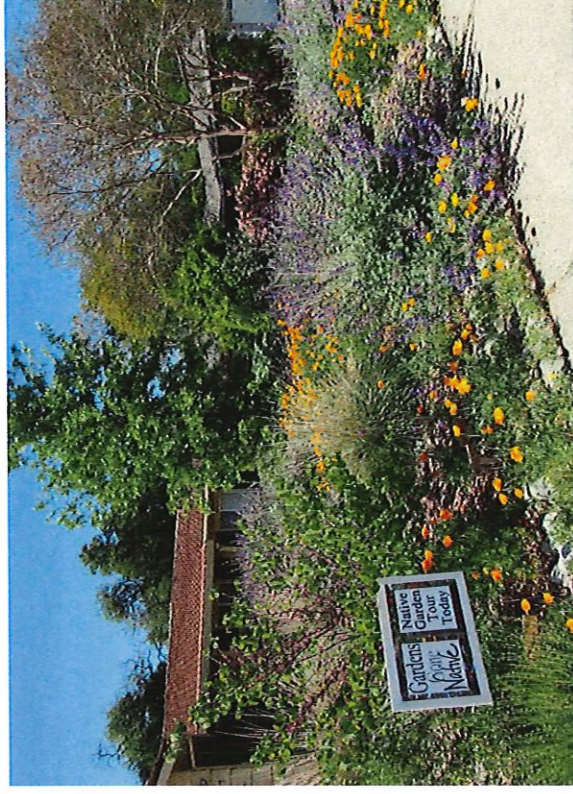
# City of Downy, Rio San Gabriel Park Green, Safe & Active Park Improvements

## Brief Description

IDS is working with the City of Downy to provide the design services for the replacement of the entire southerly parking lot, stabilize the subgrade and install new curbs, gutters, and pavement. The design work encompasses the enhancement of pedestrian amenities, addressing damaged sidewalks, walkways, and access ramps. IDS is introducing new decomposed granite trails and walkways, accompanied by concrete curbs throughout the park perimeter, connecting all park amenities to the San Gabriel River regional bike path.

Part of the new plan is the integration of bike path resting stations, featuring shade structures, benches, bike racks, water bottle filling stations, and bike repair stations. The project also includes the establishment of a new interpretive native garden, complete with wayfinding and educational signage. Bioswale and drywell features are being incorporated for sustainable water management, and solar-powered pedestrian lights and poles will be installed along park walkways and trails.

Additional improvements involve the installation of new shade structures with picnic stations, the creation of a waste containment area to conceal and secure park dumpsters, and the placement of new trash receptacles throughout the park, to create a more accessible, aesthetically pleasing, and environmentally sustainable public space.



## Services Provided

- Civil Engineering
- Architectural Design
- Landscape Design
- Irrigation Design
- Structural Engineering
- Mechanical/Plumbing Engineering
- Electrical Engineering / Lighting Design
- Code and Accessibility Compliance
- Cost Estimating

## Reference Information

City of Downy  
 Fabian Aoun, Interim Principal Civil Engineer  
 Phone: 951.743.5208  
 Email: faoun@downeyca.org

## Project Team Members

Said Hilmy, PhD, PE, SE | Principal In Charge  
 Joy Lyndes, PLA, FASIA | Landscape Architect  
 Kristen Gros, PLA, ALSA | Landscape Architect  
 Adrian Anderson, PE | Civil Engineer  
 Paul Murray, PE | Civil Engineer  
 Jaime Rosenbach, PE, SE | Structural Engineer  
 Darren Smith, PE | Electrical Engineer



## EXHIBIT "B"

### Payment Schedule (Hourly Payment)

#### A. Hourly Rate

CONSULTANT'S fees for such services shall be based upon the following hourly rate and cost schedule:

SEE ATTACHED EXHIBIT B

#### B. Travel Charges for time during travel are not reimbursable.

#### C. Billing

1. All billing shall be done monthly in fifteen (15) minute increments and matched to an appropriate breakdown of the time that was taken to perform that work and who performed it.
2. Each month's bill should include a total to date. That total should provide, at a glance, the total fees and costs incurred to date for the project.
3. A copy of memoranda, letters, reports, calculations and other documentation prepared by CONSULTANT may be required to be submitted to CITY to demonstrate progress toward completion of tasks. In the event CITY rejects or has comments on any such product, CITY shall identify specific requirements for satisfactory completion.
4. CONSULTANT shall submit to CITY an invoice for each monthly payment due. Such invoice shall:
  - A) Reference this Agreement;
  - B) Describe the services performed;
  - C) Show the total amount of the payment due;
  - D) Include a certification by a principal member of CONSULTANT's firm that the work has been performed in accordance with the provisions of this Agreement; and
  - E) For all payments include an estimate of the percentage of work completed.

Upon submission of any such invoice, if CITY is satisfied that CONSULTANT is making satisfactory progress toward completion of tasks in accordance with this Agreement, CITY shall approve the invoice, in which event payment shall be made within thirty (30) days of receipt of the invoice by CITY. Such approval shall not be unreasonably withheld. If CITY does not approve an invoice, CITY shall notify CONSULTANT in writing of the reasons for non-approval and the schedule of performance set forth in **Exhibit "A"** may at the option of CITY be suspended until the parties agree that past performance by CONSULTANT is in, or has been brought into compliance, or until this Agreement has expired or is terminated as provided herein.



