

***PROPOSAL FOR
AS-NEEDED
BUILDING PLAN CHECK &
INSPECTION SERVICES***

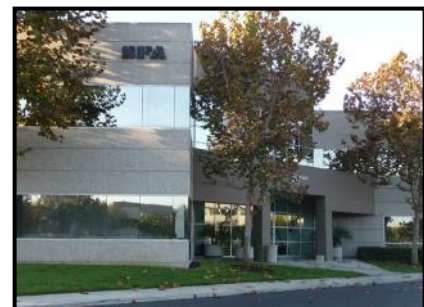


City of Lake Elsinore

April 1, 2024



Scott Fazekas & Associates, Inc.



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B. COVER LETTER

April 1, 2024

Administrative Services Department
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

Subject: Request for Proposals (RFP) To Provide As-Needed Building Plan Check and Building Inspection Services

Dear Sir/Madam:

SCOTT FAZEKAS & ASSOCIATES, INC. (SFA) appreciates the opportunity to submit this Proposal for Building Plan Check Services and Building Inspection Services to the City of Lake Elsinore. SFA has a great team that can offer Building Plan Check services as requested in the RFP in a timely manner, via digital and/or paper plan review. Inspection services would be based on mutual agreement with the City. SFA would seek to find the City a suitable candidate based on skill and certifications needed for the types of inspections required. The Scope of Work proposed by SFA covers comprehensive building structural and fire-life safety, plumbing, mechanical, electrical, energy, disabled access, green building and City ordinance and policy reviews consistent with the administrative protocols as directed by the City's Building Official. All projects produce typed plan check correction lists with each submittal and resubmittal until final approval and transmittal to the City of Lake Elsinore.

Located 45 miles from Lake Elsinore City Hall, SFA has been in business for 27 years, exclusively serving municipal building departments with zero private sector work to avoid any potential conflict of interest. SFA's primary service is building plan review. SFA has performed over 250,000 plan reviews and has provided plan check services which have included every type of construction and occupancy group in the building spectrum. Several notable projects are provided in this proposal with their information and reference contacts.

SFA proposes to provide Building Plan Check Services with a plan check staff comprised of all licensed professionals with tenure specifically in building safety plan review including architects, civil engineers, structural engineers, CASps, LEED APs and ICC Plans Examiners and Building Inspectors. All proposed services will be provided from the SFA office in Irvine, CA. Each individual of the plan review team has many years of diverse and relevant experience, allowing efficient scheduling and execution of plan review of every type of project that the City may encounter. Resumes for each plan check engineer are provided, documenting their experience and certifications. SFA utilizes a simple organizational structure where Scott Fazekas oversees the quality and consistency of the plan review staff.

SFA maintains a strategic edge, providing customized services to its clients by aligning the jurisdiction's policies, protocols, ordinances, interpretations and administrative document formats with internal processes. This results in services which are tailored to the specific needs of each client by using customized agency data lists of unique and critical items that the City of Lake Elsinore requires as part of the review process.

April 1, 2024
Administrative Services Dept.
City of Lake Elsinore

As a provider of plan check services to Lake Elsinore, SFA would effectively be an extension of your staff. Our clients have told us “We feel like you (SFA) treat us as if we we’re your only client”. The plan review staff are always available to answer any technical questions of the applicant/design team regarding corrections, codes and regulations to encourage complete resubmittals. The SFA team understands the need to represent the City in a professional, timely and courteous manner through verbal, virtual and written communications. SFA provides dedicated office administrators to communicate promptly with the City and applicants and strives to exceed customer expectation as proven by our past history of delivering 38% of plan reviews to applicants early. Several references for public agencies are included which corroborate SFA’s level of service.

The proposed turnaround times for minor projects including single-story residential and commercial alterations or additions will be scheduled with a 10 working day turnaround time with rechecks 5 working days. Unique or complex projects would be as agreed upon in advance by the City’s representative. Turnaround times are tracked carefully from the time a plan is received to delivery of corrections, to resubmittal and approval. SFA has approximately three Full Time Employees of excess capacity available to support Building Plan Check Services for the City of Lake Elsinore, which ensures SFA will always meet the proposed turnaround time.

Another key strategic advantage of SFA is the utilization of a custom Plan Log System that provides centralized data management for the plan review process. The entire plan review process is tracked and orchestrated in the system. A self-service status portal is accessible by applicants and/or City staff via the SFA website (scottfazekasandassociates.com), providing detailed status for each project.

The following Proposal provided for your consideration remains valid for 180 days after submittal (including the proposed price) as required by the terms in the RFP. The terms of the contract, including insurance requirements, have been reviewed and we agree to the terms stated. SFA looks forward to being considered as a resource that will allow us to provide value by serving the City’s building plan review needs. The undersigned below is the owner and will be the person to contact regarding this Proposal and all services which may be provided to the City of Lake Elsinore.

Sincerely,

SCOTT FAZEKAS & ASSOCIATES, INC.



Scott R. Fazekas, AIA, NCARB, CBO, LEED AP, CASp
President

C. QUALIFICATIONS & EXPERIENCE OF SFA

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C.1 SFA's Qualifications

Scott Fazekas & Associates, Inc. (SFA) is a California Corporation founded by Scott Fazekas in June 1996 and is located at 2 Corporate Park, Suite 206, Irvine, CA 92606. SFA was formed to offer building safety services exclusively to governmental agencies and has been providing building plan review services exclusively to municipalities for over 27 years. SFA's Irvine, California office is in the same Corporate Park complex since its incorporation in 1996.

Familiarity with Lake Elsinore

Shortly after Scott Fazekas & Associates, Inc. (SFA) was founded in 1996, the City of Lake Elsinore contracted exclusively with SFA to provide building plan review services. For over 20 years, SFA provided plan reviews for all outsourced plans. The owner of SFA, Scott Fazekas was, and still would be, the primary contact and manager of all services provided to the City of Lake Elsinore. Additionally, prior to SFA, he managed the same services to the City through a separate company for almost 10 years. Scott Fazekas has provided services to the City of Lake Elsinore through the terms of four Building Officials: Kevin Shear, Larry Russell, Robin Chipman and Bill Belvin.

SFA has performed over **250,000** plan reviews over our 27 years as a company and has provided plan check services which have included every type of construction and occupancy group in the building spectrum. SFA has also encountered many unique administrative policies and processes in working with the building officials in client jurisdictions which may have arisen due to tight project scheduling, application of alternate design methods or simply due to unique project characteristics. SFA tailors services to the needs of the City.

SFA does not subcontract out building plan review services and retains full-time staff who work in our Irvine office, not remotely. SFA has numerous, solid, municipal references beyond the references provided in the Reference Section, if desired. All references listed in the Reference Section are for current clients and reflect on-going work which shows SFA's experience with other cities for the same plan check services offered to the City of Lake Elsinore.

SFA does not perform any work for the private sector so no conflict of interest can result, allowing SFA staff to be objective in the enforcement of regulations. The owner, Scott Fazekas, will be actively involved with ensuring that quality services are delivered to the City of Lake Elsinore, and will be the primary contact for all communication with the City.

SFA is financially stable and was founded in 1996 by Scott Fazekas as a California Corporation. Scott Fazekas is the sole owner and there have never been any partners or investors. SFA operates on a cash basis with zero debt. SFA has never required a credit line for payroll or any other such expense. SFA has operated without loans through the 2008-2009 recession and during the recent COVID conditions and has not borrowed from the bank or taken any PPP funds. SFA has, and will continue to, operate efficiently and responsibly.

The scope of SFA plan reviews cover building, fire-life safety, structural, accessibility, plumbing, mechanical, electrical, use and occupancy, building heights and areas, construction type, foundation design, soils report design parameter implementation, green building code, energy calculations, and any local City ordinances or policies relevant to the projects. SFA also does reviews of project revisions and deferred submittals as needed.

SFA appreciates the client's concern for high quality performance and precise communication when utilizing the services of a consultant. Close interaction with the client is considered an essential part of SFA consulting services. SFA's commitment to a thorough understanding of the codes and the intent with which they were written permits consistent and proper enforcement while meeting the expectations of the City and earning the respect of the public.

SFA's understanding of 1) the work to be done and 2) the objectives to be accomplished are elaborated upon in the Project Approach section. In summary, our approach is to provide high quality, thorough, clearly written plan review comments in an on-time schedule by credentialed and experienced staff. These services are coordinated with the needs of the City's inspection team and the permit technicians who process the plans and permits. Our aim is to provide courteous interaction with City staff, applicants, owners and design team professionals. The ultimate objective is to contribute to a safely built community which maintains property values through property protection and sustainability.

SFA's Quality Features

- **Objectivity - Exclusively serving municipalities** for zero conflict of interest.
- **Fast turnaround times:** 10 work days for initial review; 5 work days for rechecks. 15 working days for larger projects.
- **Electronic** plan submittal and review.
- **Small Business Certified** by State of California GSA.
- **Experience of individual plan check staff** in this field.
- **Excellent references** by numerous municipalities.
- Email of correction lists to City for timely communication.
- **Quality Control measures practiced** to ensure a quality work product.
- Municipal experience in building safety and familiarity with all internal and external agency and division needs.
- **Excellent Customer Service** as ambassadors of the City.

SFA incorporates several internal procedures which will: 1) ensure better communication with the client agencies and the applicants; 2) achieve plan reviews which are more consistent with the specific policies and needs of the individual municipal client; and 3) enhance internal organization and processing. These internal procedures are discussed in the Project Approach Section (G) which follows.

SFA's Philosophy

Through the 27 years of experience in providing contract services to governmental agencies, SFA has identified concepts and ideas that are essential for a consultant to possess in order to effectively fulfill the building department requirements of a city or county. They are as follows:

- The experience and staff to respond to each agency's needs in a timely, efficient and cost-effective manner.

- Administrative and management ability of high caliber to identify problem areas and provide for their correction in a timely and sure manner.
- The ability to recognize and develop the attributes and strengths of staff members and to utilize them to their full potential.
- A reputation for quality performance and integrity to successfully administer all aspects of the codes.
- Expectations and performance accountability that are established and adhered to.
- Professional representation on behalf of the client agency in order to maintain good public relations.
- Communication with the assigned client agency liaison through meetings, memorandums and status reports.
- Coordination with other agencies which require Building Department involvement.
- Attendance of key meetings to keep informed on the most recent state statutes, and code administration techniques and procedures.
- Attendance at any required meetings connected with the plan review services.

C.2 SFA's Project Experience

Similar Projects Completed by SFA in Last 5 Years & all Information Pertaining to each Job

SFA primarily specializes in providing building plan review services exclusively to governmental agencies. SFA has performed over 40,000 building plan reviews for clients in the past 5 years. Several notable projects are provided with the information and reference contacts as requested in the RFP.

Mercy House Motel Conversion to Transitional Housing 2274 Newport Boulevard, Costa Mesa, CA

Plan Check Engineer: Scott Beery, P.E.

Start Date: 9/26/22

Final Date: 12/13/22

City Contact: Ziad Doudar, Building Official
(714) 754-5614
email address: ziad.doudar@costamesaca.gov

Mercy Housing was doing this project to meet the City's need to provide homeless shelter housing by a court ordered date. The City contacted SFA prior to the plan submittal to do a site visit, explain the parameters and schedule and to work out a strategy for the plans to be in three phases to get construction started as soon as possible. Scheduling and access regulations were key issues. The project was initially built as a split-level Motel 6 with a pool deck, front offices, dining room and both open and underground parking. The 3 phases achieved approval

through timely reviews and resubmittals with communication between all parties. This project involved public funds so despite having been built initially pre-1991, access compliance had to be addressed.

