



**BUREAU
VERITAS**

PROPOSAL

CITY OF LAKE ELSINORE BUILDING PLAN CHECK AND INSPECTION SERVICES

PRESENTED TO CITY OF LAKE ELSINORE

Shannon Buckley
Assistant City Manager
City of Lake Elsinore
Administrative Services Department
130 South Main Street
Lake Elsinore, California 92530

April 1, 2024

CONTACTS REGARDING THIS PROPOSAL

Craig Baptista, M.B.A.
Vice President, West - Plan Check & Inspection
C. 916.291.9151 | E. craig.baptista@bureauveritas.com

Moe Heivand, P.E.
Regional Operations Manager
C: 858.353.8058 | E: moe.heivand@bureauveritas.com

Bureau Veritas North America, Inc.
9988 Hibert Street, Suite 100
San Diego, CA 92131

Proposal No. 8212059

BUREAU VERITAS 9988 Hibert Street, Suite 100, San Diego, CA 92131
858.863.2000 | www.bvna.com

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1. COVER LETTER



B U R E A U

V E R I T A

1. COVER LETTER

April 1, 2024

Shannon Buckley, Assistant City Manager
City of Lake Elsinore, Administrative Services Department
130 South Main Street
Lake Elsinore, California 92530

RE: City of Lake Elsinore - RFP for Building Plan Check and Inspection Services

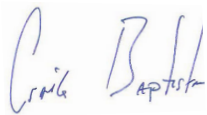
Dear Ms. Buckley,

Bureau Veritas North America, Inc. (BV) is pleased to submit our proposal to provide **Building Plan Check and Inspection Services** to the City of Lake Elsinore. Our proposal will highlight previous experience in providing similar building and safety services to nearby jurisdictions. We have the **breadth and depth of resources, skills and expertise** needed to provide the requested services for the City. We have served nearly 200 agencies with building plan review and related services throughout California over the course of 49 years. In addition, **we are pleased to have been successfully serving the City of Lake Elsinore for many years** in the capacity of engineering plan review, delivering continuity and a proven plan review track record, local presence to quickly respond, technical expertise to ensure checked plans with City standards, and unparalleled understanding of the City.

BV understands that the City of Lake Elsinore is seeking consultants to provide plan review and inspections services on an on-call basis, and **BV is able to provide these services quickly to meet your needs**. Our team is strongly familiar with **BlueBeam**, as well as **Intergov** software, enabling us to facilitate excellent workflow. We are keenly aware of the desire for high-quality customer service, timely reviews, reliability, responsiveness and cost-effective solutions. Our commitment to provide accurate and appropriate solutions to our clients and our ability to quickly and efficiently meet the needs of the communities that we serve makes BV an ideal partner for the City of Lake Elsinore. We offer optimal solutions to deliver quality services, including:

- **Working relationship with the City of Lake Elsinore** providing strong historical knowledge
- **Familiarity with City of Lake Elsinore** and Riverside County design standards and procedures
- **Unparalleled plan review and inspection services** by licensed and certified professionals
- **Proven experience** in serving growing communities and jurisdictions throughout California
- Established relationships to ensure **timely reviews, transparency and responsiveness**
- **Depth of resources** to maximize flexibility and deliver quality services
- **Electronic review** and **best practices** to consistently meet turnaround schedules

Our partnership with the City of Lake Elsinore will be managed through our regional office in San Diego, with support as needed by additional staff, enabling quick and efficient responses. **Craig Baptista, Vice President, West - Plan Review and Inspection**, is an officer authorized to negotiate on behalf of the firm. Your day-to-day contacts for the provision of services will be **Moe Heivand, P.E., Regional Operations Manager**, and **Jason Pasiut, MPA, C.B.O., CASp, Operations Manager**. BV looks forward to an expanded successful, professional relationship with the City of Lake Elsinore by providing excellent Building Plan Check and Inspection Services, promoting transparency in our work and exceeding your expectations. The proposal is binding for a term of 90 days after submittal.



Craig Baptista, M.B.A. (Authorized Rep)
Vice President, West - Plan Review & Inspection
9988 Hibert Street, Suite 100
San Diego, CA 92131
O: 916.514.4516 | C: 916.291.9151
E: craig.baptista@bureauveritas.com



Moe Heivand, P.E.
Regional Operations Manager
9988 Hibert Street, Suite 100
San Diego, CA 92131
P: 858.863.2013 | C: 858.353.8058
E: moe.heivand@bureauveritas.com



Jason Pasiut, MPA, C.B.O., CASp
Operations Manager
9988 Hibert Street, Suite 100
San Diego, CA 92131
P: 858.863.2000
E: jason.pasiut@bureauveritas.com

2. DESCRIPTION OF SERVICES AND RATES

B U R E A U

V E R I T A

2. DESCRIPTION OF SERVICES AND RATES

PUTTING THE RIGHT PEOPLE TO WORK FOR YOU

BV is poised to expertly deliver all of the services outlined in the City of Lake Elsinore's RFP. As the largest plan review and inspections firm in the United States, we have a large breadth of personnel available and immediately accessible to provide the City with the requested quality plan reviews and inspections services.

Located in 7 offices throughout California, we have more than 50 licensed and certified engineers, as well as plans examiners, inspection personnel, Certified Access Specialists and permit technicians who are equipped to handle all of the City's needs. Our local presence allows us to provide timely delivery and exceptional customer service in the most cost-effective manner. Our longtime presence in Southern California, as well as our experience serving the educational, residential, commercial, industrial, and other related projects of all sizes and complexities, allow us to tailor solutions specifically to the City of Lake Elsinore's needs. BV brings a cooperative and creative problem solving approach to plan review. We fully understand our role as a team member committed to achieving successful projects for the City and its customers.

BV is committed to the provision of services of the very highest quality. This means the firm has the capacity to seamlessly augment its staffing and resources, if needed, to ensure a project is appropriately supported and effectively fulfilled. In addition to our robust local personnel, the firm is supported by hundreds of professionals in our offices throughout California, making it possible for it to have highly qualified plans examiners and inspectors available expeditiously for virtually any project. BV will provide all necessary resources, materials, equipment, tools, and technology to its personnel to perform the work outlined in the City of Lake Elsinore's RFP. BV professionals are capable of handling the scope of services requested from the City.

BV proposes a highly qualified, multi-faceted core team of professionals dedicated to assisting the City of Lake Elsinore. The firm's partnership with the City will be managed out of its office in San Diego, CA and augmented by staff located within the San Diego Regional Office as needed. This will facilitate quick and efficient responses to all service needs. BV takes pride in its deep pool of highly qualified building plan review and inspection experts. BV's offices are strategically located to minimize travel time between projects. The firm's goal is to ensure the

City's projects will be efficiently managed in the most cost-effective manner possible. BV has assigned key personnel which are readily available to work on City projects.



EXPERIENCE TO MEET THE CITY'S NEEDS

BV is able to provide Building Plan Check and Inspection Services requested in the City of Lake Elsinore's RFP.

We understand that the selected firm will be tasked to provide plan check services and building inspector services by an ICC certified building Inspector for commercial, industrial, and residential buildings for full compliance with State, County and City of Lake Elsinore building codes and requirements. We look forward to a long-term relationship expanded relationship with the City to provide the requested services for a wide variety of building projects.

BV's personnel have performed and managed plan review for thousands of projects within California and throughout the U.S. in accordance with City, State and Federal regulations. Select agencies to which we have provided Building Plan Check and Inspection Services include the City of National City, City of Chula Vista, City of El Centro, UC San Diego, County of San Diego, County of Riverside, CSU San Diego, and CSU San Marcos. Project types include office and industrial, hotels, institutional occupancies, single-family tract and custom homes, tilt-up shells, tenant improvements, and infrastructure.

2. DESCRIPTION OF SERVICES AND RATES

SERVICES OVERVIEW

BV has been providing full service code consulting and plan review and inspections services for more than 49 years and has a strong capacity to meet the City's needs.

Plan Review

Our staff have considerable review experience of virtually any structure requiring permits, plan reviews, and inspections. Geotechnical, lab testing, and other reports are considered in the plan review process. The firm is well positioned to meet the needs of the City and deliver discipline-specific plan reviews. The firm has specific experience successfully working through a variety of challenges.

BV's plan review services for the City shall endeavor to adhere to current codes, with detailed plan review letter comments, reference plan sheets numbers and code sections, and two copies (one electronic) of the plan review corrections list are provided for each reviewed project. Services include recheck of plans after the applicant has made corrections, review and recheck of field changes, and deferred submittals and review and recheck of additional work on the project as needed.

Plan Review

BV has the capacity to provide the following permit and plan review services to the City of Lake Elsinore:

- Architectural plans examination
- Structural plans examination
- Mechanical, electrical, and plumbing code plans examination
- Review and approval of alternate materials, alternative design and methods of construction
- Energy code plans examination
- Accessibility requirements including
 - Barrier free plans examination requirements
 - Disabled access
 - CASp
 - ADA
- **Green Building and LEED consulting including:**
 - LEED submittal consultation
 - Green building consulting including CAL Green
 - Title 24
 - ENERGY STAR verification
 - Energy efficiency audits
- **Solar Review**

If requested by the City, optional services available

- **Civil plans examination including:**
 - Soils, grading and drainage
 - NPDES/SWPPP
 - Development
 - Infrastructure
 - Water and wastewater
 - Sewer
- **Fire, life & safety plan reviews including:**
 - Fire sprinkler/fire alarm
 - Smoke detection and dampers
 - Underground fire systems

Architectural Review

BV blends the knowledge of local conditions with a large pool of California licensed or certified building safety experts equipped to handle all building department needs. The firm is able to tailor its solutions specific to the City as a result of having provided plan review, inspection services, specialty reviews, and municipal administrative support for over 49 years.

Structural Review

BV is uniquely qualified and experienced in structural review and inspection. The firm has plan review and inspection personnel which have specialized experience with multi-family residential, hotels, resorts, retail, commercial, industrial, high-tech facilities, etc. BV has several experienced structural engineers on staff who are immediately available to tackle the City's most complex projects. BV can provide a complete structural review of design drawings, details, and calculations for both vertical loads and lateral seismic and wind forces, in accordance with the California Building Code structural provisions.

Mechanical Review

The California Building Code is supported by ancillary codes such as the California Mechanical Code and any others specifically designated and adopted by the City. BV's staff includes licensed and certified mechanical engineers and inspectors who have the knowledge, training, and experience necessary to review plans for compliance with these codes. Firm staff, who are available immediately to the City, have reviewed heating, cooling, distribution and return air systems, hoods, and product conveyance system plans for a variety of

2. DESCRIPTION OF SERVICES AND RATES

projects including single family residential, multi family residential, custom homes, resorts, and hotels.

Electrical Review

Electrical review and inspection to verify energy compliance is included in all projects in accordance with mandates from the applicable energy standards for non-residential construction. The firm has licensed and certified electrical engineers and inspectors with extensive plan review and inspection experience which have reviewed service installation, transformers, emergency power, panel distribution, single line diagrams, power, and lighting system plans for single family residential, multi family residential, custom homes, resorts, and hotels.

Plumbing Review

The California Building Code is supported by ancillary codes such as the California Plumbing Code and any others specifically designated and adopted by the City. BV's staff has the knowledge, training, and experience necessary to review plans and inspect construction for compliance with these codes. The firm has licensed and certified mechanical engineers on staff to assist with plumbing reviews when needed. Firm staff have reviewed fuel gas, medical gas, potable and non-potable water piping and waste piping systems, and rainwater system plans for single family residential, multi family residential, custom homes, resorts, and hotels.