5. Any billings for extra work or additional services authorized in advance and in writing by CITY shall be invoiced separately to CITY. Such invoice shall contain all of the information required above, and in addition shall list the hours expended and hourly rate charged for such time. Such invoices shall be approved by CITY if the work performed is in accordance with the extra work or additional services requested, and if CITY is satisfied that the statement of hours worked and costs incurred is accurate. Such approval shall not be unreasonably withheld. Any dispute between the parties concerning payment of such an invoice shall be treated as separate and apart from the ongoing performance of the remainder of this Agreement.



## EXHIBIT B



Image: Central Park

## FEE PROPOSAL

### IDS GROUP 2025 Rate Sheet

ARCHITECTURE		ENGINEERING	
Title	Hourly Rate	Title	Hourly Rate
Principal	\$249.00	Principal	\$249.00
Associate Principal	\$239.00	Associate Principal	\$236.00
Senior Project Manager	\$228.00	Senior Project Manager	\$228.00
Project Manager	\$212.00	Project Manager	\$212.00
Senior Architect (RA)	\$207.00	Senior Project Engineer (SE)	\$207.00
Architect (RA)	\$186.00	Senior Project Engineer (PE)	\$201.00
Senior Designer	\$180.00	Engineer (SE)	\$201.00
Designer	\$170.00	Engineer (PE)	\$186.00
Job Captain	\$148.00	Senior Designer	\$180.00
BIM Designer	\$147.00	Designer	\$170.00
CAD Drafting	\$127.00	BIM Designer	\$147.00
Senior Planner	\$224.00	CAD Drafting	\$127.00
Planner	\$186.00	QA/QC Manager	\$227.00
Sr. Landscape Architect (PLA)	\$159.00	Senior Office Administration	\$80.00
Landscape Architect (PLA)	\$133.00	Administration & Accounting	\$74.00
QA/QC Manager	\$227.00		
Senior Office Administration	\$80.00		
Administration & Accounting	\$74.00		

SURVEYING		PRECONSTRUCTION/COST ESTIMATION	
Title	Hourly Rate	Title	Hourly Rate
Two-Person Survey Crew	\$329.00	Senior Cost Estimator	\$186.00
Senior Surveyor (In House)	\$212.00	Cost Estimator	\$180.00
Lead Surveyor (In House)	\$117.00		

Expenses such as, but not limited to, plan check fees, permits, inspections, testing services, title company fees, special delivery charges, plotting/ presentation boards, maps, aerial photographs, and reprographics/ illustrations that may be required for community or other stakeholder presentations shall be billed to the owner at the Consultant's direct cost plus 10%.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/21/2025

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 have ADDITIONAL INSURED provisions or 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 Risk Strategies Company 2040 Main Street, Suite 450 Irvine, CA 92614  www.risk-strategies.com	CA DOI License No. 0F06875	CONTACT NAME: Sherry Young PHONE (A/C, No, Ext): 949-242-9237 E-MAIL: syoung@risk-strategies.com ADDRESS:  INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property Casualty Co of America INSURER B: Hartford Casualty Insurance Company INSURER C: Arch Insurance Company INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 25674 29424 11150
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## COVERAGES

CERTIFICATE NUMBER: 84898422

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 INSR	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:	<input checked="" type="checkbox"/>		6809H717919	5/1/2025	5/1/2026	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	<input checked="" type="checkbox"/>		BA7R248947	5/1/2025	5/1/2026	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"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0 <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			CUP7K299343	5/1/2025	5/1/2026	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
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	N/A	72WEGAX2CTE	5/1/2025	5/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER 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			PAAEP0162701	11/12/2024	11/12/2025	Per Claim: \$3,000,000 Aggregate: \$3,000,000

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

Projects as on file with the insured including but not limited to On Call Architectural Engineering & Professional Consulting Services. City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers approved as additional insureds on the general and auto liability policies-see attached endorsements.

By:

MICHAEL J. VIOLIOTTA  
CITY ATTORNEY

## CERTIFICATE HOLDER

## CANCELLATION COUNTY OF HUNTINGTON BEACH

City of Huntington Beach 2000 Main St. Huntington Beach CA 92648	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 RSC Insurance Brokerage
--	--

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ACORD 25 (2016/03)

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)**

This endorsement modifies Insurance provided under the following:  
**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**1. The following is added to SECTION II – WHO IS AN INSURED:**

Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

- a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and
- b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies, or in connection with premises owned by or rented to you.

The person or organization does not qualify as an additional insured:

- c. With respect to the independent acts or omissions of such person or organization; or
- d. For "bodily injury", "property damage" or "personal injury" for which such person or organization has assumed liability in a contract or agreement.

The insurance provided to such additional insured is limited as follows:

- e. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.
- f. This insurance does not apply to the rendering of or failure to render any "professional services".
- g. In the event that the Limits of Insurance of the Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement does not increase the limits of insurance described in Section III – Limits Of Insurance.