World Energy Paramount (WEP)

Bio-Fuel Manufacturing

14700 Downey Avenue, Paramount, CA

Plan Check Engineer, Ganesh Rao, S.E., Kam Chitalia, S.E., Kyle Tonokawa, P.E.

Start Date: 10/5/2022

Final Date: In Process/Not Completely Approved Yet; approx. 100 phases

City Contact: Johnnie Rightmer, Building Safety Manager

Building Department

(562) 220-2063

email address: jrightmer@paramountcity.com

World Energy Paramount (WEP) is a 62-acre site being developed as a bio-fuel processing facility. It is the first facility in California by WEP. There are two large structural engineering firms providing designs and they are coordinated through WEP's engineer who is the City's contact for all interfacing needs. Flour Corporation and Air Products, Inc. are the two firms.

The project scope is 1) remediation of contaminated soil and grading; 2) developing staging structures for an anticipated 3-year development phase; 3) developing 1- to 4 story factory structures including vessels up to 75 ft. high; and 4) developing a site-wide network of structures, towers and poles approximately 70 ft. high supporting bio-fuel piping with a total weight of approximately 600,000 tons. Due to soils conditions and ground water table at approximately 40 ft deep, 70 ft deep caissons have created challenges. Also, challenges to work through involved multiple easement abandonments and having agreements recorded for several separate parcels that make up the 62 acres. To accommodate WEP's unique scheduling preferences, most structures are phased with foundation only and superstructures done separately. To date, SFA has received 232 plan check applications for this site. Many phases are approved but this is an on-going phased project.

Alexan Apartments and Parking Garage

34 E. Santa Clara Street, Arcadia, CA

Plan Check Engineer, Ganesh Rao, S.E.

Start Date: 5/1/23

Final Date: In Process/Not Approved Yet

City Contact: Ken Fields, Building Official

(626) 574-5420

email address: kfields@arcadiaca.gov

Alexan Apartments is a new 319-unit apartment building with underground parking consisting of 330,113 sq. ft. building area. It had a valuation of \$74 million. It included a pool, spa and restaurant. The parking garage and podium were Type 1-A construction and the apartments on the podium were Type III-A construction. Some of the key issues on this project due to height and scale/area were 1) Fire Walls for separating areas to comply with allowable area; 2) the 3-hour garage separation by using 510 CBC exceptions; and 3) building height to grade since apartments are on top of the raised podium. Also, the “occupied roof deck” provisions apply to this project on the 5th level which is a relatively new code provision/exception. For disabled access in an elevator apartment Chapter 11-A had many adaptable feature requirements and the project also has some live-work units which also trigger Chapter 11-B access regulations for the public accommodation portions of the units. At this point after only the initial review has been performed. It is possible this project may be publicly funded and accessibility scope is yet to be resolved regarding accessibility issues.

On the structural side, the Type III-A residential is wood framed with Fire Retardant Treated wood (FRT) which decreases structural wood values due to Type A construction as well as FRT. The settlement/dimensional change with 4 stories of wood presented the need for the engineer to address dimensional change issues as well.

Cinema West 12-Plex Theater
1490 E. 2nd Street, Beaumont, CA

Plan Check Engineer, Ganesh Rao, S.E.

Start Date: 6/28/2019
Final Date: 10/11/2019

City Contact: Sara Retmier, Building Official
(951) 769-8517
email address: sretmier@beaumontca.com

Cinema West was Type III-B Sprinklered, 12-plex, A-1 occupancy of 39,866 sq. ft. It had a valuation of \$8.9 million. This project was part of a larger development which included about 6 other big box retail, fitness center and restaurants which were at different stages of construction. The developer had not contacted Southern California Gas regarding a known easement and had found a high-pressure gas line with grading equipment. They were shut down temporarily and during that time accurate location of the line being determined also put a hold on their Theater project until resolved. This was worked through between the City, the architect and SFA.

The project went through two corrections and was approved on the third. Some of the key points unique to this project were high 40 ft. ceilings and high storefront glazing. There were some partitions designed as hanging partitions. The view angles for accessible Chapter 11-B viewing needed to be demonstrated. Also, the layout involved seismic isolation between some areas so seismic joints were necessary. Also, handrails and stepped aisles per 1029 CBC were addressed.

The building was built as a concrete tilt-up with stepped roof diaphragms. A number of corrections occurred on the diaphragm design, concrete out-of-plane wall anchorage at the roof

as well as the wall foundation connections. There were also some fire protection details for the Type I Hood in the kitchen that were addressed in the corrections.

4-Level Parking Structure

15336 Newport Avenue, Tustin, CA

Plan Check Engineer, Kyle Tonokawa, P.E.

Start Date: 6/24/2019

Final Date: 9/13/2019

City Contact: Mariam Madjlessi, Building Official

(714) 573-3109

email address: mmadjlessi@tustinca.org

Schools First Federal Credit Union is the owner who was building this to go with their adjacent 3 story office building which SFA had also previously reviewed. It was built as Type 1-B construction, S-2 occupancy and 291,089 sq. ft. providing 921 parking stalls. It had a valuation of \$13.5 million. While it was titled 4-story, it was 4 levels of parking but qualified as a 3-story structure from a code perspective with an occupied parking deck roof.

Some of the key issues that were addressed in the reviews were 1) it was in a liquefaction zone and required 50 ft. deep borings by the soils engineer; 2) the foundation design for moment frame; 3) one of the grade beam designs; and 4) rooftop solar array configurations not meeting 503 C.B.C and some exit travel distance questions. There were also some issues with undersized electrical conductors and equipment. The project required 2 reviews with corrections and was approved on the 3rd submittal.

Mixed Use 5-Story

10201 Garden Grove Boulevard, Garden Grove, CA

Plan Check Engineer, Ganesh Rao, S.E.

Start Date: 1/5/2023

Final Date: In Process/Not Final Yet

City Contact: Phil Nguyen, Deputy Building Official/PC Manager

(714) 741-5328

email address: philn@ggcity.org

This 5-story included a Type 1-A, S-2 occupancy parking garage with podium construction, floors 1-3 above as commercial occupancies of A-3, B, M and U occupancies and floors 4 and 5 as residential R-2 occupancies. It also included an occupied roof as well. Floors 1-5 above the podium were Type III-A construction. The project was 207,349 sq. ft. in area with a valuation of \$25 million. This project had its complete initial review and has not yet been resubmitted.

This project had issues with 1) mis-labeled sprinkler design type; 2) roof top occupancy egress; 3) possible access parking requirement count due to the commercial physical therapy tenants;

4) access compliance for both residential and commercial occupancies (Chapters 11-A and 11-B, C.B.C.); 5) conflicts in the soils report with the design for the intended loads from construction type and number of proposed stories; and 6) collector design for concrete shear walls.

Other Types of Projects Reviewed by SFA

Some of the projects worth noting to illustrate a broad range of experience are as follows:

- New undergraduate dormitory 96,200k SF housing facility
- New mixed use 10 story residential and indoor water park with retail
- New Assisted living Facilities
- New Ambulatory Surgery Centers and Multiple OSHPD 3's
- Multiple residential buildings (apartments and condos) 3 to 5 stories with podium construction and parking below
- Mixed use office, retail and housing facilities
- Multiple Cannabis Buildings including agriculture, packaging, retail and extraction
- Multi-story parking structures
- OCSD Sheriff's facility remodel upgrading to Occupancy Category Code IV
- Multiple large warehouses
- Multiple multi-story office buildings
- Fire Stations
- Municipal Event Centers
- Private School Buildings
- Large 5 story Distribution Hub Buildings 4 and 5 Story with multi-million sq. ft. areas
- Three- and Four-Story mini-storage facilities
- Multifamily and Multistory residential projects
- Storage racks and large-scale conveyor structures
- Elderly Care and Child Care Facilities
- Blimp Hangars at MCAS Tustin - Evaluation and Re-Use

All of SFA plan check engineers are Licensed Civil or Structural Engineers or Architects.

SFA prides itself on having a highly experienced group of engineers who are all qualified to do any type of project. This amount of experience within the plan review staff allows SFA to always meet deadlines and streamline any special requests made by the client cities when requested to do so.

D. PROJECT APPROACH

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D.1 Scope of Services

The Project Approach provided by SFA covers all the codes mandated for enforcement by the Building Department. 100% of the plans are received in SFA's Irvine office. The scope of reviews outlined in this Section are delivered as described in the Methodology Section (G.2). The purpose of providing this service is to ensure building code compliance and safety and that buildings and structures are built to minimum standards to safeguard life or limb, health, property and public welfare. SFA will perform building, accessibility, structural, plumbing, mechanical, electrical, use and occupancy classification, general building heights and area, construction type, and other relevant plan review for buildings and structures for compliance with applicable Federal and State laws, building and safety codes and City ordinances. This includes review of structural calculations, T-24 Energy calculations, acoustical reports, geological investigation reports and soils reports. SFA will also review and approve building revisions to plans required during construction. The scope and areas of these codes are as follows:

- California Building Code, 2022 Edition (And whatever Edition goes into effect as mandated by State Law)
- California Mechanical Code, 2022 Edition
- California Plumbing Code, 2022 Edition
- California Electrical Code, 2022 Edition
- California Energy Code, 2022 Edition
- California Residential Code, 2022
- California Green Building Standards Code, 2022
- California Existing Building Code, 2022
- California Historic Code, 2022
- All California Adopted Codes
- All California Statutes which mandate local enforcement
- City Grading Code
- All related State and Local Codes adopted by the City of Lake Elsinore, as well as future adopted codes and ordinances during the term of the contract
- City Policies
- City Interpretations

These Codes are broadly stated in the following sections.

Building Codes

SFA proposes to perform structural, fire-life safety and non-structural plan review of residential, industrial and commercial buildings for compliance to all local ordinances and state code amendments that pertain to local enforcement of building and safety, and for compliance to the

adopted California Codes including Building, Residential, Plumbing, Mechanical, Electrical, Energy and Cal Green. The scope of review may be subject to the direction of the City's liaison.

Since revisions are continually being made to the codes to allow for new methods and materials in construction, it is essential that every jurisdiction maintain a well-trained staff in order to provide quality plan review services. As an extension of City staff, SFA provides such quality enforcement of the Codes and Ordinances.

State Disabled Access Regulations (D.S.A.)

SFA provides comprehensive administration of the Disabled Access Regulations in Chapter 11-B which the Division of the State Architect mandates local jurisdictions to enforce through the Building Safety Department. This applies to both new and existing buildings. SFA staff has four CAsP professionals and is qualified to interpret and enforce access regulations and also has the expertise to review requests for "Unreasonable Hardship" applications and recommend action should the City so desire.

State Disabled Access Regulations (H.C.D.)

SFA also administers the new Multi-Family Disabled Access Regulations in Chapter 11-A which local jurisdictions are mandated to enforce by the State Department of Housing and Community Development. These standards pursue a different approach than the D.S.A. regulations in that they apply to non-transient residential projects such as apartments and condos that are multi-family developments. SFA has experience in reviewing plans to which these relatively complex standards apply.

State Energy Regulations

SFA provides energy review in accordance with the current Energy Regulation requirements. SFA will incorporate the proper detailing and documents in the plans for use by both the inspector and the builder, facilitating improved field relations and quality of the end product. Here also, emphasis is placed on attendance at energy seminars to obtain updated information and training in the energy regulations and the use of related forms. These regulations have become increasingly complex and are more challenging for developers to comply with.

Federal Flood Plain Regulations

Many jurisdictions have areas that, due to either their proximity to water or their elevation, are subject to federal flood plain regulations. If so desired, applicability to each project will be checked and addressed during the plan review stage. This alerts the developer at the earliest possible time in order to allow for advance planning. This is particularly important at the grading stage and in determining finish floor elevation of the proposed buildings.