CASp / Disabled Access Review

BV has CASp certified individuals who are able to respond to the needs of the City quickly. The firm currently provides CASp certified individuals to jurisdictions throughout California to meet the requirements of SB 1608. Additionally, the team includes ICC Certified accessibility plans examiners and inspectors who routinely conduct accessibility reviews of projects throughout the state from minor restroom upgrades to significant ADA compliance improvements.

Fire Plan Review

BV staff have the capacity to consult closely with the local Fire Department Chief or their designated representative on any areas which require code interpretation or where alternate methods are being proposed and considered. The firm's proposed fire plan check engineers have specific experience working with multiple types of

facilities to ensure compliance with applicable codes, standards, and amendments, including CFC, CBC, the Adopted National Fire Protection Standards, the California Health and Safety Codes, CSFM, and U.L. BV's experience includes written comments and verbal communication with applicants to better understand requirements and provide direction for compliance, as well as close communication with fire departments to clarify policies, code interpretations, plan review status, and procedures. BV has reviewed hundreds of projects for fire safety components, including NFPA 13, NFPA 72, and NFPA 101, among others.

Green Building Review

BV has plan review engineers, plans examiners, and inspectors who are well versed and experienced with energy code compliance. Firm staff have been involved at various levels of energy code development in California and are certified to review and inspect for energy codes. BV staff have reviewed plans, and inspected projects, which incorporate new technology, and complex energy code compliance. The firm has staff available to the City who are CAL Green Certified.

Building Inspection

BV inspectors are ICC certified and have extensive experience in the construction trades as well. Fast-track projects may be built into small phases based on incremental design and fabrication steps. In such cases, the firm's inspection team keeps daily logs to track corrections and plan review changes. BV's inspection team also has the capacity to provide on-call building inspection services to cover personnel vacation time, peak work loads, specialized inspection activities, and any other situations which may arise. **These activities may include next-day inspections and same-day response** to important or urgent requests. BV's building inspection services can be adjusted to provide a high level of coordination specifically suited to the design-build concept.

BV is able to provide the City with ICC certified personnel to provide the following services:

- Read and study project specifications, plans, and drawings to become familiar with project prior to inspection, ensuring structural or architectural changes have been stamped as approved by

2. DESCRIPTION OF SERVICES AND RATES

appropriate authority and recognizing the need for and requiring plan checks for electrical, plumbing, and mechanical code requirements.

- Perform and document inspections on construction projects to determine all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements including known local, city, state, and federal requirements.
- Review plans for building construction, plumbing, electrical, and mechanical details prior to making inspection.
- Bring to the attention of the City for approval of certain changes in building, plumbing, mechanical, electrical, and related work consistent with code and ordinance requirements.
- Participate in reviews with fire, health, and other government agency inspectors & owners.
- Maintain a record of non-complying items and follow up to resolution of such items.
- Upon request, the firm will inspect existing buildings for substandard, unsafe conditions.

Virtual Inspections

BV is able to conduct virtual, no-contact field inspections in an effort to continue progress at as many active jobsites as possible for both new and existing clients. Using interactive technology, our building inspector will participate in a live session with the contractor to perform the inspection(s) remotely through the use of a mobile device. Our goal is to allow construction to progress while maintaining a safe environment for all involved through social separation.

The firm strongly believes in the long term value of these digital platforms and in their potential to change how inspection services are executed. The circumstances faced by society will be a catalyst to help drive the adoption of this new service, but once the ease of use and value creation is experienced first-hand BV believes it will become a standard component of inspection programs.

BV's remote inspection services ensure the firm can keep its employees and City staff safe by reducing direct contact, adhering to social distancing best

practices and keep critical tasks moving forward with diminished need for in-person contact.

Permit Technician Services (optional)

BV is available to work and build positive relationships with the City's staff to seamlessly staff the public counter, issue counter permits, answer plan review or inspection questions, and assist the public with a high level of customer service. BV will provide the City with ICC certified Permit Technicians and services may include, but are not limited to, the following:

- Review permit applications for completeness
- Accept, login, and route plans
- Calculate and/or collect fees
- Issue permits
- Review and issue counter permits
- Maintain permit records
- Use jurisdiction permitting programs and/or software (Our Permit Technicians will familiarize to using the City's permitting system)
- Provide assistance with general office and administrative duties as assigned

2. DESCRIPTION OF SERVICES AND RATES

RATES PROPOSAL

CITY OF LAKE ELSINORE - BUILDING PLAN CHECK AND INSPECTION SERVICES

Note: Fees are submitted under separate cover.

2. DESCRIPTION OF SERVICES AND RATES

BV EXPANDED SERVICES OVERVIEW

Below is partial listing of Bureau Veritas North America, Inc. services.

CONSTRUCTION CODE COMPLIANCE:

GOVERNMENT & PUBLIC ORGANIZATIONS

- Building Department Administration
- Building Plan Review
- Building Inspections
- Civil Plan Review and Inspections
- Disaster Recovery Inspections
- Food Establishment Inspections
- Balcony Safety
- icheck
- Fire Safety Services
- Planning Services
- Public Works Services
- Inspector of Record
- State Specialty

PRIVATE ORGANIZATIONS

- Accessibility Plan Review & Inspections
- Code Consulting
- Energy Code Compliance
- Green Building Programs
- Risk Management Programs
- Third Party Plan Review & Inspections

ARCHITECTURE AND ENGINEERING SERVICES:

- Architectural Design
- Electrical Engineering
- Structural Engineering
- Civil Engineering
- MEP Engineering
- Residential Engineering

CONSTRUCTION SERVICES:

- As-Built Drawings / 3DVR
- Bid Document Services
- Construction Management
- Construction Monitoring
- Design / Build
- Façade Access Systems
- Program Management
- Project Management
- ProTrack

POWER & UTILITIES (WET & DRY)

- Building a Power Plant
- Solar Roof Tops
- Emission Measurement
- Photovoltaic (Solar Electric) Power
- Wind Power
- EV Vehicle Charging/Fleet Electrification

INDUSTRIAL MANUFACTURING COMPLIANCE:

- Boiler and Pressure Vessel Inspection
- Cargo Container Inspection
- CE Marking
- Pressure Equipment Directive (PED)
- Certification of USDOT Hydrostatic Facilities
- Expediting
- In-Service Inspection
- Mechanical Equipment Inspection
- Nondestructive Testing
- Protective Coatings Inspection
- Railway Component Inspection
- Shop and Site Installation Inspection
- Structural Steel Fabrication Inspection
- Technical Training
- Welding Engineering
- Manufacturing Compliance and Certification

ELEVATOR INSPECTIONS:

- Routine Inspections
- Plan Review
- Maintenance Audits/ Surveys
- Periodic Inspections and Test Witnessing
- Final Acceptance Test Witnessing
- Specification Reviews
- Modernization / Maintenance Surveys
- Accident Investigations

- Insurance Carrier Inspection Requirements
- Fire Service and Emergency Power Test
- Witnessing

COMMISSIONING

- BV Mission Critical
- Existing Building Commissioning
- New Building Commissioning
- Preventative Maintenance Services

ENVIRONMENTAL

- Phase I ESAs
- Phase II Site Investigation Assessment
- Radon Testing & Mitigation
- Vapor Intrusion Studies
- Asbestos & Lead Services

DUE DILIGENCE SERVICES:

- Phase I ESAs
- Property Condition Assessments
- Seismic Risk Assessments / PML
- Storm Damage Assessments
- Moisture Intrusion Assessments
- Energy Audits & High-Performance Building Assessments
- ADA Assessments
- ALTA Surveys
- Zoning Reports

LAND PLANNING

- ALTA Surveys
- Zoning Reports
- Land Planning Services

FACILITIES ASSESSMENTS

- ADA Assessments & Consulting
- Drone Technology
- Facility Condition Assessments
- Paving Evaluations
- Roof Assessments
- Site Condition Surveys
- Water Intrusion Assessments
- Property Condition Assessments
- Storm Assessment Restoration
- Green PCA

3. CURRENT AND FORMER CLIENTS



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3. CURRENT AND FORMER CLIENTS

NATIONAL CITY

ADMINISTRATIVE, PERMIT, PLAN REVIEW, AND INSPECTION SERVICES

Project Reference: Brian Hadley, MCP, MCEP
Acting Community Development Director
/Building Official - Community Development Department
A. 1243 National City Boulevard, National City, CA 91950
P. 619.336.4213
E. bhadley@nationalcityca.gov
Contract Date/Year of Services: 2019 - Present



Project Summary: The District of National City's Engineering & Public Works Department sought consultant firms to provide on-call project support services for National City's Capital Improvement Program (CIP) and other professional services. Bureau Veritas was selected for its broad range of capabilities and depth of services to provide as-needed Building Support Services, Civil Engineering, Structural Engineering, MEP, ADA Compliance, Environmental Compliance and Capital Needs Assessments.

CITY OF EL CENTRO

3RD PARTY PLAN REVIEW SERVICES

Project Reference: Frank Soto, Assistant Community Development Director / Building Official
A. 1275 W. Main St., El Centro CA 92243
P. 760.337.5121
E. FSoto@cityofelcentro.org
Contract Date/Year of Services: 2019 - Present



Project Summary: BV was selected to provide 3rd party plan review services to the City of El Centro to support the sustained growth and high permit activity of the City. BV provided technical input on updating the Building Codes to adopt new 2022 codes, and assist in updating inactive and outdated ordinances. BV will perform the technical work and prepare the building code component of the update, including drafting Ordinance for the Code Adoptions, Resolution of Findings for the Amendments and preparing staff report(s).

SAN DIEGO STATE UNIVERSITY

A-1 & A-2 PLAN REVIEW SERVICES

Project Reference: Amanda Scheidlinger, AIA, LEED AP BD+C,
Construction Administrator
A. 5500 Campanile Drive, San Diego, CA 92182
P. 619.594.5224
E. ascheidlinger@mail.sdsu.edu
Contract Date/Year of Services: 2014 - Present



Project Summary: BV has provided plan review services on multiple projects, including the South Campus Plaza, College of Extended Studies, New Engineering and Science Building, Engineering and Interdisciplinary Science Complex, the Confucius Institute, New Residence Hall and more.

3. CURRENT AND FORMER CLIENTS

CITY OF CHULA VISTA

PERMIT PROCESSING, BUILDING PLAN REVIEW, BUILDING INSPECTION, AND CODE ENFORCEMENT SERVICES

Project Reference: Shayne Wagner, Building Official – CBO, CCEO, Development Services Department

A. 276 Fourth Avenue • Chula Vista, CA 91910

P. 619.409-1960

E. swagner@chulavistaca.gov

Contract Date/Year of Services: 2015 - Present



Project Summary: BV was selected to provide permit processing, building plan check, building inspections and code enforcement services on an as-needed basis. Inspections include providing next workday inspections of all requested inspections and re-inspections for compliance with City and State codes and regulations.

UC SAN DIEGO

BUILDING AND FIRE PLAN REVIEW AND INSPECTION SERVICES

Project Reference: Wm. Joel King AIA, LEED AP, Assistant Vice Chancellor and Campus Architect

A. 9500 Gilman Dr, La Jolla, CA 92093

P. 858.822.3719

E. wjking@ucsd.edu

Contract Date/Year of Services: 2020 - Present



Project Summary: BV was selected to provide building code plan review services for UC San Diego, assuring a consistent and systematic process for review of building plans for Campus Health and Safety System capital improvement projects. BV utilizes Bluebeam Studio to electronically transmit plan review documents between University departments, design professionals, CPM and Design & Development Services (DDS), with full integration into the DDS on-line Plan Review System (PRS) independent, responsible, third-party opinion of California Building Code (CBC) code compliance.