- h. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

**2. The following is added to Paragraph 4.a. of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

The insurance provided to the additional insured is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to other insurance available to the additional insured which covers that person or organizations as a named insured for such loss, and we will not share with the other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal injury" for which coverage is sought arises out of an offense committed;

after you have signed that "written contract requiring insurance". But this insurance provided to the additional insured still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any other insurance.



## COMMERCIAL GENERAL LIABILITY

3. The following is added to Paragraph 8., Transfer Of Rights Of Recovery Against Others To Us, of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:

We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, done under a "written contract requiring insurance" with that person or organization. We waive this right only where you have agreed to do so as part of the "written contract requiring insurance" with such person or organization signed by you before, and in effect when, the "bodily injury" or "property damage" occurs, or the "personal injury" offense is committed.

4. The following definition is added to the DEFINITIONS Section:

"Written contract requiring insurance" means that part of any written contract under which you are required to include a person or organization as an additional Insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

- a. After you have signed that written contract;
- b. While that part of the written contract is in effect; and
- c. Before the end of the policy period.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies Insurance provided under the following:

### BUSINESS AUTO COVERAGE FORM

**GENERAL DESCRIPTION OF COVERAGE** – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

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| <ul style="list-style-type: none"> <li>A. BROAD FORM NAMED INSURED</li> <li>B. BLANKET ADDITIONAL INSURED</li> <li>C. EMPLOYEE HIRED AUTO</li> <li>D. EMPLOYEES AS INSURED</li> <li>E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS</li> <li>F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS</li> <li>G. WAIVER OF DEDUCTIBLE – GLASS</li> </ul> | <ul style="list-style-type: none"> <li>H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT</li> <li>I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT</li> <li>J. PERSONAL PROPERTY</li> <li>K. AIRBAGS</li> <li>L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS</li> <li>M. BLANKET WAIVER OF SUBROGATION</li> <li>N. UNINTENTIONAL ERRORS OR OMISSIONS</li> </ul> |
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### PROVISIONS

#### A. BROAD FORM NAMED INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

#### B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph c. in A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

#### C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph b. in B.5., Other Insurance, of SECTION IV – BUSINESS AUTO CONDITIONS:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

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permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

### D. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

Any "employee" of yours is an "Insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

### E. SUPPLEMENTARY PAYMENTS - INCREASED LIMITS

1. The following replaces Paragraph A.2.a.(2), of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph A.2.a.(4), of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

(4) All reasonable expenses incurred by the "Insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

### F. HIRED AUTO - LIMITED WORLDWIDE COVERAGE - INDEMNITY BASIS

The following replaces Subparagraph (5) in Paragraph B.7., Policy Period, Coverage Territory, of SECTION IV - BUSINESS AUTO CONDITIONS:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "Insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "Insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "Insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "Insured" for sums that the "Insured" legally must pay as damages because of "bodily injury" or "property damage" to which this Insurance applies, that the "Insured" pays with our consent, but only up to the limit described in Paragraph C., Limits Of Insurance, of SECTION II - COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "Insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "Insured" against any such "suit", but only up to and included within the limit described in Paragraph C., Limits Of Insurance, of SECTION II - COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of Insurance in payments for damages, settlements or defense expenses.

(b) This Insurance is excess over any valid and collectible other insurance available to the "Insured" whether primary, excess, contingent or on any other basis.

(c) This Insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.



You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

- (d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

#### G. WAIVER OF DEDUCTIBLE - GLASS

The following is added to Paragraph D., Deductible, of SECTION III - PHYSICAL DAMAGE COVERAGE:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

#### H. HIRED AUTO PHYSICAL DAMAGE - LOSS OF USE - INCREASED LIMIT

The following replaces the last sentence of Paragraph A.4.b., Loss Of Use Expenses, of SECTION III - PHYSICAL DAMAGE COVERAGE:

However, the most we will pay for any expenses for loss of use is \$85 per day, to a maximum of \$750 for any one "accident".

#### I. PHYSICAL DAMAGE - TRANSPORTATION EXPENSES - INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., Transportation Expenses, of SECTION III - PHYSICAL DAMAGE COVERAGE:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

#### J. PERSONAL PROPERTY

The following is added to Paragraph A.4., Coverage Extensions, of SECTION III - PHYSICAL DAMAGE COVERAGE:

##### Personal Property

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and

- (2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

#### K. AIRBAGS

The following is added to Paragraph B.3., Exclusions, of SECTION III - PHYSICAL DAMAGE COVERAGE:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

#### L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph A.2.a., of SECTION IV - BUSINESS AUTO CONDITIONS:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

#### M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., Transfer Of Rights Of Recovery Against Others To Us, of SECTION IV - BUSINESS AUTO CONDITIONS:

##### 6. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

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such contract. The waiver applies only to the person or organization designated in such contract.

### N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph B.2., Concealment, Misrepresentation, Or Fraud, of SECTION IV -- BUSINESS AUTO CONDITIONS:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.