Soils Engineering

SFA responds to the critical nature of proper building pad and site design as they apply to proposed structures by anticipating potential problems and addressing them at the plan review stage. Staff will review soils reports and verify implementation of their design recommendations and parameters into the structural design of the building as part of the building plan review. When subject to Flood Plain, Liquefaction Zone or Alquist-Priolo Fault Zone criteria, SFA will review for such compliance when so directed by the City.

Certified Access Specialist

SFA will provide the services required under the recent Senate Bill 1608 which mandates cities to comply with the new CASp regulations. **SFA has four (4) CASp professionals;** Scott Fazekas, Brett Archibald, Kyle Tonokawa and Kam Chitalia are all CASp Certified.

The Certified Access Specialist shows a level of competency in not only California Access Regulations, but in both federal and state laws and how both citizens and the City are affected. This often benefits the City when City projects are done under Title II of the ADA.

CalGreen

SFA has LEED AP credentialed staff and California Build it Green Credentialed staff which provides evidence of familiarity with the changing regulations in Green Building Standards which the City must also enforce. The CalGreen requirements have grown in scope of application which now have increased application of mandatory features in new construction such as EV Charging Stations and environmental features. Sustainability is now a part of ensuring property protection and value.

California Historic Code

Built communities which have older structures may have buildings which are eligible to be categorized as historic properties. When this occurs, the Historic Code provisions apply relaxed standards in some areas which are more appropriate for these building, allowing them to be restored in compliance with the codes under which they were originally constructed.

California Existing Building Code

This code establishes slightly reduced standards for compliance when an existing building requires being brought up to code due to an occupancy change, for example.

Ordinances, Other Policies

SFA's reviews are tailored to cover all areas of building plan review applicable to the City of Lake Elsinore such as adopted Ordinances or Policies.

Inspection

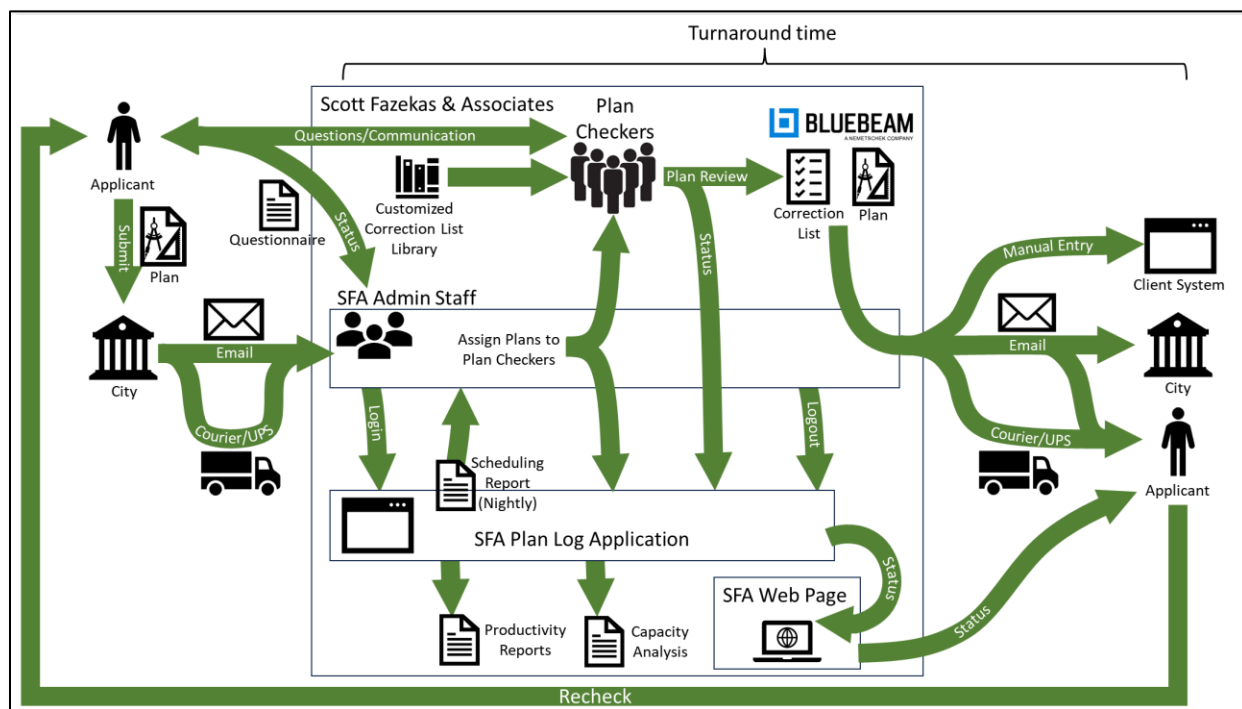
SFA proposes to offer staffing inspection support. We would work with the City in selecting a mutually acceptable individual with the appropriate skill and credential level for the types of projects needed. The rate would be based on the experience level of the selected individual.

D.2 Methodology & Breakdown of Tasks

SFA proposes to provide Building Plan Check Services with ICC Certified Plans Examiners and licensed professionals from SFA's office in Irvine, CA. All of SFA plan check engineers are licensed Professional Civil or Structural Engineers or Architects. All projects produce typed plan check correction lists with each submittal and resubmittal until final approval and transmittal to the City of Lake Elsinore. The plan review staff are always available to answer any technical questions of the City and applicant/design team regarding corrections, codes and regulations to encourage complete resubmittals.

SFA's process ensures due dates are always honored by assigning work to the engineers quickly and closely tracking the plan review process as defined in this section. The following flow chart illustrates how SFA views, routes, and communicates during the plan review process from

beginning to completion. The sections that follow provide additional detail in SFA’s methodology, tools, and processes.



Customer Service

SFA prides itself on providing top notch “the applicant always comes first” service. SFA’s Customer Service starts with providing plan reviews that are consistent, technically thorough, competent, clearly written, constructive and timely. From start to finish, due dates are transparent and the plan check engineers are available to discuss and clarify any questions in a professional and courteous manner. When the plan check engineers see solutions, they will articulate suggestions. Plan check engineers at SFA have the goal of moving each project as quickly as possible through to approval while achieving code compliance. **SFA delivers 38% of plan reviews early.** Plan review correction lists are a critical communication tool with the applicants and ensures corrections are clearly defined to the applicant to minimize rechecks and maximize applicant satisfaction.

The SFA Office Administrators are dedicated to providing customer services to the City and applicants. During normal business hours, in addition to logging and routing all incoming and outgoing plan reviews, the Administrative staff provide phone coverage, immediate plan review status, meeting coordination and routing calls to plan review engineers. Quickly accessible plan review status is available over the phone and via SFA’s website.

Tailored Plan Check Services Approach

SFA provides a plan review service which is tailored to the specific needs of each client by using customized agency data lists which include unique and critical items that the City requires as part of the review process.

Agency Information List

SFA provides a plan review service which is tailored to the specific needs of each client by using a customized Agency Information List which documents policies, interpretations, ordinances, routing, and communication rules, etc. Whenever the City wishes to implement a change or addition to the list, SFA will update the list and distribute it to all plan check staff to notify them of the change and it is also updated on the Agency Info List Portal. When technical directives are added to the Agency Information List, these items are often incorporated into the Lake Elsinore Correction List Template, insuring that specific critical items are incorporated in each review when applicable.

Transmittal Form

SFA's Transmittal Form is tailored for use specifically with building plan checks. Besides serving to document enclosures, it serves as a good communication tool to alert the permit technician of items which are critical at the permit issuance stage. Some examples are 1) when special inspection is required, 2) when another agency approval is necessary, 3) if the building official was involved in an interpretation and should be given a chance to review the project, and 4) if additional review fees are due as well as other topics. This form works in conjunction with the Agency Information Sheet and establishes a clear working relationship between SFA and the City of Lake Elsinore.

Correction List

In order for the plan checks to reflect the City's specific administrative preferences, policies, interpretations and routing protocols, SFA uses a customized, City of Lake Elsinore Correction List Template which ensures that specific requirements requested by the City are flagged. Separate from the City's specific template, SFA has both Residential and Commercial standard correction lists which are continually being updated. They provide good review guidelines with referenced code sections that aid in compiling the final Correction List.

SFA Plan Log System

The SFA Plan Log System is software suite that provides centralized data management for the plan review process. This allows SFA to:

- A.** Login – Record all information associated with each project
- B.** Generate Reports
 - 1. Scheduling – Efficiently assign plans based on plan checker workloads
 - 2. Productivity – Measure and monitor plan review efficiency
 - 3. Capacity – Monitor the workload capacity of each plan reviewer
- C.** Status to Applicants – Over the phone via Admin Staff or SFA's website
- D.** Track – Plan review progress throughout the plan review process
- E.** Logout – Route completed plans to the Applicant or City (City's Option)

Some additional features of the SFA Plan Log System are:

- Fee calculation and tracking for all hourly projects such as revisions or deferred submittals.
- Automated invoice generation to help prevent clerical and mathematical errors.

- A Scheduling Report is generated daily which displays the currently assigned 10-day workload for each plan checker and all projects received that day. This report is used to ensure each project has the proper time available to complete a proper review. This process also serves to identify projects experiencing delays with numerous re-checks so they can be addressed.
- Maintains all SFA holiday and vacation calendars to ensure assigned workloads are accurate and achievable.
- A Due Report is generated nightly and delivered as a reminder, to each plan checker containing all the projects due the next day to ensure deadlines are achieved.
- A Status Report is generated which includes the turnaround time for all projects. This serves as a double check that projects do not go out late.
- Advanced search features which help streamline projects by assigning projects at the same address to the same plan checker who performed previous reviews.
- Customizable fee structure and review schedules for each client with automated generation of fees and due dates to prevent clerical and mathematical errors.

Plan Review Login

SFA can receive plans both physically and electronically. All projects received by SFA are entered into the SFA Plan Log System. Plans can be received via numerous methods such as UPS, Courier, Email, etc. SFA has experience with multiple different municipality software services and transfer methods such as Accela, Viva Civic, Eden, E-Plan Soft Review (EPR), Sire, EnerGov and Bluebeam Studio. SFA can easily accommodate the needs of any City system and interface for plan review, processing, correction delivery and plan approval.

Plan Assignment/Routing

After plans have been logged in, the SFA Plan Log will recommend plan reviewer assignments based on previous reviewer history for rechecks and plan checker capacity for initial reviews. Plans are promptly routed to the plan check engineer with an assignment tag and the due date, so the engineer can schedule their time accordingly.

Status, Tracking and Reports

The details, status and progress of each plan review is tracked in the SFA Plan Log and can be provided to the applicant over the phone, email or SFA website as directed by the City. The self-service status portal accessible via the SFA website provides detailed status for each project such as; the assigned plan checker, due date, completed date, shipping date and shipping method.

Upon City request SFA can generate specific reports from the SFA Plan Log System. This allows for full transparency of the plan review process. The reports include information such as:

- Dates received, reviewed, checked, notified and also how shipped.
- Tracking status
- Plan Check Engineer's name, contact information, where and how to respond and resubmit for recheck
- Correction Lists
- Special Notes to flag unique project-specific items.

All email correspondence is sent in either electronic file or as pdf format based on the document type and depending on the City's preference.