COUNTY OF RIVERSIDE

ON-CALL PLANS EXAMINER, BUILDING INSPECTOR, COUNTER TECHNICIAN, AND GEOTECHNICAL SERVICES

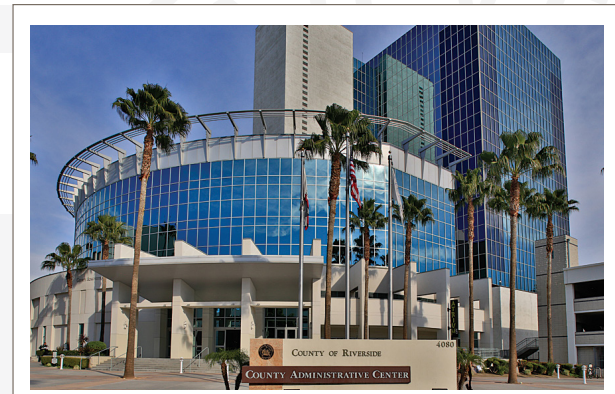
Project Reference: Frank Soto, Assistant Community Development Director / Building Official

A. 4080 Lemon Street, 9th floor • Riverside, CA 92502

P. 951.955.3918

E. jcaballe@rivco.org

Contract Date/Year of Services: 2020 - Present



Project Summary: BV was selected to provide County of Riverside with on-call plan review, building inspections, counter technician and geotechnical services. Projects include single family residential, multi family residential, commercial tenant improvements, new commercial, additions, and others.

3. CURRENT AND FORMER CLIENTS

CSU SAN MARCOS

BUILDING AND FIRE PLAN REVIEW

Project Reference: Bryan Licht, Project Manager
A. 288 Campus Way, Suite 102, San Marcos, CA 92096
P. 760-750-4658
E. blicht@csusm.edu
Contract Date/Year of Services: 2017 - present

Project Summary: BV has been providing services to CSU San Marcos through the systemwide Master Enabling Agreement since 2014 with projects completed at CSU San Marcos beginning in 2017. **Select projects include the following:**

- Integrated Sciences and Engineering (IS&E) Building - Phase 1-B
- Admin Building HVAC
- Arts Elevator Addition
- Athletics Multi-purpose Field Project
- Science Elevator Addition
- Science Hall
- Pedestrian Bridge
- Computer Lab / Reno Food Pantry



COUNTY OF SAN DIEGO

PLAN REVIEW SERVICES

Project Reference: Dennis Howe, P.E., Chief, Building Division
A. 5530 Overland Ave, Fourth Floor. San Diego, CA, 92123
P. 858.694.3039
E. dennis.howe@sdcounty.ca.gov
Contract Date/Year of Services: 2023 - present

Project Summary: BV was selected to provide County of San Diego with on-call plan review services. Projects include new single family residential, ADU's and single family residential additions and remodels.



3. CURRENT AND FORMER CLIENTS

CURRENT AND FORMER CLIENTS

Bureau Veritas has served nearly 200 jurisdictions over the past 49 years. Below is a listing of clients for projects managed out of our Southern California office over the past five years.

Cahuilla Band of Indians	City of Menifee	City of South El Monte
California State University Bakersfield	City of Monrovia	City of Thousand Oaks
Camp Pendleton & Quantico Housing, LLC	City of Moreno Valley	City of Torrance
City of Agoura Hills	City of Murrieta	City of Ventura
City of Anaheim	City of National City	City of Vista
City of Beaumont	City of Newport Beach	City of West Hollywood
City of Carpinteria	City of Norwalk	County of Calavarez
City of Chino	City of Oceanside	County of Los Angeles
City of Chula Vista	City of Ontario	County of Orange
City of Colton	City of Orange	County of Riverside
City of Corona	City of Oxnard	County of San Bernardino
City of Costa Mesa	City of Palm Springs	County of San Diego
City of Downey	City of Palmdale	County of San Luis Obispo
City of El Centro	City of Pasadena	County of San Luis Obispo
City of Fillmore	City of Pismo Beach	County of Santa Barbara
City of Fontana	City of Placentia	CSU Dominguez Hills
City of Fullerton	City of Rancho Cucamonga	CSU Monterey
City of Garden Grove	City of Rancho Santa Margarita	CSU San Diego
City of Glendale	City of Redlands	CSU San Marcos
City of Hermosa Beach	City of Redondo Beach	Imperial County
City of Huntington Beach	City of Rialto	Jamul Casino Hotel
City of Indio	City of Riverside	Judicial Council of California
City of Irvine	City of Salt Lake City	La Palma
City of La Mesa	City of San Bernardino	Lytton Band of Pomo Indians
City of La Palma	City of San Diego	Metropolitan Water District of Southern CA (MWD)
City of La Quinta	City of San Dimas	San Diego Port District
City of Laguna Woods	City of San Luis Obispo	San Diego State University
City of Lake Elsinore	City of San Marcos	Sycuan Band of the Kumeyaay Nation
City of Lancaster	City of Santa Ana	UC San Diego
City of Lompoc	City of Santa Barbara	University of Utah
City of Long Beach	City of Santa Clarita	
City of Los Angeles	City of Simi Valley	
City of Malibu	City of Solana Beach	

4. PROFESSIONAL SERVICES AGREEMENT



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4. PROFESSIONAL SERVICES AGREEMENT

CITY'S PROFESSIONAL SERVICES AGREEMENT

Bureau Veritas North America, Inc. has reviewed the City's standard consultant contract and has no concerns that would require negotiation/modification in order to be acceptable. We request no exceptions to the Agreement. BV is willing to enter into a contract under the terms and conditions outlined in the City's Attachment B.

5. EVIDENCE OF INSURANCE



BUREAU

VERITAS

5. EVIDENCE OF INSURANCE

CERTIFICATE OF INSURANCE

Below is a sample certificate of insurance which highlights our coverages. We will provide certificate of insurance with the City named as insured upon request.

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE(MM/DD/YYYY) 12/28/2023		
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 Aon Risk Services Northeast, Inc. Aon Risk Services Northeast, Inc. NY NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA			CONTACT NAME: PHONE (A/C No. Ext): 866-283-7122 FAX (A/C No.): 800-363-0105 E-MAIL ADDRESS:			
INSURED Bureau Veritas North America, Inc. 16800 Greenspoint Park Drive Suite 3005 Houston TX 77060 USA			INSURER(S) AFFORDING COVERAGE		NAIC #	
			INSURER A: Hartford Fire Insurance Co.		19682	
			INSURER B: Allianz Global Risks US Insurance Co.		35300	
			INSURER C: Trumbull Insurance Company		27120	
			INSURER D:			
			INSURER E:			
			INSURER F:			
COVERAGES CERTIFICATE NUMBER: 570103307352 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.						
Limits shown are as requested						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY)	LIMITS
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENTL AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			USL00159324	01/01/2024 01/01/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	X AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRE AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			10 AB S41202 AOS	01/01/2024 01/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB DED RETENTION					EACH OCCURRENCE AGGREGATE
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	10WNS41200 See State Policy Addendum	01/01/2024 01/01/2025	X PER STATUTE E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000
B	Architects & Engineers Professional			USF00248024 Claims Made SIR applies per policy terms & conditions	01/01/2024 01/01/2025	Each Claim \$1,000,000 Aggregate \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Insurance.						
CERTIFICATE HOLDER Bureau Veritas North America, Inc. 180 Promenade Circle, Suite 150 Sacramento CA 95834 USA			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 Aon Risk Services Northeast, Inc.			

Holder Identifier :

Certificate No : 570103307352

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ACORD 25 (2016/03)

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6. FIRM OVERVIEW



B U R E A U

V E R I T A

6. FIRM OVERVIEW



FIRM PROFILE

Bureau Veritas is a multi-national corporation with a history which includes 196 years of providing worldwide regulatory compliance service to industry and governmental agencies. Founded in 1828, Bureau Veritas is a global leader in quality assurance, health, safety, and environmental (QHSE) solutions. Recognized and accredited by the largest national and international organizations and with over 80,000 employees, Bureau Veritas has unparalleled resources to manage projects requiring a broad range of expertise across vast geographies. With operations in 140 countries and all continents, BV draws on the synergies between its local teams and dedicated technical centers worldwide.

We are the largest plan review firm in the United States, with a long-established operation in California. In addition, we have provided other public works services for multiple jurisdictions throughout California and the United States for 49 years.

COMMITMENT TO PROVIDING SERVICES

BV will always strive to deliver excellent service and work hard to meet and exceed the City's expectations regarding all agreed upon turnaround times. Our proposed program establishes a process to ensure that the City will receive only the highest quality plan reviews. We will provide services with the objective of verifying compliance with the requirements adopted at the State and Federal levels, the City's adopted building codes, zoning ordinances, regulations and adopted ordinances, policies and standards, and other relevant program standards and requirements.

Our staff knows the value of clear and transparent communication and how to work together as a team in conjunction with a jurisdiction. This philosophy is put into practice on all of our projects and is a great value to our municipal clients. Our familiarity with coastal communities

including City of Lake Elsinore, exceptional attention to customer service, large pool of experienced personnel and ability to provide value-added services make BV the optimal choice for meeting the City's ongoing Plan Review and other Building and Safety needs.

The firm's range of experience in this arena covers every key area of service defining a building department. The firm is skilled at helping existing departments augment or refine their current level of client service and is also capable of crafting a department from the ground up. BV will consistently provide excellent customer service and qualified staff for all project types.

Our service offerings include:

- ✓ Building Plan Review
- ✓ Building Inspections
- ✓ Building Official/Administration
- ✓ Architectural, structural, mechanical, electrical, plumbing plans and construction documents examination
- ✓ Civil engineering plan review
- ✓ ICC and CASp Certified Professionals
- ✓ Code enforcement
- ✓ Fire and life safety plan review & inspection
- ✓ Staff augmentation & attendance at occasional meetings at City Hall as required
- ✓ Green building, ADA & accessibility, LEED
- ✓ Electronic and digital plan review services



6. FIRM OVERVIEW

CALIFORNIA OFFICE LOCATIONS

The firm's partnership with the City will be managed out of its office in **San Diego, CA** and augmented by staff located at the firm's 6 additional California offices as needed.

Our San Diego office is located just 50 miles door-to-door to the City, facilitating quick and efficient responses to your needs.



1

SAN DIEGO

9988 Hibert Street,
Suite 100
SAN DIEGO, CA 92131
Tel: 858.863.2000

2

IRVINE

220 Technology Drive,
Suite 100
IRVINE, CA 92618
Tel: 714.431.4100

5

SAN LUIS OBISPO

1411 Marsh Street
Suite 107
SAN LUIS OBISPO, CA 93401
Tel: 805.792.1109

3

PASADENA

600 N. Rosemead Boulevard,
Suite 233
PASADENA, CA 91107
Tel: 626.325.9800

6

SACRAMENTO

180 Promenade Circle,
Suite 150
SACRAMENTO, CA 95834
Tel: 916.725.4200

4

WESTLAKE VILLAGE

250 N. Westlake Boulevard,
Suite 150
WESTLAKE VILLAGE, CA 91362
Tel: 805.230.2888

7

SANTA ROSA

111 Santa Rosa Avenue,
Suite 406
SANTA ROSA, CA 95404
Tel: 707.206.1265

6. FIRM OVERVIEW

COMPETENCE THROUGH CERTIFICATION - INTERNATIONAL CODE COUNCIL

Building plan review and inspections depend on more than codes and standards. Service levels of the highest quality during the provision of these services result from providing trained professionals with the resources and ongoing support necessary to stay current with the latest advancements. ICC certification ensures competent plan examiners and engineers are involved in the critical building approval process. It also helps to continue attracting an increasing level of competence and professionalism into the building code community. The ICC certification represents the BV team's commitment to providing qualified plan review, building permitting, and inspection staff to the firm's clients.

✓ Building Plans Examiner	✓ Combination Inspector	✓ Electrical Plans Examiner	✓ Residential Building Inspector
✓ Accessibility Inspector/Plans Examiner	✓ Combination Inspector - Legacy	✓ Energy Code Specialist	✓ Residential Combination Inspector
✓ Building Inspector	✓ Combination Plans Examiner	✓ Fire Inspector I	✓ Residential Electrical Inspector
✓ Certified Building Code Official	✓ Commercial Building Inspector	✓ Fire Inspector II	✓ Residential Energy Inspector/Plans Examiner
✓ Certified Building Official	✓ Commercial Combination Inspector	✓ Fire Plans Examiner	✓ Residential Fire Sprinkler Inspector/Plans
✓ Certified Electrical Code Official	✓ Commercial Electrical Inspector	✓ Green Building Residential Examiner	✓ Residential Mechanical Inspector
✓ Certified Fire Code Official Inspector	✓ Commercial Energy Inspector	✓ ICC/AACE Property Maintenance and Housing	✓ Residential Plans Examiner
✓ Certified Fire Marshal	✓ Commercial Energy Plans Examiner	✓ ICC/AACE Zoning Inspector	✓ Residential Plumbing Inspector
✓ Certified Housing Code Official	✓ Commercial Mechanical Inspector	✓ Master Code Professional	✓ Spray-applied Fireproofing Special Inspector
✓ Certified Mechanical Code Official	✓ Commercial Mechanical Inspector Examiner	✓ Mechanical Inspector UMC	
✓ Certified Plumbing Code Official	✓ Commercial Plumbing Inspector	✓ Mechanical Plans Examiner	
✓ Coastal and Floodplain Construction Inspector	✓ Disaster Response Inspector	✓ Plumbing Inspector UPC	
	✓ Electrical Inspector	✓ Plumbing Plans	

Coupled with our extensive ICC certifications, our group also holds the following licenses and certifications:

✓ Professional Engineer	✓ Electrical Engineer	✓ Engineer	✓ Journeyman Plumber
✓ Registered Architect	✓ Mechanical Engineer	✓ Professional Geologist	✓ Master Electrician
✓ Master Plumber	✓ Structural Engineer	✓ Asbestos and Mold Analyst Specialist	✓ Journeyman Electrician
✓ Master Electrician	✓ LEED AP	✓ Elevator Inspector	✓ Registered Sanitarian
✓ Certified Floodplain Manager	✓ Fire Protection Engineer	✓ Master Plumber	
	✓ Environmental		

6. FIRM OVERVIEW

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WHAT THEY'RE SAYING

Thank you as always for providing such a thorough review to fit with our increasingly tight project schedules. We appreciate the hard work BV puts into every project, especially when our teams push to get everything done in an expedited manner.

*Amanda Scheidlinger, AIA, DBIA, LEED AP BD+C,
SAN DIEGO STATE UNIVERSITY*

”



WHY CHOOSE BUREAU VERITAS?

Knowledge and Expertise

Certified by the International Code Council and licensed by applicable state agencies, BV plans examiners and engineers are proficient in the application of design and testing standards and have participated in the development of design standards on many different levels.

BV inspection staff is also certified by the International Code Council and many are multi-disciplined. Having a multi-disciplined inspector ensures consistent inspections by the same inspector for all trades. Multi-disciplined inspectors also provide the construction teams with a single point of contact throughout the duration of the project.

Reputation

BV has become the leader in construction code compliance services throughout the United States. The growth of BV's construction code compliance division is the result of repeat clients and client referrals.

Regional and Local Expertise

BV provides depth of resources to maximize flexibility and deliver quality services with personal attention.

“

WHAT THEY'RE SAYING

BV really came through. They expedited the review in order to allow us to get this out to OSFM today.

Richard E. King, AIA, LEED AP BD+C

”

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7. TEAM AND RESUMES



BUREAU

VERITAS

7. TEAM AND RESUMES

AN EXPERT TEAM TO MEET THE CITY'S NEEDS

BV has assembled a team of experts who are equipped to continue the provision of exemplary deliverables associated with Building Plan Check and Inspection Services for the City of Lake Elsinore. Each individual brings a wealth of knowledge unmatched by any other company and has been specifically chosen for their experience in performing the required scope of work detailed in the RFP as well as their extensive list of certifications and licenses. The organizational chart on this page illustrates lines of communication and which services the firm's project team will provide to the City.

Key team member resumes which include their educational backgrounds, experience, and professional licenses/certifications, may be found on the following pages. Additional resumes will be provided upon request.

MANAGEMENT CONTACTS

Principal-in-Charge / Contract Liaison

Craig Baptista, M.B.A.

VP, West - Plan Review and Inspection
9988 Hibert Street, Suite 100, San Diego, CA 92131
P: 916.514.4516 | C: 916.291.9151 | F: 916.725.8242
E: craig.baptista@bureauveritas.com

Project Managers

Moe Heivand, P.E.

Regional Operations Manager
9988 Hibert Street, Suite 100, San Diego, CA 92131
P: 858.863.2013 | C: 858.353.8058
E: moe.heivand@bureauveritas.com

Jason Pasiut, MPA, C.B.O., CASp

Operations Manager
9988 Hibert Street, Suite 100, San Diego, CA 92131
P: 858.863.2000 | C: 858.353.8058
E: jason.pasiut@bureauveritas.com



LEADERSHIP TEAM

Craig Baptista, M.B.A.,
Vice President

Moe Heivand, P.E.,
Regional Operations Manager
Jason Pasiut, MPA, C.B.O., CASp
Operations Manager
Anthony Azpeitia
Client Liaison

PLAN REVIEW ENGINEERS

Boniface Simbwa, P.E.
Morteza Beheshti, P.E.
Syed Allem, P.E.
Steve Suhendra, P.E., LEED AP
Michael Hill, S.E.
Ali Soheli, P.E.
Viswanath Basavaraja, P.E.
HoJun Kong, P.E., CASp

PLANS EXAMINERS

Rebecca Wisniewski

CERTIFIED ACCESS SPECIALIST

HoJun Kong, P.E. CASp
Jason Pasiut, MPA, C.B.O., CASp

BUILDING INSPECTORS

Jannese Franco
Robert Barton
Robin Stephens
Hossein Motamedi
Rick Beaver
Gene Koshiol



Craig Baptista

Vice President – West, Plan Check & Inspection / Principal-in-Charge

EDUCATION

M.B.A.
B.S., Business Management

REGISTRATIONS/ CERTIFICATIONS

Six Sigma Green Belt Certified
OSHA 30
United States Navy: Honorable
Discharge

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
Occupational Safety and Health
Administration (OSHA)

TOTAL YEARS OF EXPERIENCE

21+

TENURE WITH BV

7+

TOTAL YEARS OF EXPERIENCE

21+

Prior to joining Bureau Veritas, Craig served as Director of Operations and is a business professional experienced in leading multiple branch offices in various states. Craig has over 20 years of experience in the construction industry. He is results-oriented and has exceptional experience building and managing successful programs and relationships. He is a skilled communicator capable of articulating complex ideas in a concise and persuasive manner. Craig has proven experience as a facilitator of solutions for client problems and is a strategic thinker with the ability to translate vision into tactics. He is self-motivated, passionate and resourceful. Craig has expertise identifying client needs and is able to execute problems quickly by utilizing his professional business management skills. He is equally effective working independently or collaborating with others.

SELECT PROJECT EXPERIENCE

Craig has managed various projects as Director of Operations and successfully reduced operating expenses by 18% through implementation of a preventative maintenance program and establishment of a baseline repair cost matrix. He provided leadership, mentoring, direction and training for a 35 member Operations team that included Branch Managers, Project Managers, and other staff. He developed annual business plans, market strategies, operations and sales goals which resulted in year over year growth. Craig has worked on various significant projects, including, but not limited to:

- City of Santa Rosa - Disaster Recovery, Building, Fire and Engineering
- City of Santa Clara Engineering / Public Works
- Apple Campus II in Cupertino, CA
- Cal Trans - Bay Bridge Project in Oakland, CA
- Tesla Gigafactory in Sparks, NV
- Souza Construction - Lemoore Naval Air Station Project in Fresno, CA
- Advance Range Solution - Fort Hunter Liggett in Jolon, CA
- Hensel Phelps - Mule Creek Prison in Lone, CA
- City of Fairfield - Building, Engineering / Public Works
- City of Rancho Cucamonga Engineering / Public Works
- Orange County Public Works

Vice President, West Region Bureau Veritas North America, Inc. 2015 - Present

Serves as Vice President for the West Coast code compliance division. Manages over 50 employees throughout California, Arizona, Nevada, Washington, and Utah. Oversees plan review and inspection activities to ensure BV has ample resources to meet turnaround times and provide quick response to inspection requests. Effectively reduced the number of reviews by promoting direct contact with designers and municipalities to remedy code deficiencies, allowing our team to approve projects during the second submittal phase.



RESUME

Moe Heivand, P.E. Regional Manager

EDUCATION

B.S. Civil Engineering

LICENSES/CERTIFICATIONS

Registered Professional Engineer:

CA, # 38227

GA, #PE041147

ICC Certified:

Building Plans Examiner

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TENURE WITH BV

6+

TOTAL YEARS OF EXPERIENCE

43+

Moe has 43 years of experience as an engineer, with nearly 30 years as a plan review engineer. As Regional Manager responsible for multiple jurisdictions, Moe consistently provides a high level of customer service, often going above and beyond what is expected. Has extensive experience with OSHPD 3 clinics in the City of San Diego.

SELECT PROJECT EXPERIENCE:

Regional Manager / Project Manager
Bureau Veritas North America, Inc.

2014 - Present

Ensures successful review of plans for jurisdictions throughout California and Nevada, including both civil and building reviews. Select clients include Cities of Murrieta, Lake Elsinore, Corona, Rancho Cucamonga, Chula Vista, Costa Mesa, and others. Reviews commercial and residential projects of all sizes and complexities.

Provisional Associate Structural Engineer
Development Services Department
City of San Diego
2012 - 2014

Associate Structural Engineer
Development Services Department
City of San Diego
1985 - 2012

Reviewed proposed commercial and residential building designs to ensure compliance with legal requirements pertaining to structural strength, sound insulation, fire resistance, life safety, green code and disable access. This included tenant improvements for large-scale commercial buildings to ensure compliance with applicable codes. Reviewed OSHPD projects.