Plan Review

The plans are distributed by the administrative staff to the assigned plan check engineer's office and tagged with a due date and any unique notations specific to each project. This is done within 24 hours of intake. The plan check engineer reviews the City Application paperwork and compares the scope of the application with the plans. The review will incorporate any items from the Lake Elsinore Correction List Template that apply, as well as applicable policies from the Lake Elsinore Agency Information List. Once the direction and scope are clear and any City-specific issues that apply are understood, the comprehensive review of the plan is done. The plan check engineer will use the appropriate SFA Standard Correction List as a guide to ensure that a quality review results. The SFA Standard Correction List is extensive and updated every three years in accordance with the California Code update cycle. The end product will result in a Correction List that clearly states what areas need to be addressed including references to code sections, ordinances and/or city policies. In the case of rechecks, all resolved issues are deleted from the corrections and unresolved issues retain the initial correction(s) that are not yet resolved with a follow-up correction in bold as to why specifically it remains unresolved. An electronic copy of the corrections can be emailed to the City if requested on expedited projects or if desired for all plan checks.

Electronic Plan Check

SFA has significant experience providing electronic plan check services. SFA can accept plans in any City format. Commonly used methods are; Dropbox or other filesharing service, Bluebeam session or email attachment. Each Plan Check Engineer has a dedicated electronic plan review station equipped with dual 43" 4K monitors. Bluebeam Revu is the preferred and primary software; Adobe Reader can also be utilized.

SFA uses Digital Signatures for plan reviews performed electronically. The digital signature provides authenticity; trusted 3rd party verification that the signature was issued by SFA. The digital signature provides integrity protection; ensuring that no modifications were made to the plan after the signature was applied. The digital signature also provides non-repudiation; proving that SFA is the only entity that could have generated the signature.

In addition to the standard electronic plan check tools, when requested by the City, SFA can utilize a City-provided environment to perform plan review in their system over a Virtual Private Network (VPN) connection. SFA has experience with multiple different municipality software services, VPNs and processes.

Correction List Format

During the plan review process corrections are written to cite specific issues and where appropriate, identify the location on the plans where the conditions apply as well as the code section. To enhance **fairness** to the designer with the Correction List, the format is such that upon recheck, all the corrections which are resolved by the designer's response are deleted/dropped from the list; only the unresolved items remain. The initial corrections that are unresolved remain in light font for reference with the follow-up correction clarification as to what remains outstanding and why, typed in bold font. This lets the designer (and owner) see

that it is not a new correction that was added but was simply not resolved by the designer, and why. Plan check correction lists are typed using Microsoft Word and sent via email to the City and/or applicants as desired by the City.

Communication with Applicants

During the plan review process SFA has multiple mediums with which to communicate with applicants. The method selected is intended to be the most convenient, timely, efficient, inclusive to all relevant parties, and which medium the design team has available to them. SFA lists the communication tools currently being utilized in daily operations:

- In person meeting with applicants in SFA's Office
- Zoom or Teams meetings
- Conference call dial-ins
- Combination of Bluebeam shared on-line viewing with conference call to discuss plans.
- Phone
- Fax
- Email and pdf

Considerations such as the location(s), number of participants and complexity of the subject matter play a role in how the method of interaction is selected.

Preliminary meetings may be virtual or in person. SFA attends meetings in City Hall when requested by City Staff. Phone consultations are available to the City on any topic, regardless of whether or not it's for a project worked on by SFA. **Code issues are addressed as a courtesy with no charge.** SFA is always available to answer technical questions to the public, including inquiries regarding building and safety codes and regulations.

Applicants can also obtain status on their plan review by either calling SFA's office and doing a status check with our administrative staff or by going to our website. Some Cities do not want status released to the Applicant and these applicants are directed to call the City.

SFA's plan check staff work in Irvine, not remotely. Staff regularly take phone calls throughout the day in real time and assist applicants and the design team with questions regarding their projects. If they are in the middle of a critical review stage, on the phone or in a meeting they return the calls, usually within a 2-hour window.

Plan Review Logout and Delivery

When the applicant and/or design team have resolved corrections through the resubmittal and recheck process and have shown compliance with all applicable codes, ordinances, state and federal laws as well as City Policies and Interpretations, SFA will return the plans with a Transmittal. Digital plans will be stamped and locked or unlocked as requested by the City depending on internal administrative processing preference. The stamp indicates the plans have been "reviewed for code compliance". The plan will then be logged out/approved in the SFA Plan log when it has been delivered back to the City and/or Applicant as directed by the City.

Staff Training

SFA has multiple ways to maintain ongoing training to stay updated on continuously changing codes and statutes that affect the building industry. All staff attend code update classes at every three-year code update cycle as well as annual Calbo Ed Week classes. We participate in monthly ICC Chapter Meetings in more than one region and regularly participate in the Orange Empire Chapter's Code Committee which addresses new and critical policy issues. SFA also has regular in-house staff meetings to summarize industry trends and promote uniformity of plan review practices. Having all plan check staff working in one office location also promotes ongoing dialogue and information sharing on a daily basis.

Applicant Questionnaire

SFA provides Applicant Questionnaires at the time of initial review for the design/developer team to complete after the review process is complete. This allows follow-up of any potential process issues but also lets the plan check team know they're open to receiving comments. SFA only implements this when requested by the City, as agencies often have their own quality control measure preferences.

City Role/Time Involvement

It is the ultimate goal of SFA to reduce or eliminate the effort by City staff needed in the plan review process. Since SFA works at the pleasure and direction of the City, the City has the right to determine what, if any, involvement they have. SFA is simply an extension of the City staff as an as-needed resource. Some information and effort required of the City to perform services that would help SFA perform plan review services more efficiently would be as follows:

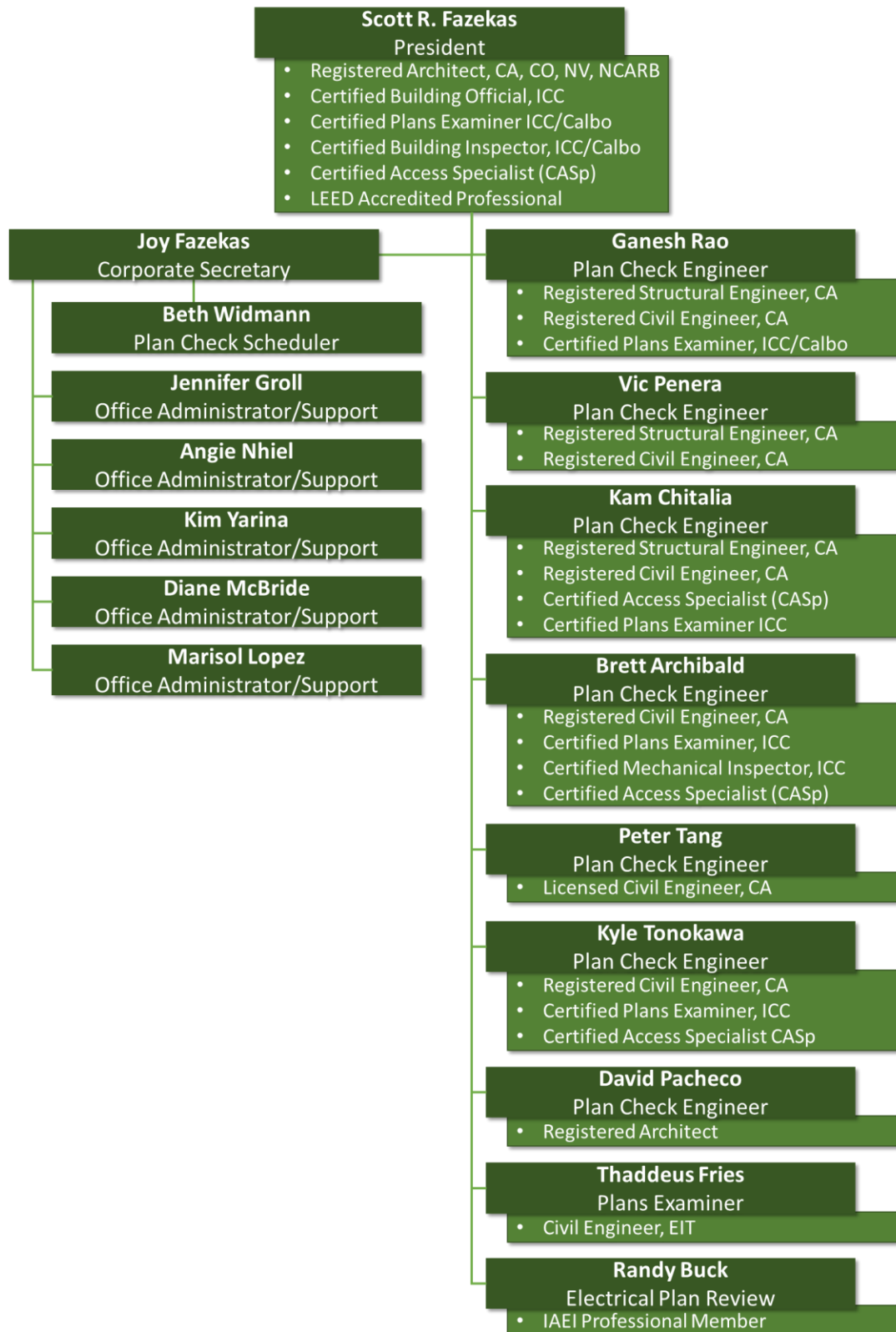
- Copies of Code Adoption Ordinance.
- Copies of, or verbal explanation of, any written Policies on Code Interpretations.
- Copies of any administrative policies on plan routing with applicants.
- List of City contacts, roles, phone numbers, etc. to allow efficient interfacing for communication and coordination between SFA and City staff when necessary.
- Copies of Application Forms with each plan review assigned to SFA by the City.

D.3 Additional Services

- SFA will provide any additional services within the scope of SFA's professional consulting expertise, as needed, on an hourly basis. Consultations requested by the Building Official are without charge unless it involves a more extensive assignment.
- As the primary contact for the City of Lake Elsinore, Scott Fazekas is a CASp and has a strong background in access regulations. He is available to consult on City projects regarding Title II, ADA since cities are subject to federal law as well as state.
- Some cities have a discretionary review process in which preliminary review and input is solicited from several departments/divisions. SFA does reviews for these if requested. The review is brief and intended to look for major items that may be obstacles to their proposed project design or may simply result in conditions of approval. The intent is to bring major concerns to the applicant's attention at an early stage to avoid costly investments in developing plans prior to resolving the issues. This is often done by the City's Building Official; however, the Building Official may choose to delegate this responsibility to SFA.

E. SFA KEY PERSONNEL

E. SFA KEY PERSONNEL
E.1 Organization Chart



SFA Key Personnel

The plan check engineers available to the City of Lake Elsinore are all licensed professional architects or engineers, each of which performs comprehensive building, plumbing, mechanical, electrical, energy, disabled access, green building and City ordinance and policy reviews consistent with the administrative protocols as directed by the City's Building Official.

The SFA plan review team are trained in the format required by the City for plan review and are available on an as-needed basis to receive, schedule and deliver on-schedule plan reviews.

SFA's activities in professional organizations are represented in the resumes of Scott Fazekas and the team of plan check engineers. Mr. Fazekas has served on committees, and lectured at seminars, for the two primary organizations which represent building safety professionals: I.C.C. and Calbo. He served four years on I.C.B.O.'s General Design Code Development Committee which then became the Structural Code Review Committee in 1999. He also served six years on the ANSI A117 Committee which develops the accessibility standards used in the federal and state access regulations. One of SFA's senior plan check engineers, Ganesh Rao, S.E., has developed and instructed the Calbo Structural Code Update Seminar for the C.B.C. Additionally, Vic Penner, S.E., served as Chairman of the I.B.C. Structural Code Development Committee and was involved in the drafting of the 2000 I.B.C. structural provisions. Brett Archibald, one of SFA's plan check engineers, took the initiative in developing both a commercial and a residential checklist for the 2010, 2013, 2016, 2019, and 2022 California Codes. This has been shared with local I.C.C. Chapters and client agencies. Staying abreast of the code industry is key to SFA's philosophy of serving as a highly-trained extension of the City's staff.