RESUME

Jason Pasiut, MPA, C.B.O., CASp Operations Manager

EDUCATION

Master of Public Administration,
City Planning
B.S., Business Administration
A.S., Business Administration
Military Police Non-Commissioned
Officer Academy
Basic Non-Commissioned Officer
Academy Graduate, Military Police
Leadership Principles
Army Engineer School
Construction Engineering
Supervision

LICENSES/CERTIFICATIONS

Certified Access Specialist
(CASp #886)

ICC Certified:
Building, Mechanical, Plumbing,
Electrical, Reinforced Concrete,
Structural Masonry inspector,
Fire Inspector I and II
Residential Fire Sprinkler Plans
Examiner/Inspector
Certified Building Official
Building Plans Examiner
Residential Plans Examiner

Credentialed State of California
Disaster Service Worker

PROFESSIONAL AFFILIATIONS

International Code Council, San
Diego Chapter Past President
CALBO Legislative Committee

HONORS / AWARDS

Combat Action Badge
Global War on Terrorism
Service Medal
Iraq Campaign Medal
Global War on
Terrorism Expeditionary Medal
Army Commendation Medal

TENURE WITH BV

1+

TOTAL YEARS OF EXPERIENCE

23+

Jason has more than 23 years of experience in the Building and Safety industry and is committed to ensuring the integrity of the built environment in collaboration with all interested parties. His background includes experience with every aspect of a building department, including Development Services counter experience, Geotechnical inspection, Special Inspection, Municipal Building Inspection and Plans Examination. He also has experience as a Building Official for a jurisdiction of 120K citizens and is a Certified Access Specialist.

SELECT PROJECT EXPERIENCE:

Operations Manager Bureau Veritas North America, Inc. 2023 - Present

Ensures successful plan review and inspections for various projects throughout Southern California. Reviews plans for compliance with structural and seismic provisions of the California Building Code. Projects include both residential and commercial structures.

Plan Check Supervisor Private Sector 2018 - 2020

Supervised a team of highly skilled plan examiners who concentrate on Tenant Improvements, Building and Life Safety, and Accessibility. We provide plancheck services for over 61 jurisdictions throughout the state of California.

Plans Examiner Private Sector 2017 - 2018

Promoted to Tenant Improvement, Building and Life Safety, and Accessibility Plan Examiner.

Counter Technician and Combination Building Inspector Private Sector 2013 - 2017

Conducted inspections and counter technician services for 7 San Diego jurisdictions; gaining valuable experience using HTE, TrackIt, Springbrook, and paper based Building Division processes. I volunteered to work as a floating Inspector and Counter Technician for our local customers. Being ICC certified allowed me to work as a Fire Inspector, Building Inspector, and Counter Technician. All of this experience has made me a better Plan Examiner.

Outside Property Claim Professional Travelers 2009 - 2013

Investigated cause and origin of personal and commercial lines property damage claims; analyzed coverage, made coverage decisions, negotiated settlement and managed payment of claims.

Building Inspector I City of Oceanside 2005 - 2009

Enforced California Building Codes, municipal ordinances, federal accessibility, SWPPP requirements, and GREEN building regulations. ICC certified: Building, Plumbing, Mechanical, Electrical, and Masonry Inspector; State of California Disaster Service Worker. Served on City Green Building Ordinance committee and International Code Council San Diego Chapter - Special Inspection committee. Developed the City of Oceanside Procedures for Special Inspection.

Michael Hill, S.E. Structural Plan Review Engineer

EDUCATION

MSCE Structural Engineering
B.S., Architectural (Structural)
Engineering
A.A., Mathematics

REGISTRATIONS/ CERTIFICATIONS

Registered Civil Engineer:
CA, #66303
Registered Structural Engineer:
CA, #5992
ICC Certified:
Building Plans Examiner

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TENURE WITH BV

5+

TOTAL YEARS OF EXPERIENCE

28+

Michael is a results-driven professional engineer with 28+ years of experience in construction and engineering. He has designed structures for numerous projects and has extensive experience in working with architects and engineers for residential, commercial, and industrial buildings, as well as miscellaneous support structures, concrete foundations, seismic restraints, and retrofitting existing structures. He has code compliance experience with current CBC, IBC, ASCE, AISC, and ACI codes and seismic provisions.

Michael's background includes preparing structural calculations and construction documents, client and contractor coordination, submittal reviews, and structural observations. He has structural design experience in various material designs such as steel, concrete, masonry, and wood. His expertise includes structural engineering, contracts and proposals, general construction, project management, and client relations.

SELECT PROJECT EXPERIENCE:

Plan Check Engineer Bureau Veritas North America, Inc. 2016 - Present

Provides plan check and code consultation services on projects of varying scopes and sizes for Southern California jurisdictions. Assignments include:

- **San Diego State University:** Conducts foundation only plan review for the Engineering & Interdisciplinary Science Complex (5-story instructional building). Responsible for full plan review services for the South Campus Plaza (housing for up to 600 students and 34,000 square feet of retail development).
- **City of Anaheim:** Conducts in house and outside plan review services for the City. Projects vary in size and include single family residences and high rise hotels. Assists the City with over the counter reviews when necessary. Oversees workload of other BVNA staff performing reviews for the City and ensures turnaround times are met. Maintains 100% accuracy with meeting turnaround times.
- **City of La Mesa:** Provides as needed plan review services for commercial and residential projects.

Associate Structural Engineer San Diego Development Services 2014 - 2017

Reviewed and evaluated architectural and structural construction documents submitted for approval utilizing applicable codes, standards, guidelines, laws, appropriate municipal ordinances, as well as construction and engineering standards. Determined review fees and authorized the release of approved documents for city permits. Checked engineering calculations and provided timely oral and written communication detailing any design or construction deficiencies in plans and specifications. Interacted with the public, professional design consultants, project managers, and contractors, to communicate permit application procedures as well as regulatory and code requirements. Participated in recommending and establishing policies, procedures, standards, guidelines, and specifications.



Boniface Simbwa, P.E. Plan Review Engineer

EDUCATION

M.S., Civil Engineering

B.S., Civil Engineering

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Engineer:

CA, #49713

GA, #PE041084 (renewal pending)

ICC Certified:

Building Plans Examiner

DSA - Fire & Life Safety Plan

Review Certificate 2018

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TOTAL YEARS OF EXPERIENCE

31+

Boniface has 31+ years of experience reviewing residential, commercial, and industrial projects in Southern California. He is able to work effectively with contractors, designers, and owners when code issues arise. He is thorough, organized, and detail-oriented.

SELECT PROJECT EXPERIENCE

Plan Review Engineer

Bureau Veritas North America, Inc.

2015 - Present

Performs plan review services for multiple jurisdictions in Southern California. Assignments include:

City of Agoura Hills

- Reviews commercial and residential plans on an as-needed basis for the City of Agoura Hills. Projects include new and existing structures.

CSU Fullerton

- Reviewed plans for the SGMH Career Center renovation project at CSU Fullerton.

San Diego State University

- Provides plan review for various projects at the California State University, San Diego campus. Projects include Chapultepec Lounges and Kitchen, College of Extended Studies, Open Air Theatre, Tenochca Hall, Student Housing Phase II, Confucius Institute, South Campus Plaza, Engineering and Science, and others.

City of Anaheim

- Conducts as-needed plan reviews for the City of Anaheim. Projects include new construction near the Convention Center as well as remodels and tenant improvements of existing buildings.

City of Santa Barbara

- Provides review of residential and commercial structures within the City of Santa Barbara. Projects include additions, remodels, and tenant improvements.

Structural Engineering Associate

City of San Diego

1995 - 2015

Reviewed building plans for commercial, industrial, and residential developments for building code and accessibility compliance. Assisted in writing plan review correction letters. Provided assistance to the design professionals, developers, contractors, and citizens regarding building code provisions, local ordinances, department policies, and code interpretations.

Civil Engineering Assistant

City of San Diego

1992 - 1995

Provided quality assurance for major building sections. Responsible for daily reporting and inspections of City owned buildings. Coordinated the development of service departments. Solved issues related to construction projects while on site. Clarified contract documents when requested by contractors. Coordinated projects with the design and consulting teams.



Morteza Beheshti, P.E. Plan Review Engineer

EDUCATION

B.S., Electrical Engineering

LICENSES/CERTIFICATIONS

Electrical P.E., CA#16211

Certified Building Plans Examiner

Certified Electrical Inspector

Certified Commercial Energy

Analyst

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TENURE WITH BV

4+

TOTAL YEARS OF EXPERIENCE

38+

Morteza has over 38 years of experience in electrical engineering design, technical oversight or peer review of commercial, government projects. He has worked with local utilities and AHJs to expedite project approvals and ensure designs meet all Code and Client requirements.

Morteza has experience with utility companies and an ability to act as the main technical contact to all utilities. He can assist in cost reduction and value engineering efforts to ensure quality, safety, and code-compliance. He can also manage the electrical QA/QC of completed and in-progress projects, including coordination of site visits, processing RFIs and submittals, and support for project commissioning and any start-up testing. In addition, he can develop project-specific calculations and system modeling to verify or determine conductor sizing, short-circuit analysis, arc flash hazard, overcurrent coordination, etc.

Morteza has a strong NEC knowledge and experience in building electrical systems and design. This also includes sizing and specifying electrical service equipment, lighting design and controls as well as all Lighting California Energy Code compliance, transformers, metering equipment, protective relaying and/or overcurrent devices, cable, conduit, switchboards, and panel boards.

Morteza is proficient in AutoCAD, Revit, Bluebeam, Microsoft Word, Excel & Power Point as well as teaching AutoCAD and Bluebeam software at IBEW Local Union 569.

SELECT PROJECT EXPERIENCE:

Plan Review Engineer

Bureau Veritas North America, Inc.

2019 - Present

Review of building and electrical plans as an outside consultant for Bureau Veritas. Reviews plans for compliance with provisions of the California Building Code. Projects include both residential and commercial structures.

Senior Electrical Plan Review

Private Sector

2013 - 2019 and 1998 - 2008

Plan reviewed thousands of commercial and residential plans of various kinds. Including office buildings, shopping malls, track homes, office buildings, Health care facilities, Naval facilities, residential (rooftop or ground mounted) and commercial rooftop or canopy mounted photovoltaic (PV) systems including large scale million module farms, Battery Stations and fuel cells.

Senior Electrical Engineer

Private Sector

2008 - 2013

Worked as a senior Lead electrical engineer on multiple Barracks Buildings at various Forts such as Fort Bragg, and Fort Lewis and other Forts across the United States.



RESUME

Syed Aleem, P.E. Plan Review Engineer

EDUCATION

M.S. Civil/Structural Engineer
B.S. Civil Engineer

LICENSES/CERTIFICATIONS

Registered Professional Engineer:
CA, #34272

ICC Certified:
Building Plans Examiner

DSA - Fire & Life Safety Plan
Review Certificate 2018

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
Division of the State Architect
(DSA)

TENURE WITH BV

5+

TOTAL YEARS OF EXPERIENCE

44+

Syed has over 44 years of experience as a building plans examiner working on both private and government sectors. He has worked on projects nationwide and teamed with architects to design, construct, and maintain buildings and building complexes. He is able to review plans for nearly any project type with skill and accuracy.

SELECT PROJECT EXPERIENCE:

Structural Engineer

Bureau Veritas North America, Inc.

2017 - Present

Conducts plan review for various projects throughout Southern California. Reviews plans for compliance with structural and seismic provisions of the California Building Code. Projects include both residential and commercial structures. Specific assignments include:

Structural Engineer

City of San Diego

1997 - Present

Provided plan checking services for commercial, industrial, residential buildings for compliance with requirements of California Building Codes and other ordinances of the jurisdiction. Responsible for generating plan review comments, meeting with Architects/applicants to resolve plan check issues and approval of projects for permitting.

Projects included:

- San Diego Padres Ballpark Project, Baseball Stadium with a 45,000 seating capacity.
- San Diego International Airport, Terminal 2 expansion.
- Costa Verde Towers, 16 story Type 1 Construction Apartment Building. Concrete Shearwall Building.
- Discovery at Cortez Hills, 22 story Apartment Building, Type 1 construction with U/G Parking.
- Novartis Bio-Research Facility, a complex of 2 to 3 story buildings Type II N or 1 Hr Construction with 3 level parking garage.
- Pacific Center Parking Garage, 5-level Type I Construction
- Gaslamp Hotel Downtown San Diego, 14 story building with restaurants, ballrooms, swimming pool, and other amenities.
- HardRock Hotel Downtown San Diego, 12 story building.
- Ballpark Village, 36 story high rise building with residential apartments, gymnasium, shopping center, swimming pool, restaurants and a three level underground parking.
- 11th and Broadway Towers, Two 28 story residential apartment towers.
- Thomas Jefferson School of Law, 7 story Educational building, with classrooms,



RESUME

Ali Soheili, P.E. Plan Review Engineer

EDUCATION

B.S. Mechanical Engineer

LICENSES/CERTIFICATIONS

Registered Mechanical Engineer:

CA, #29229

AZ, #28207

OR, #92113PE

PROFESSIONAL AFFILIATIONS

ASHRAE

ASPE

TENURE WITH BV

5+

TOTAL YEARS OF EXPERIENCE

36+

Ali has over 36 years of experience in the A/E/C industry. He has extensive experience reviewing mechanical and plumbing documents for residential, commercial, and industrial projects. Ali is knowledgeable in the California Building Code and is familiar with local regulations and ordinances in Southern California.

SELECT PROJECT EXPERIENCE:

Plan Review Engineer

Bureau Veritas North America, Inc.

2020 - Present

Currently providing plan review and inspection services for the following clients:

- City of Corona
- San Diego State University
- California State University, Fullerton
- City of San Marcos
- City of Rancho Cucamonga
- City of Santa Barbara
- City of Huntington Beach
- City of Agoura Hills
- California State University, Bakersfield

Plan Review Engineer

Jefferson Stadium Park

2016 - Present

Plan review for 371 new luxury apartment homes, with amenities that include a resort-style pool, a gaming room, a rooftop lounge with a spa and outdoor cooking, and a fitness center, as well as 14,600 square feet of commercial space.

Plan Review Engineer

Alexan CtrCity Apartment Complex

2016 - 2018

Plan review for a new 220-unit apartment complex with 13,000 square feet of dining and shopping space at the north end of downtown. The project included a 506-parking structure, pool, spa, barbecues and fitness center.

Plan Review Engineer

San Diego State University

2016 - 2018

Plan review for a new five-story instructional building (four levels above grade and one subterranean level) of 81,500 GSF on the main campus of SDSU. The new building includes teaching and research laboratory space and provides SDSU with state-of-the art research facilities to attract significant research projects and funding.

RESUME

Viswanath Basavaraja, P.E.

Senior Structural Engineer

EDUCATION

M.S., Structural Engineering

B.S, Civil Engineering

LICENSES/CERTIFICATIONS

Registered Professional Engineer:

CA, #77452

TENURE WITH BV

3+

TOTAL YEARS OF EXPERIENCE

31+

Viswanath has 31+ years of experience and is in the process of obtaining a Structural Engineer license. Viswanath is proficient in using Staad-Pro, Ram Structural System, Risa, Ram Concept, Ram Element, SAFE, Enercalc, Retain Pro, CMD software programs. Viswanath is also skilled in 3D Analysis and Design using Ram Structural system, Staad-Pro, Risa-3D, Ram Concept, Moment Frame and Braced Frame buildings, concrete framed buildings, concrete Flat Plates, Flat Slabs and Mat foundations. Viswanath is proficient in CBC, IBC, ASCE 7-10 and AISC, DSA and UFC designs and AutoCAD and Revit.

SELECT PROJECT EXPERIENCE:

Structural Engineering Associate

City of San Diego

2014 - 2023

Reviewed of proposed building designs to ensure compliance with codes and regulations pertaining to structural strength, sound insulation, fire resistance, life safety, and disabled access. Building designs/plans reviewed includes buildings and structures such as single-family dwellings, apartment buildings, mid to high-rise buildings, large commercial buildings, and interior modifications of buildings with moderate to high degree of complexities.

Project Engineer

Private Sector

2014

Primary responsibilities include analysis and design of Steel, Concrete, and Reinforced Concrete Masonry structures. Structures designed include commercial, educational/academic facilities, office buildings. Primary responsibilities are to manage structural engineering projects from design to its implementation, coordinate with clients and local building departments. Review and approve projects designed by Design Engineers.

Design Engineer

Private Sector

2005 - 2008

Primary responsibilities included analysis and design of Steel, Concrete, Reinforced Concrete Masonry and wood structures. Structures designed include commercial, educational/academic facilities, office buildings. Worked on legal/litigation projects. Primary responsibilities were to manage structural engineering projects from design to its implementation, coordinate with clients and local building departments.

Project Engineer

Private Sector

2009 - 2014

Primary responsibilities included analysis and design of Steel, Concrete, Reinforced Concrete Masonry and wood structures. Structures designed include commercial, educational/academic facilities, office buildings, Aircraft Hangars.

Ho Jun Kong, P.E., CASp Senior Plan Review Engineer / Certified Access Specialist

EDUCATION

Master's Degree, Civil and
Environmental Engineering
(Structural Engineering)
B.S. Architectural Engineering

LICENSES/CERTIFICATIONS

Certified Access Specialist (CASp-
863)
Building Plans Examiner
Certificate by International Code
Council (#8255163) Registered
Civil Professional Engineering
License (P.E.) by California State
(C79527)
Registered Fundamentals of
Engineering License (E.I.T.) by
California State (EIT130553)

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TENURE WITH BV

4+

TOTAL YEARS OF EXPERIENCE

23+

Ho has 23+ years of experience of engineering. He is self-motivated, flexible, creative, innovative, fast learner and team-player. He has a wealth of knowledge of architectural, fire/life/safety, accessibility, structural analysis and design codes. Ho plans, coordinates, reviews, supervise, and participate in the review of construction plans and structural calculations for various types of structures, residential, commercial and industrial building construction and alterations. He has a strong background in seismic analysis and design in civil/structural engineering. He also has experience in developing structural models for seismic analysis and design. His experience with design codes includes 2019 CBC, 2019 CRC, 2019 CALGreen, 2018 IBC, ASCE/SEI 7-16, ACI 318-14, MSJC 2013, NDS 2015, AISC 14th, AISC 341-16, and AISC 358-16. His engineering software includes ETABS, SAP2000, RISA-3D, RISA-2D, Ram Steel, and SAFE. Ho also knows how to utilize AutoCAD and Microsoft Word, Excel, and PowerPoint. He also knows how to use MATHCAD and MATLAB.

SELECT PROJECT EXPERIENCE:

Senior Plan Review Engineer
Bureau Veritas North America, Inc.
2019 - Present

Conducts plan review for various projects throughout Southern California. Reviews plans for compliance with structural and seismic provisions of the California Building Code. Projects include both residential and commercial structures.

Structural Engineering Associate
City of San Diego
2013 - Present

Reviewed building plans for compliance with building code regulations, ordinances and the Municipal Code for compliance with architectural, fire/life/safety, accessibility, and for structural design provisions. Reviewed the building plans of buildings and structures (e.g., apartment buildings, commercial buildings, single-family dwellings, duplexes, interior modifications of buildings, and minor structures) with basic to moderate degree of complexities. Provided technical information on the application of regulations to professional architects, engineers, contractors and to other non-professional applicants. Wrote various project specific technical and administrative reports and correspondence. Verified product approval, attend project meetings, and use computer-based project tracking systems to enter plan review comments and perform research.

Structural Project Engineer
Lee & Lee Structural Engineering Inc.
2007 - 2013
Commercial & School

- 1099 Grand Office in LA- Developed structural modeling and performed seismic analysis and design using ETABS & SAFE, ASCE/SEI 7-05, LABC 2011 & ACI 318-05 (20-story building, total floor area: 175,000 sq.ft.)
- Emhurst Hotel in LA- Developed structural modeling for Preliminary seismic analysis and foundation design using ETABS & SAFE, ASCE/SEI 7-05, LABC 2008 & ACI 318-05 (20-story building with six story parking lot, total floor area: 158,000 sq.ft.)
- La Crescenta Plaza in La Crescenta- Performed lateral analysis and design, Shoring Design, ASCE/SEI 7-05, CBC 2010 & ACI 318-05 (two story commercial with two story subterranean garage, total floor area: 22,800 sq.ft.)



RESUMÉ

Rebecca Wisniewski

Plans Examiner

Rebecca has 35+ years experience, with 20 years of experience in plan review at the City of Corona. She became the Plan Check Manager in 2005, and the Deputy Building Official in 2008. Rebecca also has previous experience working as a college faculty member in California.

EDUCATION

B.A. Applied Arts, Environmental Design
A.A. Liberal Arts
Certificate of Interior Design

SELECT PROJECT EXPERIENCE:

Plans Examiner

Bureau Veritas North America, Inc.

2018 - Present

Provides plans examiner services for various jurisdictions throughout California.

Deputy Building Official/ Plan Check Manager

City of Corona, CA

2008 - Present

Responsible for the plan check engineering division and permit technician public counter activities. Fiscal responsibility included revenue projects and expenditures for the Building Division. Worked closely with the Economic Development Division in assisting corporations relocating to Corona. Worked on transition from Accela Permits Plus to Trakit permitting software. Implemented and coordinated applicable building fees for council adoption.

Plan Check Manager

City of Corona, CA

2005 - 2008

Responsible for the plan check engineering division and permit technician public counter activities. Managed database of archive and permitting software systems. Participated in the Development Plan Review for new development. Assisted inspection staff and applicants with code interpretations.

Plans Examiner

City of Corona, CA

1998 - 2005

Reviewed architectural plans for minimum code compliance. Assisted applicants at the public counter.

National Account Sales Representative

Sam's Homemade Cheesecake, San Diego, CA

1994 - 1998

Organized national accounts and product distribution. Managed inventory control and monthly reports. Attended national restaurant conventions.

LICENSES/CERTIFICATIONS

ICC Certified:
Building Inspector
Accessibility Inspector
Plans Examiner
Safety Assessment Program
Building Inspector
Certificate of Construction
Inspection
National Council of Interior Design
Qualification Certified
California Council for Interior
Design Certification, #3953

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)
Scholarship Recipient
National Council of Interior Design
California Council for Interior
Design

TENURE WITH BV

5+

TOTAL YEARS OF EXPERIENCE

35+



RESUME

Jannese Franco

Building Inspector

Jannese has over 31 years of experience as a Building Inspector. Her experience includes but is not limited to: underground demo plumbing inspections, foundation inspections, framing, electrical, plumbing and mechanical inspections, insulation, lath and drywall, storm water and photovoltaic inspections, enforcement of CBC and Title 24, and enforcement of zoning ordinances. Having retired in 2013, she has been inspecting residential houses provisionally for the City until 2019.

EDUCATION

A.S., Industrial Electricity
A.S., Construction Inspection

LICENSES/CERTIFICATIONS

IAPMO Certified Plumbing
Inspector
ICBO Certified Combination
Inspector

TENURE WITH BV

3+

TOTAL YEARS OF EXPERIENCE

31+

SELECT PROJECT EXPERIENCE:

Building Inspector

Bureau Veritas North America, Inc.