E.2 Principal/Project Manager & Resume

Name	Qualifications
Scott R. Fazekas, President AIA, NCARB, CBO, CASp LEED AP	Registered Architect, CA Colorado, Nevada, NCARB Certified Plans Examiner ICC/Calbo Certified Building Inspector, ICC/Calbo LEED Accredited Professional, LEED Certified Access Specialist (CASp) DSA Certified Building Official, ICC
	Building, Plumbing, Mechanical, Electrical, T24 Energy, Accessibility, CalGreen

Scott Fazekas, as Principal and Project Manager will be responsible for the administration of services and seeing that services are tailored to the specific needs of the Agency. He has managed consulting plan check and building safety services for over 36 years. He will also perform plan reviews and assign which employees will work on each given project. Mr. Fazekas is Past President of the Orange Empire Chapter of I.C.C. and has served on the Code Development and Education Committees. He also serves in the capacity of Building Official for two cities and stays abreast of changing regulatory trends.

Mr. Fazekas has a hands-on approach for managing all of SFA's clients. He is available personally for questions from Building Officials and other City staff as well as applicants and interacts daily with all of SFA's plan check engineers relating to code questions or other difficult issues that may arise during the course of a plan check.

EDUCATION

Bachelor of Science in Architecture, California State Polytechnic University, 1980
Supplementary Structural Course Work, California State University, Fullerton, 1984

PROFESSIONAL REGISTRATION

Licensed Architect, California, C-19012, Colorado, Nevada, NCARB

CERTIFICATIONS

LEED Accredited Professional, LEED
Certified Access Specialist, DSA CASp-063
Certified Building Official, I.C.C. 808505-CB
Certified Plans Examiner, I.C.C., C.B.C. 808505-K-6
Certified Building Inspector, I.C.C., C.B.C. 808505-K-1

EXPERIENCE

Mr. Fazekas is President of Scott Fazekas & Associates, Inc. (SFA) which provides building official, building plan check and building inspection services to governmental agencies. He has interfaced with architects, engineers, designers, contractors, plan checkers, inspectors, developers and building owners to achieve code compliant building construction through the application of local, state, and federal codes and regulations.

Mr. Fazekas has 50 years of progressive experience working in and for building departments. Prior to starting SFA, he was employed by BSI Consultants, Inc. (currently Bureau Veritas) as a Senior Vice President and Division Manager of the Building Safety Division. He was responsible for starting, developing and managing the Building Safety Division for 11 years. During that time, he served as building official in California and Washington jurisdictions and oversaw plan review services for more than one hundred client agencies. He also founded and served as President of Employment Systems Inc., which was a corporation dedicated to municipal staffing needs. Before his term with BSI, he spent 13 years working for the building divisions in the Cities of Newport Beach and Costa Mesa where he worked his way through all levels in the departments from clerk to permit technician, inspector and plan check engineer.

Mr. Fazekas has plan checked buildings which encompass the full spectrum of building types and occupancy groups and has served as building official for over twenty jurisdictions through long term and interim contract arrangements. He has also contributed to both the design and code enforcement professions by regularly lecturing at code-related seminars and classes for Calbo and ICC. He served six years on the American Institute of Architects Building Performance and Regulations Committee where he, as AIA's representative, voted on the ANSI A117.1 Disabled Access Standards. He also served four years on I.C.B.O.'s General Design/Structural Review Committee and on the Orange Empire Chapter of I.C.B.O.'s Code Change Committee. He has served on the local Orange Empire Chapter of ICC's Board and was President in 2005. He has served as both contract and interim Building Official for over 20 jurisdictions during his last 38 years in the private sector.

PROFESSIONAL AFFILIATIONS

American Institute of Architects (A.I.A.)
International Code Council (I.C.C.)
California Building Officials (CALBO)
Certified Access Specialist Institute (CASI)

E.3 SFA Personnel & Resumes

Name	Qualifications	Type of Review Work
Ganesh Rao, S.E.	Registered Structural Engineer, CA Registered Professional Engineer, CA Certified Plans Examiner, ICC/Calbo	Building, Plumbing, Mechanical, Electrical, T24 Energy, Accessibility, CalGreen

Mr. Rao has diverse design experience of wood, concrete and steel in low, mid and high-rise structures of varying occupancy groups. Now focused in plan review he brings a thorough knowledge of current structural code provisions. He has worked for SFA for 26 years.

Vic Penera, S.E.	Registered Structural Engineer, CA California Structural Engineers Association of Southern California American Society of Civil Engineers; International Conference of Building Officials	Building, Plumbing, Mechanical, Electrical, T24 Energy, Accessibility, CalGreen
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Vic Penera had been with the City of Los Angeles Building Safety with experience in both plan review and supervision. He has worked for SFA for 25 years.

Brett Archibald, P.E. CASp	Registered Civil Engineer, CA Certified Plans Examiner, ICC Certified Mechanical Inspector, ICC International Code Council American Society of Civil Engineers Build it Green Certification, CA Certified Access Specialist, CASp	Building, Plumbing, Mechanical, Electrical, T24 Energy, Accessibility, CalGreen
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Brett Archibald has 21 years' experience in residential and commercial plan review. He is responsible for keeping SFA's Correction Lists updated at each Code adoption cycle and is the lead person for Energy Code updates. He is also the primary person in working with IT services and working with client's software and file transfer protocol needs.

Peter Tang, P.E.	Licensed Civil Engineer, CA	Building, Plumbing, Mechanical, Electrical, T24 Energy, Accessibility, CalGreen
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Peter Tang joined SFA after having spent sixteen years in structural design. His expertise in wood-framed structures and rack design has made him a valuable resource. Peter has 20 years' experience in residential and commercial plan review.

Name	Qualifications	Type of Review Work
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Kyle Tonokawa, P.E. CASp	Registered Civil Engineer, CA Certified Access Specialist CASP	Building & Structural, Plumbing, Mechanical, Electrical T24 Energy, Accessibility, CalGreen
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Kyle Tonokawa joined SFA in 2018. He has plan checked and approved plans, design calculations and reports for various commercial and residential buildings and developments for compliance with the California Building Code, State Title 24 Accessibility, ADA and Energy requirements. He has 33 years of combined experience with L.A. City, Anaheim and Irvine Building Departments.

Kam Chitalia, S.E., CBO CASp	Registered Civil Engineer, CA Registered Structural Engineer, CA Certified Access Specialist, CASp Certified Plans Examiner, ICC	Building & Structural, Plumbing, Mechanical, Electrical T24 Energy, Accessibility, CalGreen
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Kam Chitalia joined SFA in 2019. He has provided comprehensive plan check services for all of SFA's client agencies. His reviews include checking for compliance with all state and local codes, ordinances, regulations and City-specific policies. He has 32 years of building safety experience with City of Irvine and SFA and 5 years in the private sector in structural design.

David Pacheco, R.A.	Registered Architect, CA	Building & Structural, Plumbing, Mechanical, Electrical T24 Energy, Accessibility, CalGreen
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David Pacheco recently joined SFA and has been a practicing architect since 1991. He has designed and managed custom residential properties as well as commercial office & retail facilities. He had his own practice for 20 years prior to transitioning into plan review.

Randy Buck, Electrical	IAEI Professional Member	Electrical Review
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Randy Buck provides specialized electrical plan review for all types of commercial and industrial and residential buildings. He worked as Chief Electrical Inspector and then Chief Inspector in the City of Costa Mesa and now works for SFA reviewing Electrical plans and consulting with the plan check staff on electrical code. Mr. Buck is a past President, International Association of Electrical Inspectors (IAEI).

E.4 Subconsultant Personnel (None)

SFA does not subcontract out building plan review services and retains full-time staff who work in our Irvine office, not remotely.

SFA Personnel Resumes

Resumes are provided on the following pages.

EDUCATION

Masters of Science in Civil Engineering, Brigham Young University, Provo, Utah

Bachelor of Science in Civil Engineering, Bangalore University, India

PROFESSIONAL REGISTRATION

Registered Structural Engineer in California S4471

Registered Professional Engineer in California C52721

Certified Plans Examiner, I.C.C. 1136557-60

EXPERIENCE

Mr. Rao has been a building plan check engineer in SFA's Irvine office since 1998. He reviews both commercial and residential plans for compliance with model codes and local ordinances. He has a total of 29 years of progressively involved engineering experience.

Prior to his employment with SFA, Mr. Rao spent eight years in the design field with experience in California, Nevada and Hawaii designing wood, steel concrete and post-tensioned low, mid and high-rise structures. Occupancies which he has performed design work for have included retail, medical, office resort, bridge, industrial, schools, parking structure and hangar facilities.

Some of Mr. Rao's notable projects include two Amazon Fulfillment Facilities of 5-story Type I construction; Education First private school campus with some historic building re-use and new on-campus housing for students; the Ontario Event Center, numerous mixed-use mid-rise structures with parking, retail and housing complexes, many with snow loads in Mammoth Lakes; large-scale cannabis grow farms as well as processing facilities; a 45,000 sf residence in the desert with an airplane wing-like roof using finite element analysis in the design; the Great Wolf Water Park & Resort in Garden Grove with a 10-story hi-rise hotel; elderly care facilities; ambulatory surgery centers; and the Tustin Blimp Hangar evaluation re-use project. He has recently worked on the 62-acre World Energy Paramount project. This project is a biofuel manufacturing/processing facility with extensive overhead process piping as well as administrative and industrial buildings.

Mr. Rao has experience in a variety of geographic regions. His design experience includes projects in California, Nevada, Washington, Oregon, Hawaii and the Territory of Guam. His plan review experience has been in California, Nevada and Colorado. Mr. Rao has reviewed plans for code compliance for residential, tenant improvement, low to mid-rise, tilt-up warehouses, etc. Projects included a three-dimensional finite element analysis of space frame for a mall in the Territory of Guam; Disney Building in Burbank utilizing Haunch moment connections; seismic retrofit of Mattel Distribution Center; an aircraft hangar; and Sony Technology Center in San Diego. Projects also included design and detailing of antenna structure ranging from 30 feet monopole to 400-foot latticed tower.

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

VICTOR A. PENERA

EDUCATION

Bachelor of Science in Mechanical Engineering, California State University, San Diego 1968
Master of Science in Mechanical Engineering, University of Southern California, 1970
Supplementary Structural Course Work, California State University, Los Angeles, 1973-76

PROFESSIONAL REGISTRATION

Registered Structural Engineer, California 1976, S2083
Registered Professional Engineer, California 1971, C21629

EXPERIENCE

Mr. Penera joined SFA in April 2000 as a member of its plan check engineering staff after completing 30 years of service with the City of Los Angeles.

Having worked four years in the Department of Public Works and 26 years in Building and Safety with the City of Los Angeles, Mr. Penera has substantial experience in both design and plan checking of structural systems. In the 26 years he spent with LA Department of Building and Safety, he plan checked a wide spectrum of structures, occupancies and uses; from simple, wood-frame, single family room additions to complex, high-rise, steel office buildings.

During the last three years of his career with Los Angeles Department of Building and Safety, Mr. Penera served as the Deputy Superintendent of Building in charge of the Engineering Bureau. As Chief of the Engineering Bureau, Mr. Penera oversaw a staff of 175 engineers, technicians and clerical staff responsible for the checking for compliance of state and local regulations related to building, electrical, plumbing, mechanical and zoning issues.

During this term in management, he oversaw ordinance adoption, council presentations, counter processes, programs for large scale preliminary review meetings, proprietary product listings, tracking and approvals and Alternate Methods and Materials Requests (AMMRs).