2019 - Present

Conducts inspections throughout Southern California to ensure building construction is in compliance with the applicable municipal, state, and federal codes and ordinances. Reads and studies project specifications, plans, and drawings to become familiar with the project prior to inspection, confirming structural or architectural changes have been stamped as approved by the relevant authority. Documents inspections on construction projects to determine all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements.

Select clients and projects to which services have been delivered include:

Combination Inspector

City of La Mesa

Worked on the 4 story residential care facility on Murray Dr. Was one of two lead inspectors for the over 300 apartments at the Jackson building on Baltimore Dr. Currently inspecting the 4-story concrete parking structure for Sharp Hospital on Wakarusa, apartments over podium parking on Spring St. and the 8 building town-homes on University Ave., to name a few projects. Also trains new inspectors on how La Mesa's processes work including the new computer system and is available to answer questions occasionally from the public.

Building Inspector

City of San Diego

1992 - 2013

Hired as a Combination Building Inspector and promoted to Inspector II after one year. Worked at this capacity throughout the City of San Diego, on all types of construction from mansions in La Jolla to electrical service up-grades on a horse ranch in San Ysidro, until 2009. After that, worked with The City of San Diego and SDG&E on the "Overhead to Underground" electrical wire project throughout the City. This was for commercial and residential buildings.



RESUME

Robert J. Barton

Inspector of Record / Senior Building Inspector

EDUCATION

Construction and Fire Sciences
Coursework

REGISTRATIONS/ CERTIFICATIONS

General B Contractors License CA
#797971 (INACTIVE)
ICC #5003384
Plans Examiner
Accessibility Inspector
Combination Inspector C8
(Commercial & Residential)
Uniform Codes & SI
ACI Field Technician Grade 1
Reinforced Concrete Special
Inspector
Post tensioned Concrete Special
Inspector
Structural Masonry Special
Inspector
Structural Steel & Welding Special
Inspector

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

TENURE WITH BV

1+

TOTAL YEARS OF EXPERIENCE

41+

Robert has been in the building and construction industry for more than 41 years. He has a history of providing high quality work to the projects on which he is assigned, and has extensive experience with large scale projects as an Inspector of Record or Senior Building Inspector.

He is responsible for inspecting buildings to determine their structural soundness and their compliance with specifications and building codes. After each phase of the construction project is completed, he visits the site to inspect the work that has been done, making note of deficiencies that need correcting before the next phase of construction can begin, or deeming the work to be sufficient to begin the next phase of construction

SELECT PROJECT EXPERIENCE

Inspector of Record / Senior Building Inspector Bureau Veritas North America 2023 - Present

Provides inspection services on projects throughout Southern California.

Senior Combination Building Inspector (Commercial & Residential) City of La Habra 2022 - 2023

Senior Combination Building Inspector (Commercial & Residential) City of Malibu 2022

Senior Combination Building & Structural Inspector LA County Department of Public Works Capitol Project Division 2020-2021

Inspector of Record Senior Combination Building & Structural Inspector for County Capitol Projects

- **MLK Behavioral Health Center Renovation**
Renovation of the 500,000 sq. ft. Martin Luther King Mental Health Center, 6 floors plus basement. Project estimated cost of \$335,000,000.00. Inspector of Record, Quality Control & Assurance, MEP, Accessibility, Special Inspector Quality Control & Assurance Reinforced Concrete, Masonry, Structural Steel & Welding and Steel Stud Framing, Backup Power Plant facility and Hydronic Pipeline system.
- **MLK Child & Family Wellbeing Center**
Erection of 55,000 sq ft 3 story Modular Building Project, estimated cost of \$51,000,000. Inspector of Record. MEP Quality Control & Assurance, Accessibility, Special Inspector Quality Control & Assurance Reinforced Concrete, Masonry, Structural Steel & Welding and Steel Stud Framing

Senior Combination Building Inspector Commercial & Residential LA County Public Works Building & Safety South Whittier District 2019-2020



**BUREAU
VERITAS**

RESUME

EDUCATION

Construction Inspection Program,
Completion
Operating Engineering Apprentice
Program, Completion

REGISTRATIONS AND CERTIFICATIONS

ICC Certified, #5073924
(expires 1/26/2026):

Certified Building Official

Housing Code Official

Master Code Professional

Building Code Specialist

Combination Inspector -Legacy

Residential Combination Inspector

Commercial Combination Inspector

Building Inspector

Mechanical Inspector

Electrical Inspector

Plumbing Inspector

Combination Dwelling Inspector -
Uniform Codes

CA Combination Inspector

CA Commercial Combination Inspector

CA Commercial Mechanical Inspector

CA Commercial Plumbing Inspector

CA Commercial Electrical Inspector

CA Residential Mechanical Inspector

CA Residential Electrical Inspector

Mechanical Inspector UMC

Plumbing Inspector UPC

Fire Inspector I

Residential Energy Inspector/Plans
Examiner

Accessibility Inspector/Plans Examiner

CA Building Plans Examiner

Building Plans Examiner

Commercial Energy Plans Examiner

Master of Special Inspections

State of CA Safety Assessment Program

CA Building Officials Training Institute -

Field Inspector Credential

P.C. 832 Laws of Arrest

TENURE WITH BV

4+

TOTAL YEARS OF EXPERIENCE

38

41+

Rick Beaver Building Inspector

Rick has 41+ years of experience as a building inspector. His experience ranges from working as an inspector within building departments to natural disaster recovery experience. Rick is able to review project plans, specifications, materials, and construction for code compliance. He has also been responsible for preliminary and regular construction progress meetings involving architects, engineers, contractors, and property owners. Highly skilled and experienced, Rick is an integral part of any professional team.

SELECT PROJECT EXPERIENCE

Senior Building and Fire Safety Inspector

City of Murrieta

2002 - 2020

Planned, scheduled, and coordinated the field operations of the building division. Performed the most complex field inspections of industrial, commercial, and residential buildings during various stages of construction and remodeling. Performed field review of plans and specifications. Maintained records and prepared appropriate paperwork, correspondence, records, and reports. Successfully resolved disputes between building division staff and developers, contractors, architects, engineers, and public. Coordinated final inspections with other departments and agencies. Trained inspectors and responded to inspector's questions and inquires on codes and compliance. Served as an emergency call out for Fire Department structural assessment.

Safety Assessment

City of New Orleans

2002

Deployed and provided safety assessments during the re-vitalization to New Orleans after the devastation that occurred during the Hurricane Katrina.

Maintenance Foreman of Plant Operations

Private Sector

1983 - 2001

Responsibilities as a foreman in the plant operations department. Cleaned and maintained designated areas.

REGISTRATIONS AND CERTIFICATIONS, CONTINUED

FEMA IS-00700; FEMA IS-00775; FEMA IS-00800b

CA OES SEMS G606; CA OES SEMS I-200; CA OES SEMS G611

PROFESSIONAL AFFILIATIONS

International Code Council (ICC)

California Governor's Office of Emergency Services (OES)



**BUREAU
VERITAS**

EDUCATION

BA, Business Administration

REGISTRATIONS/CERTIFICATIONS

CA CASp Inspector, #0349

ICC Certified:

Accessibility Inspector/Plan Examiner LIC

#8057641

Master of Special Inspection

Fire Inspector 1

Fire Inspector 2

Fire Plan Examiner

Residential Fire Sprinkler Inspector/

Plans Examiner

Building Official

Master Code Professional

Building Plan Examiner

Permit Technician

Residential Plan Examiner

Permit Specialist

Plumbing Inspector

Building Inspector

Residential Combination Inspector

Mechanical Inspector

Commercial Electrical Inspector

Commercial Energy Inspector

Electrical Inspector

Mechanical Inspector UMC

Residential Plumbing Inspector

Commercial Mechanical Inspector

Residential Building Inspector

Plumbing Inspector UPC

Commercial Building Inspector

Combination Inspector

Legacy Building Code Specialist

Housing and Zone Code Specialist

Pre-stress Concrete Special Inspector

Spray Applied Fire Proofing

Special Inspector

Soil Special Inspector

Structural Steel and Bolting Special

Inspector

Structural Welding Special Inspector

#8057641

BPI Building Analyst #5051941

CSLB General Contractor #989468

AWS #11010501

NACE CIP 1 and 2 # 32772

ACI Certified Field Technician

OSHA Certified

TENURE WITH BV

2+

TOTAL YEARS OF EXPERIENCE 21+

RESUME

Hossein Motamedi Inspector of Record

Hossein is a seasoned Senior Inspector with 21+ years of multi-faceted inspection experience. He is committed to quality assurance and intimately familiar with regulatory and safety requirements that drive inspection processes and outcomes. Articulate and confident communicator both verbally and in writing, resulting in clear information flow and minimal repeat non-compliances.

SELECT PROJECT EXPERIENCE

Senior Inspector

Private Sector

Jan 2009 - Current

Review plans, site visits for ADA compliance. Estimations of work required for ADA compliance. Captured inspection results in customized data collection software program. Read and interpreted project plans and specifications, monitored in-progress work, and intervened to request corrections. Write and issue inspection reports documenting compliance or non-compliance and remedial actions required. Maintain tool maintenance, machinery, and calibration schedules. Obtain and study drawings and specifications and check work instructions prior to inspecting production. Initiate re-inspection to check resolution of identified production problems. Witness processes and inspect completed assemblies and major components. Deliver point-of-inspection training to help clients or team members understand and implement required standards. Investigate complaints and accidents and deliver inspection results to requesting officials.

Project Manager

Private Sector

1999 - 2008

Advised staff and senior managers on available standards, methods, and tools related to project work as well as expected constraints. Fore casted requirements, prepared budgets, and scheduled expenditures to help projects meet financial targets. Created and delivered weekly project status reports and followed-up with project owners and stakeholders on pending action items. Collaborated with enterprise Vendor Services team on due diligence processes to establish risk parameters and performed risk assessments for all active IT third-party vendors to maintain culture of compliance. Met deadlines by managing time effectively to complete multiple tasks. Defined project scope, goals, milestones, deliverables, detailed tasks, and resource requirements from concept creation through implementation. Monitored operations and corrected compliance problems with legal, codes, and customer requirements. Managed change control procedure and consistently kept deliverables on-track with cost, timescale, and resource budgets.

PROFESSIONAL AFFILIATIONS

- California Department of State Architects (DSA)
- International Code Council (ICC)
- California Contractors State License Board (CSLB)
- American Welding Society (AWS)
- American Concrete Institute (ACI)



RESUME

Gene Koshol Building Inspector

EDUCATION

A.S., Building Inspection
Technology
A.S., General Studies
Business Management,
Business Law

REGISTRATIONS/ CERTIFICATIONS

ICC Certified:
Building Inspector
Residential Electrical Inspector
Certified Accessibility Inspector/
Plans Examiner/
CA Residential Building Inspector
CA Residential Electrical Inspector
CA Commercial Building
CalCasp Academy Graduate
CA Penal Code 832:
Laws of Arrest and Citations

PROFESSIONAL AFFILIATIONS

International Code Council (ICC) -
San Diego Chapter
American Vets (AMVETS)
American Legion
Fleet Reserve Association

TENURE WITH BV

4+

TOTAL YEARS OF EXPERIENCE

25+

Gene has over 25 years of experience as a building and fire safety inspector for various jurisdictions and private sectors as well as 20 years of military leadership and management in the U.S. Navy. Serving as a building and fire safety inspector he has acquired a high level of knowledge of building codes and project management abilities. He has also acquired certifications allowing him to inspect structures of various sizes and complexities, bringing a wealth of expertise to BV. He has experience with interfacing with engineers, architects, contract managers, program manager, superintendents, contractors, sub-contractors, property owners, vendors and customers. Gene has excellent listening, communication and negotiating skills giving him the ability to establish a strong sense of trust and professionalism with individuals at all levels of responsibility.