During his time with SFA, Mr. Penera has performed comprehensive plan reviews of the full range of construction and occupancy types of both small to large scale projects. His career experience, credentials as a structural engineer and management experience have honed his abilities as a plan check engineer.

Mr. Penera was active in the development of the first International Building Code (IBC). For one year he served on the Steering Committee for the development of the first draft of the IBC and for two years served as Chairman of the Structural Subcommittee to draft the structural engineering chapters (Chapters 16-26) of the proposed IBC.

PROFESSIONAL AFFILIATIONS

Structural Engineers Association of Southern California (SEAOC)
American Society of Civil Engineers (ASCE)
International Conference of Building Officials (ICC)

EDUCATION

Masters of Science, Civil Engineering, Clemson University, South Carolina
Bachelors of Science, Civil Engineering, Bombay University, Bombay, India

PROFESSIONAL REGISTRATION

Structural Engineer, California (S3661)
Civil Engineer, California (C40594)

CERTIFICATIONS

ICC Certified Building Official (858212)
ICC Certified Plans Examiner (858212-06)
Certified Access Specialist (CASP-959)
Building Official Leadership Academy (BOLA) Graduate
Certified Post-Disaster Assessment Program (SAP) Evaluator
Certified Post-Disaster Assessment Program (SAP) Coordinator

EXPERIENCE

Mr. Chitalia is a Building Plan Check Engineer with Scott Fazekas & Associates, Inc. (SFA) where he provides comprehensive plan check services for all SFA's client agencies. His reviews include checking for compliance with all state & local codes, ordinances, regulations and City-specific policies.

Mr. Chitalia's career began in 1984 where he worked in the private sector in structural design firms for 5-1/2 years where he designed multi-story buildings of steel, masonry, concrete and wood. In 1989, he began his career with the City of Irvine. His positions ranged from Associate Engineer to Senior Engineer to Principal Engineer, and he ultimately became the Chief Building Official/Manager of Building & Safety. During his 20 years of progressively responsible roles, he reviewed OSHPD projects for the State, complex multi-story structures including hi-rises, shopping centers, fire stations, condos, apartments, parking structures and churches. During a 9-year period as Principle, he supervised in-house staff that managed reviews of over \$12 billion valuation. As Building Official, he interacted with local Fire (OCFA), Water District (IRWD), and County Health (OCHCA) and supervised over 80 staff members.

PROFESSIONAL AFFILIATIONS

California Building Officials (CALBO)
International Code Council (ICC), Orange Empire Chapter
Certified Access Specialist Institute (CASI)

KYLE B. TONOKAWA

EDUCATION

Bachelor of Science in Civil Engineering, California State Polytechnic University, 1985

PROFESSIONAL REGISTRATION

Registered Civil Engineer, CA (C43738)

CERTIFICATION

Certified Access Specialist (CAsp), DSA CAsp-0642

EXPERIENCE

Mr. Tonokawa is a plan check engineer in SFA's Irvine office. He provides plan reviews of all types of construction and occupancy groups. Through his 33 years of municipal building department career, he has gained diverse experience in zoning reviews, testing of proprietary construction products and listing, grading reviews and geotechnical report reviews and management of plan check staff in addition to comprehensive plan review responsibilities.

Mr. Tonokawa began his career in 1985 as a plan check engineer with the City of Los Angeles where he worked for 13 years providing building, zoning and grading plan reviews. He then spent nine (9) years as Senior Plan Check Engineer with the City of Anaheim where he handled major projects, as well as code interpretation resolutions and project flow and scheduling. His most recent position before joining SFA was 11 years in the City of Irvine as Senior Plan Check Engineer where, in addition to complex plan reviews, he handled staff training, inter-departmental representation and interfacing with consultants in providing plan review services. He was also responsible for the implementation, coordination and daily operation of Irvine's Tidemark permitting system and its later upgrades.

Mr. Tonokawa has reviewed numerous mid and hi-rise structures in his career. His reviews have included wrap-around mid-rise condos around parking structures, industrial complexes, hazardous material storage & processing, assembly buildings, private schools, churches, apartment complexes, offices, retail complexes & malls, essential services facilities and oil refinery projects.

Some of Mr. Tonokawa's large projects are as follows: Twin 20-Story Office Towers in the Irvine Spectrum, 15-Story Marriott Hotel at the Irvine Broadcom Campus, 997-Unit Park Plate Apartments and Parking Garage, Tower of Terror at Disneyland, Garden Walk Shopping Mall at Disneyland, Finding Nemo Submarine Voyage at Disneyland, 77th Street LA Police Facility, and World Energy Paramount 62-Acre Bio Fuel Processing Facility.

During his term in Los Angeles, he was responsible for reviewing, working with applicants and manufacturers to determine test protocols for proprietary products. He reviewed test data for a range of proprietary products such as sprayed fireproofing, engineered lumber products, viscous seismic dampers and roofing products.

PROFESSIONAL AFFILIATIONS

Calbo - Post Disaster Safety Assessment Evaluator

California Office of Emergency Services - Essential Engineering Duties

International Code Council, (I.C.C.)

EDUCATION

Bachelor of Science in Engineering, California State Polytechnic University, 1994

PROFESSIONAL REGISTRATION

Registered Civil Engineer, California, C59691

EXPERIENCE

Mr. Tang has been a plan check engineer in SFA's Irvine office for 18 years. He reviews both residential and commercial plans for compliance with model codes and ordinances. With a background in forensic investigations on wood-framed structures, he is particularly well versed in wood structures.

Over an 18-yr. period, Mr. Tang has been exposed to a variety of engineering design assignments with three different structural design firms. He was employed by Seismic, Inc. in Pomona; Ficcadenti & Waggoner Structural Engineers in Irvine; and John A. Martin Structural Engineers in Los Angeles.

Mr. Tang has been an excellent supervisor to junior plan checkers in the area of wood framing. His expertise in rack design has also made him a valuable resource in the review of increasingly large rack systems.

In his engineering design years, Mr. Tang was a project designer on Fresno State's Savemart Center, a steel and concrete sports area; the Pacific Grand Resort, a steel conference center in Huntington Beach; the Westpark Tiempo Community in Irvine, a seismic retrofit of homes; and the Casa Gateway Condos in Pacific Palisades, a seismic evaluation of 3-story homes.

Through the current contract with the City of Norwalk, Mr. Tang worked in-house at the City one day per week for almost 8 years. He worked with applicants to answer code questions and to resolve plan check issues for both his projects as well as those of other SFA plan reviewers. His personality allowed him to be a successful ambassador. Mr. Tang is one of two key engineers responsible for doing electronic data entry to client agencies and assisting others with computer entry protocols.

Mr. Tang is one of SFA's engineers responsible for, and adept at, data entry into client plan log systems. He is familiar with the specialized needs which are unique to SFA's clients. His long tenure with different software systems has made him effective at troubleshooting areas which can be improved when new systems or changes occur. He has set times scheduled for his data entry responsibilities.

BRETT A. ARCHIBALD

EDUCATION

Bachelor of Science in Civil Engineering, California State San Diego, 2002
Structural Emphasis in Course Work

PROFESSIONAL REGISTRATION

Registered Civil Engineer, California, C69206

CERTIFICATIONS

Certified Plans Examiner, I.C.C. 5114159-60
Certified Mechanical Inspector, I.C.C. 5114159-41
Build It Green Certification, CA
Certified Access Specialist, DSA CASP-122

EXPERIENCE

Mr. Archibald is one of SFA's professional staff in the Irvine office. He has 19 years of experience with SFA reviewing both residential and commercial projects. He is responsible for tracking changes in T-24 Energy Regulation and updating all staff.

Mr. Archibald started internship with SFA during college summer breaks and immediately started full-time upon graduation in 2002. He has performed reviews of all construction types and occupancy groups during his tenure including new structures, additions and alterations.

Mr. Archibald has experience in plan checking a variety of projects including single and multi-family housing, tenant improvements, new commercial and industrial buildings, seismic retrofits, tilt-up warehouses, etc. These projects involved structural systems such as wood framing, light gauge steel, moment frames, cantilever columns, concrete and masonry.

Mr. Archibald has taken the lead role of developing and updating SFA's Commercial & Residential Standard Correction Lists used by the entire plan check team. He has also been the key plan check engineer to follow all the T-24 energy updates and is the "go to" person for energy questions. As a CASp, he also maintains updated training as a CASI member.

Mr. Archibald is one of two key staff engineers that take the lead role in assisting clients with implementing electronic plan reviews as well as doing data entries in the client's tracking system when needed. He has been instrumental in assisting clients in the process of implementing digital plan review for plan intake and review. He is also SFA's key representative when client's software systems change and protocols change or when SFA is initiating services with a new client. Mr. Archibald also has set scheduled times when he does data entry for SFA's projects being logged in to client databases.

Mr. Archibald has also been instrumental in helping to establish tailored documentation for some of SFA's newer clients or clients which are modifying procedures or policies. His computer skills have assisted in the coordination of SFA processing with the needs of clients.

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
Certified Access Specialist Institute (CASI)

EDUCATION

Electrical Engineering, California Polytechnic University, San Luis Obispo, CA
Whitworth College, Spokane, WA

EXPERIENCE

Mr. Buck works for SFA to provide electrical plan review services on large or complex projects and interfaces with all plan check staff as-needed on unique electrical code issues. He has worked for SFA since his retirement from Costa Mesa in 2017.

Mr. Buck has worked in the electrical industry for the past 40 years, starting as an electrician, electrical contractor and then entering the public sector as an electrical inspector for the City of Costa Mesa. He retired after 30 years of service as the Chief Inspector and Electrical Plan Checker for Costa Mesa. He presently teaches electrical code and ordinances for the International Brotherhood of Electrical Workers (IBEW).

During his 30-year tenure with the City of Costa Mesa, he plan checked and inspected the electrical on large multi-family residential complexes and numerous commercial facilities. Some notable projects were the Segerstrom Concert Hall which was a large, complex project on an extremely tight timeframe; Triangle Square which had large fault current, generator and an EM lighting system; and Toyota Racing Development (TRD) which had large dynamometers which were unique, custom, one-of-a-kind equipment for their test facility.

Prior to his experience with the Costa Mesa Building Division, Mr. Buck worked for two Electrical Contractor firms: Foster Electric & Engineering and Walker Electric. He worked 4 years with Foster Electric doing oil refinery hazardous location installations, restaurants and industrial food processing conveyors. With Walker Electric, he worked for 6 years doing large residential complexes up to 750 units, subterranean parking, tennis courts, a community building with racquetball courts, gym, streams, and pool.

Along with his present duties performing plan reviews with SFA, Mr. Buck teaches at the NJATC (IBEW Training Building) in Santa Ana. The program he teaches is accredited for Santiago Canyon Community College. His coursework covers compliance, calculations, and interpretation with the Electrical Code.

PROFESSIONAL AFFILIATIONS

International Association of Electrical Inspectors (IAEI), Past President
IAEI Professional Member #6034372

F. PROJECT SCHEDULE

F. PROJECT SCHEDULE

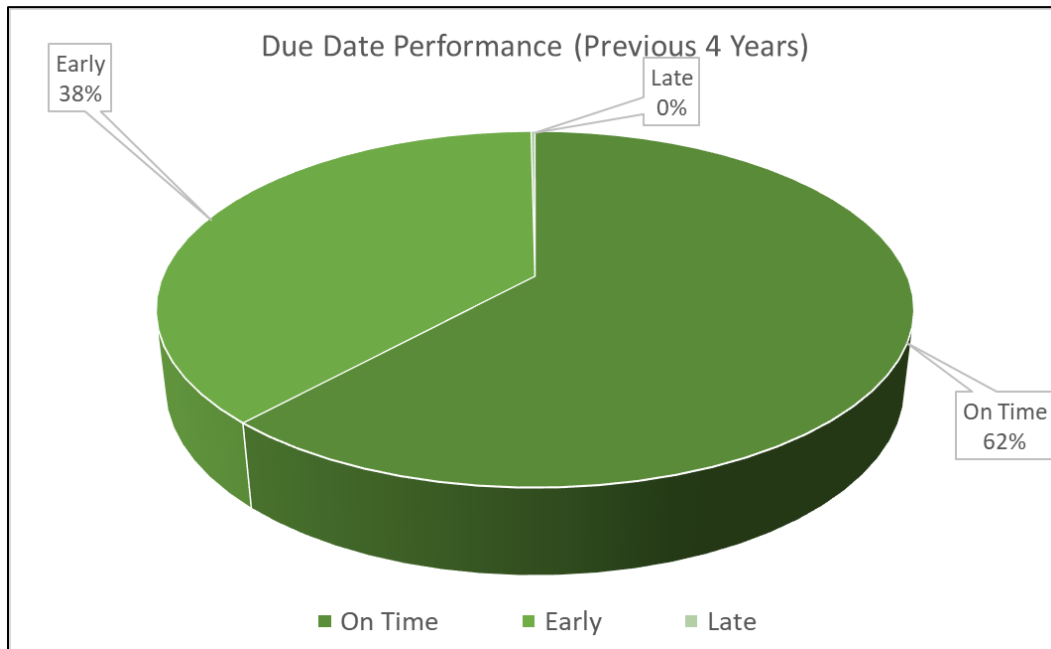
F.1 SFA's Method of Meeting Time Schedules

SFA will meet or exceed the City's expectations for turnaround times. Minor projects including single-story residential and commercial alterations or additions will be scheduled with a 10 working days turnaround time. Unique, large or complex projects would be as agreed upon in advance by the City's representative. Rechecks or revisions will be scheduled with a 5 working days turnaround time. Phone calls are returned the same day and are either taken at the time of call and usually within a 2-hour window. Monthly statistics are provided with the invoices showing which projects were completed during the preceding month. Additional reports are available as requested by the City. Any additional duties requested by the City would meet the agreed upon expectations of the City.

SFA has worked with its clients on numerous projects which have required preliminary meetings, condensed schedules, phased reviews, and tight goals on permit issuance deadlines.

A Daily Turnaround Report is run and reviewed by management to **verify that all deadlines are being met or exceeded.**

As shown in the following chart, SFA has performed over 33,000 reviews in the previous 4 years, during that time 38% of the reviews have been completed prior to the committed due date, 62% on the due date and 0% late. SFA's commitment to its clients to deliver plan review services on time is unparalleled.



SFA proposes the timeframes in the following table to perform plan check services for the City of Lake Elsinore.

Plan Check Services	SFA Timeframe for Delivery
New Single-Family Dwellings	10 Working Days
New Multi-Family Dwellings	10 Working Days
New Commercial/Industrial	10 Working Days
Tenant Improvements	10 Working Days
Residential Additions/Alterations	10 Working Days
Subsequent & resubmitted plan check; all plan review types	5 Working Days
Expedited Plan Check:	As agreed upon – usually 5 Working Days
Field Revisions for permitted projects which are under construction:	3-5 Working Days

F.2 Managing Time Schedules

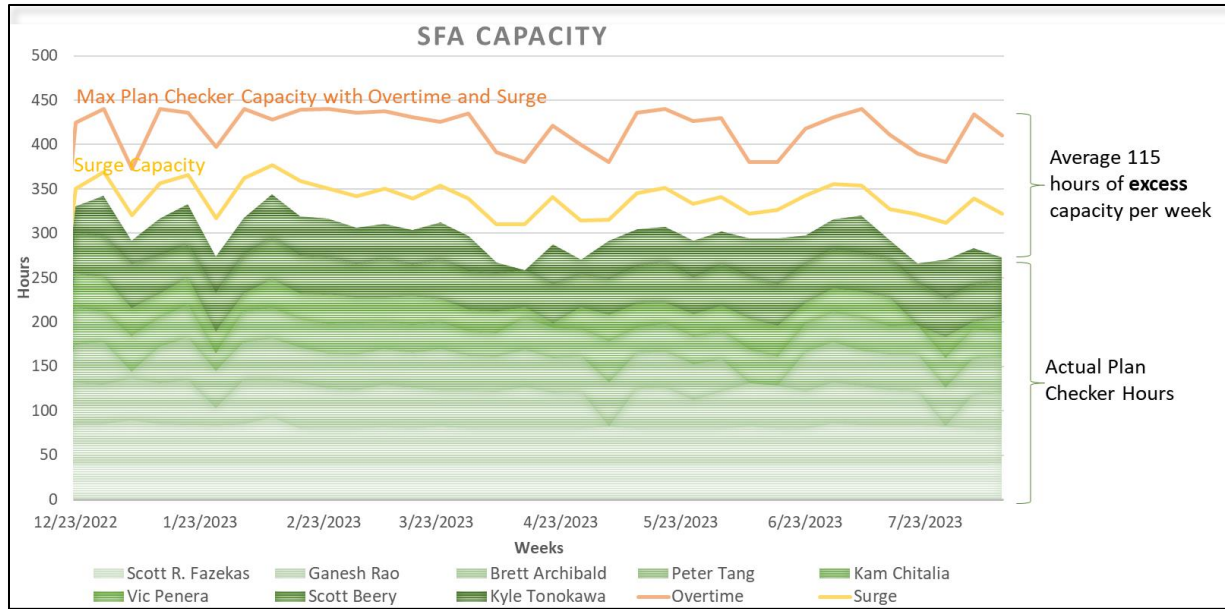
Scott Fazekas, President of SFA, will personally be managing the time schedule and assures the City of Lake Elsinore that he will make sure all deadlines are met.

F.3 Resource Allocation

The SFA admin staff performs all non-plan check related activities to enable plan check engineers the capacity to efficiently focus only on plan review.

All of SFA plan check engineers are hourly, not salaried, so they are compensated for all overtime worked. This structure allows SFA the depth of resources when assignments are received to have any or all engineers do overtime in order to always meet the deadline. This equates to approximately three Full Time Employee's always being available for increased demand. The chart below accounts for the current work load, the excess capacity shown, is capacity to perform plan check services above and beyond the current work load.

The SFA Capacity chart on the following page illustrates the availability of all engineers to provide **additional** plan review services to the City.



SFA’s engineers all work in the same office in Irvine. None of the SFA plan check engineers work remotely. This enhances coordination, communication, consistency in application of interpretations and team building. All of SFA’s staff in this Proposal are available to work on projects for the City of Lake Elsinore.

G. REFERENCES

G.1 Client References, Services, Terms and Dollar Values of Contracts

Ten separate public agency references are provided; additional references are available upon request. The dollar values are projected for 5 year contract for projections as requested in RFP.

Agency: **CITY OF COSTA MESA**
Reference: Ziad Doudar, P.E., Building Official
(714) 754-5604
email address: ziad.doudar@costamesaca.gov;
Term: 1996 to present
Service: Plan Review

Agency: **CITY OF PARAMOUNT**
Reference: John Carver, Community Development Director
(562) 220-2048
email address: jcarver@paramountcity.com;
Term: 2021 to present
Service: Plan Review & Building Official

Agency: **CITY OF ARCADIA**
Reference: Ken Fields, CBO, Building Official
(626) 574-5420
email address: kfields@arcadiaca.gov
Term: 1999 to present
Service: Plan Review

Agency: **CITY OF DESERT HOT SPRINGS**
Reference: Travis Clark, Community Development Director
(760) 329-6411 ext. 240
email address: tclark@cityofdhs.org
Term: 2018 to present
Service: Plan Review, Building Official

Agency: **CITY OF BEAUMONT**
Reference: Sara Retmier, CBO, Building Official
(951) 769-8517
email address: sretmier@beaumontca.com
Term: 1997 to present
Service: Plan Review

Agency: **CITY OF TUSTIN**
Reference: Mariam Madjlessi, P.E., Building Official
(714) 573-3109
email address: mmadjlessi@tustinca.org
Term: 1998 to current
Service: Plan Review since 1998 & Building Official from 2012 – 2022

Agency: **CITY OF GARDEN GROVE**
Reference: David Dent, Architect, Deputy Director/Building Official
(714) 741-5343
email: davidd@ggcity.org
Phil Nguyen, P.E., Deputy Building Official/PC Manager
(714) 741-5328
email address: philn@ggcity.org
Term: 2020 to current
Service: Plan Review

Agency: **CITY OF LA HABRA HEIGHTS**
Reference: Rafferty Wooldridge, City Manager
(562) 694-6302 extn. 235
email address: rwooldridge@lhcity.org
Term: 2010 to current
Service: Plan Review & Building Official since 1/31/2010

Agency: **CITY OF IRVINE**
Reference: Jesse Cardoza, P.E., Community Development Director/Building Official
(949) 724-6371
email address: jcardoza@cityofirvine.org
Term: 1996 to current
Service: Plan Review

Agency: **CITY OF WHITTIER**
Reference: Adam Tekunoff, CBO, Building Official
(562) 567-9320
email address: atekunoff@cityofwhittier.org
Term: 2018 to current
Service: Plan Review

H. FEES

H. FEES

Plan Check Services are proposed based on a percentage of the City's Plan Check Fee, with hourly rates for work not covered by the percentage fee. The categories are listed as follows:

- Complete comprehensive review covering structural, fire-life safety, non-structural, electrical, plumbing, mechanical, access, energy and other applicable scope listed in the proposal is proposed at sixty-eight percent (68%) of the City Plan Check fee.
- Structural Only review is proposed at forty percent (40%) of the City Plan Check fee.
- Electrical, plumbing or mechanical plans submitted separately, including other deferred submittals, is proposed at an hourly rate of \$125.
- Excessive plan checks are seldom charged an extra hourly rate as such projects are likely not running smoothly by the developer's team and additional charges only exacerbate the situation. When plans are revised or incomplete for which the City agrees charging additional hours is warranted, a rate of \$125/hr. is proposed. Before imposing such charges, the correction list will give an advance notice that further unresponsive resubmittals will incur hourly charges which is intended to incentivize providing complete plan check responses.
- Changes to previously approved plans are proposed at an hourly rate of \$125.
- Expedited plan check reviews are only billed for if the City charges an additional fee. SFA's fee percentage would remain the same (68%) of the additional fee charged by the City. The agreed upon due date will be established in advance with a turnaround time of approximately one-half the regular turnaround time.
- Repetitive buildings which are identical such as tract homes are proposed at ten percent (10%) of the City's Plan Check fee once the initial model is reviewed at the regular rate.
- Inspection Rates would be based on the experience, training and credential level of the individual assigned based on a mutually agreed upon rate. The hourly charge would range between \$70 to \$95 per hour. Mileage would be based on the IRS mileage rate at the time.

I. APPENDIX

Certificate of Liability Insurance and Additional Insured
Professional Licenses



CERTIFICATE OF LIABILITY INSURANCE

SCOTFAZ-01

MCCOWANA

DATE (MM/DD/YYYY)
5/15/2023

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 License # 0E07768 IOA Insurance Services 4370 La Jolla Village Drive Suite 600 San Diego, CA 92122	CONTACT Ali Smith PHONE (619) 788-5785 50208 FAX (619) 574-6288 EMAIL Ali.Smith@ioaubb.com
INSURED Scott Fazekas & Associates 9 Corporate Park Drive Irvine, CA 92606	INSURERS AFFORDING COVERAGE INSURER A: RL Insurance Company 13056 INSURER B: Continental Casualty Company 20443 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 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.

JOB LINE	TYPE OF INSURANCE	APPLICABLE POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> COMBINATION <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONT. LIABILITY OF INT. GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PER <input type="checkbox"/> LOC OTHER	PSB0003027	6/5/2023	6/5/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES \$ 1,000,000 MEDICAL EXP. ACCIDENT \$ 10,000 PERSONAL & ADW. INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND \$ 2,000,000 Ded. \$ 0
A	AUTOMOBILE LIABILITY ANY AUTO OWNED <input type="checkbox"/> RENTED <input type="checkbox"/> BOAT/PLANE <input type="checkbox"/> <input checked="" type="checkbox"/> 1,350 <input type="checkbox"/> 1,350,000 <input checked="" type="checkbox"/> UNLIMITED <input checked="" type="checkbox"/> AUTO <input type="checkbox"/> BOAT/PLANE	PSB0003027	6/5/2023	6/5/2024	COVERED SINGLE LIMIT \$ 1,000,000 BODILY INJURY PER PERSON \$ BODILY INJURY PER ACCIDENT \$ PROPERTY DAMAGE \$ MEDICAL \$
A	<input checked="" type="checkbox"/> UMBRELLA LMB <input checked="" type="checkbox"/> OCCUR EXCESS LMB <input type="checkbox"/> COMBINATION LMB <input checked="" type="checkbox"/> UNLIMITED	PSE0001113	6/5/2023	6/5/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY EMPLOYEE (PART-TIME/SEASONAL/TEMP/CONTRACTOR/INDEPENDENT CONTRACTOR) <input type="checkbox"/> Y/N N/A HOURS COVERED (HOURS OF OPERATION) below	PEW0001945	6/5/2023	6/5/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL BACK ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Lmb.	MCH288322813	6/5/2023	6/5/2024	Per Claim \$ 2,000,000
B	Ded.: \$20k Per Claim	MCH288322813	6/5/2023	6/5/2024	Aggregate \$ 2,000,000

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

Rec: All Operations

City of Lake Elsinore, its officers, officials, employees, agents and volunteers are Additional Insureds with respect to General Liability per the attached endorsement as required by written contract.

30 Days Notice of Cancellation with 10 Days Notice for Non-Payment of Premium in accordance with the policy provisions.

CERTIFICATE HOLDER City of Lake Elsinore Attn: Bill Belvin / Bldg Official 130 South Main Street Lake Elsinore, CA 92530	CANCELLATION 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 T. Kelly Horvath
--	---

ACORD 26 (2016/03)

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The ACORD name and logo are registered marks of ACORD

Named Insured: Scott Fazekas & Associates, Inc.
Policy Number: PSH0005027

RLI Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® FOR DESIGN PROFESSIONALS BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following.

BUSINESSOWNERS COVERAGE FORM - SECTION I - LIABILITY

1. **C. WHO IS AN INSURED** is amended to include as an additional insured any person or organization that you agree in a contract or agreement requiring insurance to include as an additional insured on this policy, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by you or those acting on your behalf:

- In the performance of your ongoing operations;
- In connection with premises owned by or rented to you; or
- In connection with "your work" and included within the "product completed operations hazard".

2. The insurance provided to the additional insured by this endorsement is limited as follows:

- 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 policy.
- This insurance does not apply to the rendering of or failure to render any "professional services"
- This endorsement does not increase any of the limits of insurance stated in **D. Liability And Medical Expenses Limits of Insurance**

3. The following is added to **SECTION III H.2. Other Insurance - COMMON POLICY CONDITIONS (BUT APPLICABLE ONLY TO SECTION II - LIABILITY)**:

However, if you specifically agree in a contract or agreement that the insurance provided to an

additional insured under this policy must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured and we will not share with that other insurance, provided that:

- The "bodily injury" or "property damage" for which coverage is sought occurs after you have entered into that contract or agreement; or
- The "personal and advertising injury" for which coverage is sought arises out of an offense committed after you have entered into that contract or agreement.

4. The following is added to **SECTION III K. 2. Transfer of Rights of Recovery Against Others to Us - COMMON POLICY CONDITIONS (BUT APPLICABLE TO ONLY TO SECTION II - LIABILITY)**:

We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal and advertising injury" arising out of "your work" performed by you, or on your behalf, under a contract or agreement with that person or organization. We waive these rights only where you have agreed to do so as part of a contract or agreement with such person or organization entered into by you before the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed.

2

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.



2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 574-7220

LICENSE NO. C 19012
RECEIPT NO. 92970663

VALID UNTIL DECEMBER 31, 2021

SCOTT RANDALL FAZEKAS
17777 DEL PASO DR.
POWAY CA 92064

In accordance with the provisions of Section 5300 of the Business and Professions Code, the individual named herein is licensed as an Architect and is subject to the rules and regulations of the California Architects Board.

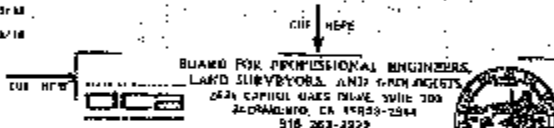
10/11
10/11

----- NON-TRANSFERABLE --- POST IN PUBLIC VIEW -----

MAEC 12/31/07

Remove your new Pocket Certificate Board for Professional Engineers, Land Surveyors, and Geologists from the receipt portion and carry it with you at all times.
2535 Capitol Oaks Drive, Suite 300
Sacramento, CA 95833-2944
916 283-2222

10/11
10/11



CIVIL ENGINEER
CERTIFICATE NO.
C 52721
GANESH K. RAO
7 ABETO
IRVINE CA 92620



EXPIRATION
12/31/20

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Board of any name or address change in writing.
3. Report any loss of this Certificate immediately in writing to the Board.
4. Please sign and carry the Pocket Certificate with you.
5. Please laminate your Certificate to avoid deterioration.

GANESH K. RAO

Signature: _____ RECEIPT NO. 92970663

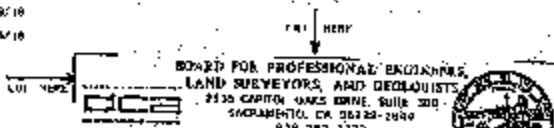
CERTIFICATE NO. 52721 EXPIRATION DATE 12/31/20 RECEIPT NO. 03152004

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PMAC 04/22/11

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2535 Capitol Oaks Drive, Suite 300
Sacramento, CA 95833-2944
916 283-2222

10/11
10/11



STRUCTURAL ENGINEER
CERTIFICATE NO.
S 4471
GANESH K. RAO
7 ABETO
IRVINE CA 92620



EXPIRATION
12/31/20

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Board of any name or address change in writing.
3. Report any loss of this Certificate immediately in writing to the Board.
4. Please sign and carry the Pocket Certificate with you.
5. Please laminate your Certificate to avoid deterioration.

GANESH K. RAO

Signature: _____ RECEIPT NO. 03152004

CERTIFICATE NO. S 4471 EXPIRATION DATE 12/31/20 RECEIPT NO. 03152002

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PMAC 04/22/11

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Board for Professional Engineers, Land Surveyors, and Geologists
2535 Capitol Oaks Drive, Suite 300
Sacramento, CA 95833-2944
916 263-2222

16/15
16/16

CUT HERE

BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
2535 CAPITOL OAKS DRIVE, SUITE 300
SACRAMENTO, CA 95833-2944
916 263-2222

CUT HERE

CIVIL ENGINEER
CERTIFICATE NO. C 21628
VICTOR ARTHUR PENERA
9504 STOKES AV
DOWNEY CA 90240

EXPIRATION 09/30/21

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Board of any name or address change in writing.
3. Report any loss of this Certificate immediately in writing to the Board.
4. Please sign and carry the Pocket Certificate with you.
5. Please laminate your Certificate to avoid deterioration.

VICTOR ARTHUR PENERA

Signature Victor A. Penera

RECEIPT NO. 8330637

CERTIFICATE NO. EXPIRATION DATE RECEIPT NO.

C 21628 09/30/21 8330637

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PPS 04/22/11

Remove your new Pocket Certificate from the receipt portion and carry it with you at all times.

Board for Professional Engineers, Land Surveyors, and Geologists
2535 Capitol Oaks Drive, Suite 300
Sacramento, CA 95833-2944
916 263-2222

17/15
17/16

CUT HERE

BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
2535 CAPITOL OAKS DRIVE, SUITE 300
SACRAMENTO, CA 95833-2944
916 263-2222

CUT HERE

STRUCTURAL ENGINEER
CERTIFICATE NO. S 2083
VICTOR ARTHUR PENERA
9504 STOKES AV
DOWNEY CA 90240

EXPIRATION 09/30/21

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Board of any name or address change in writing.
3. Report any loss of this Certificate immediately in writing to the Board.
4. Please sign and carry the Pocket Certificate with you.
5. Please laminate your Certificate to avoid deterioration.

VICTOR ARTHUR PENERA

Signature Victor A. Penera

C 2083 0629
DOWNEY CA, 90240
RECEIPT NO. 8330637

CERTIFICATE NO. EXPIRATION DATE RECEIPT NO.

S 2083 09/30/21 8330637

This is your receipt. Please save for your records.

PPS 04/22/11

Remove your new Pocket Certificate from the receipt portion and carry it with you at all times.

Board for Professional Engineers, Land Surveyors, and Geologists
2535 Capitol Oaks Drive, Suite 300
Sacramento, CA 95833-2944
916 263-2222

CUT HERE

BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
2535 CAPITOL OAKS DRIVE, SUITE 300
SACRAMENTO, CA 95833-2944
916 263-2222

CUT HERE

CIVIL ENGINEER
CERTIFICATE NO. C 58891
PETER KWOK TANG
621 MORRIS PLACE
MONTEBELLO CA 90640

EXPIRATION 12/31/21

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Board of any name or address change in writing.
3. Report any loss of this Certificate immediately in writing to the Board.
4. Please sign and carry the Pocket Certificate with you.
5. Please laminate your Certificate to avoid deterioration.

PETER KWOK TANG

Signature Peter Kwok Tang

RECEIPT NO. 23374001

CERTIFICATE NO. EXPIRATION DATE RECEIPT NO.

C 58891 12/31/21 88814001

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PPS 04/22/11

BOARD FOR PROFESSIONAL ENGINEERS,
LAND SURVEYORS, AND GEOLOGISTS
1535 CAPITOL OAKS DRIVE, SUITE 240
SACRAMENTO, CA 95833-2304
TEL: 916-307-2500 FAX: 916-307-2501
WWW.BPEA.CA.GOV

STRUCTURAL ENGINEER

CERTIFICATE NO.
S 3661

KAMLESH M. CHITALIA
90 CARRIAGE DRIVE
FOOTHILL RANCH CA 92610

Signature: *Kam Ch*

RECEIPT NO.
105-1207

03/31/23

BOARD FOR PROFESSIONAL ENGINEERS,
LAND SURVEYORS, AND GEOLOGISTS
1535 CAPITOL OAKS DRIVE, SUITE 240
SACRAMENTO, CA 95833-2304
TEL: 916-307-2500 FAX: 916-307-2501
WWW.BPEA.CA.GOV

CIVIL ENGINEER

CERTIFICATE NO.
C 40594

KAMLESH M. CHITALIA
90 CARRIAGE DRIVE
FOOTHILL RANCH CA 92610

Signature: *Kam Ch*

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CERTIFICATE NO.
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CIVIL ENGINEER
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38 COLORADO
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CERTIFICATE NO.
C 89206
CIVIL ENGINEER
BRETT ALAN ARCHIBALD
9 CORPORATE PARK STE 200
IRVINE CA 92606

EXPIRATION
06/30/18

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