SELECT PROJECT EXPERIENCE

Supervising Building and Fire Safety Inspector

City of Murrieta, CA

2014-2020

Assigned, coordinated, supervised and evaluated the work of building and fire inspectors directly supervising 9 personnel including office staff for the Building Division of Community Development Department. Inspected complex residential, commercial and industrial projects at various stages for compliance with pertinent codes, regulations and ordinances. Accountable for efficient and thorough building and fire safety inspections to ensure compliance with all applicable codes and regulations. Examined plans for construction of buildings or structures for compliance with applicable codes. Reviewed and ensured the maintenance of current inspection records. Investigated and prepared reports on accidents involving structures, special problems, technical data, legislative and regulatory changes. Prepared periodic performance appraisals monitoring development and justifying merit increase. Trained subordinates on new building codes, fire codes, and State legislation which affects local building and fire regulations. Scheduled and tracked education for inspectors. Worked closely with architects, engineers, contractors, job supervisors, property owners, members of the public, compliance officers and City Attorney staff.

Senior Building and Fire Safety Inspector

City of Murrieta, CA

2001-2014

Performed complex and specialized inspections for commercial, residential, multi-family and substandard buildings for compliance with a variety of codes and regulations. Processed plans and permits through direct contact with architects, engineers, contractors, property owners and managers. Managed and maintained detailed records and reports on complaints, violations, substandard abatement procedures and citations related to building code enforcement matters. Investigated complaints for compliance with Uniform Housing Code, City Municipal Code and violations of State and Federal Disabled Access Regulations. Conducted annual R1, R2 and R3 occupancy general fire and life safety inspections. Developed and implemented information packages and checklists on Disabled Access, Photovoltaic and Type I Hood systems for plan submittal, field inspection and plan check. Initiated and organized over 25 in-house code-related training and educational seminars for code officials, engineers, architects and contractors on new construction methods, materials and practices. Communicated tactfully and effectively with contractors, architects, engineers, special inspectors, property owners and managers in matters related to fire safety and construction code requirements and interpretation, disability and energy efficiency standards.



RESUME

Robin Stephens

Building Inspector

EDUCATION

Electrical Inspection Certificate

LICENSES/CERTIFICATIONS

California Certified Electrical

General Electrician

Certified Commercial Electrical

Inspector- International Code

Council (ICC)

Certified Fire Inspector 1-

International Code Council (ICC)

#8250121

HAZMAT First Responder

Awareness (FRA)

OSHA 30 Hour Construction Safety

Certification

IAEI Photovoltaic Online Training

(PVOT) for Code Enforcement

Certificate

ICC B1 Residential Building

Inspector Certificate

ICC B2 Commercial Building

Inspector Certificate

ICC B5 Building Inspector

Certificate

Certified Inspector Sediment and

Erosion Control (CISEC-IT)

TENURE WITH BV

2+

TOTAL YEARS OF EXPERIENCE

27+

With over 27 years of construction experience, Robin performs building inspections on development projects, in accordance with relevant state and local codes, standards, approved plans, and manufacturer specifications and requirements. He plays an important role in ensuring that approved development is safe and meets the standards of the State Building Code. Further Robin is adept at solving complex problems in a fast-paced work environment as well as finding innovative solutions for problematic situations.

SELECT PROJECT EXPERIENCE:

Building Inspector

Bureau Veritas North America, Inc.

2021 - Present

Conducts field inspections and re-inspections, if necessary, in accordance with jurisdictional procedures and the adopted codes and standards in licensed disciplines. Prepares written lists of violations and departures from approved plans and/or manufacturer specifications/requirements. Inspects mobile/manufactured structure installations for compliance with manufacturer's requirements and state guidelines, as appropriate. Posts stop work orders, as directed, for un-permitted work. Enters inspection results and comments into jurisdiction-issued laptops using the appropriate permitting and inspections software. Interprets and enforces the State Building Code and other relevant ordinances.

Building Inspector

Private Company

2016 - 2021

Building Inspector for the City of Encinitas under contract with a private company. Responsible for performing inspections of residential and commercial properties, construction sites, and remodels for compliance with state and local codes. Performed fire system and sprinkler inspections in the cities of Del Mar and Solana Beach.

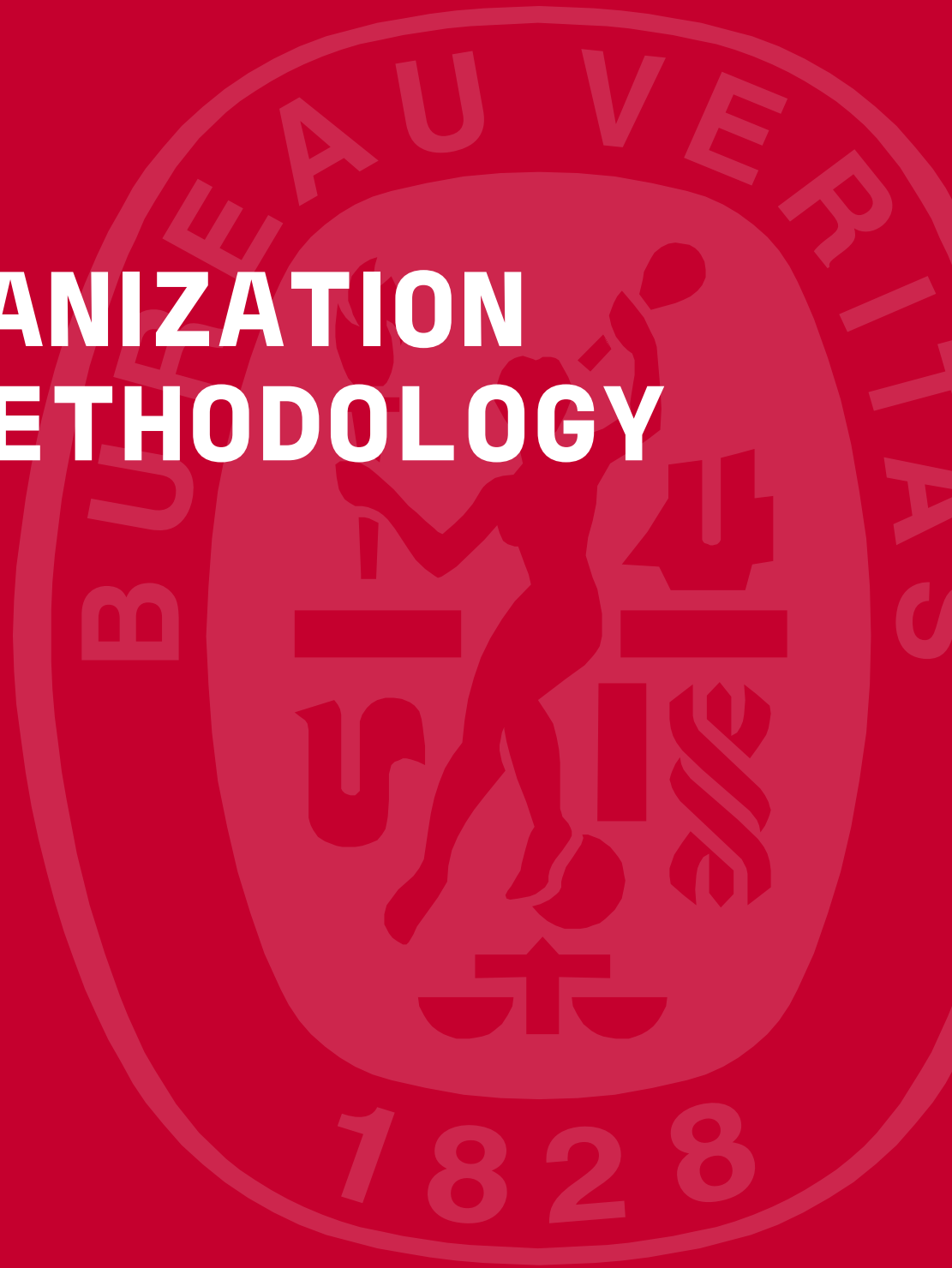
Quality Control Inspector

Burnham Energy

2014 - 2016

Performed Quality Assurance/Quality Control site visits and inspections of solar photovoltaic installations as an inspector/consultant. Performed shade studies of solar installations using Suneye device. Conducted inspections of all on site electrical equipment related to solar installations. Submitted reports including digital photos, shade studies, and data using application based portal. Remote desktop reviews of installer submitted reports for QA/QC and compliance purposes. Work performed independently and remotely while maintaining open communication with Northern CA based office.

8. ORGANIZATION AND METHODOLOGY



B U R E A U

V E R I T A

8. ORGANIZATION AND METHODOLOGY

Plan Review Process

Our team becomes familiar with the requirements of a public agency before beginning a review and continually monitors trends and legislation in order to advise the City on ordinances and standard practices to consider for adoption. BV has extensive public sector experience, which assures that public interests are fully protected. We understand that careful consideration of issues and impacts are needed in addition to technical expertise. We have devoted a great deal of time over the years to refining our approach and developing documentation to assist our clients and train our personnel to ensure highly efficient plan review procedures.

BV will work to ensure that submittals are properly coordinated and tracked by following an established internal plan check coordination process in which each plan received for review is entered into our ProTrack database, processed and returned on time to the client.

BV is able to seamlessly perform multiple active plan checks of significant size simultaneously. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal. To accomplish this we:

- Screen and log each application to assure that they are routed to all plan reviewers in a timely manner. In addition to utilizing our own internal tracking system, we will enter and monitor plan-checking information into the City's portal
- Submittals are reviewed for compliance with all ordinances. The log serves as a tracking device to assure turnaround times and completeness of the review.
- Plan reviews will be done in accordance with local, state and federal regulations with which local jurisdictions are mandated to enforce as well as all codes and ordinances in effect by adoption at the time of plan review. Preliminary consultations will be provided to the applicant upon request, to assist and guide them in the design and plans preparation process.
- Information shown on each permit application is verified. Construction valuation is based on information provided by the City of Lake Elsinore and compared to estimates provided by the applicant.



- Provide a thorough architectural and structural review of design drawings and details for compliance with the California Building Code architectural provisions, including provisions for safety glazing, building security and noise insulation performance standards, to name a few. These reviews can also be performed on revisions to plans which have previously been approved for permit issuance.
- Preparation of a review letter report
- Plan review management.
- BV assures that corrections are handled as quickly and as clearly as possible. Our goal is to help the applicant through the plan review process. All corrections are identified based on compliance with specified codes and regulations.

Generally, corrections are identified in two ways. Notes are made on plans during electronic review or on hard copy plans if appropriate, and a correction sheet is generated, detailing what items need to be addressed before plans can be approved. The City shall approve the development of any customized correction sheets. Correction sheets for specific projects shall be forwarded to the City along with a cover memo containing at least the following:

- The date(s) plans were received and reviewed
- The date(s) the applicant was notified of completed plan reviews
- The name and phone number of the applicant

During the plan review process, BV is prepared to meet with the applicant or architect/engineer, City employees or consultants at any time. Telephone discussions or meetings at project sites are welcomed to assure that any plan review issues are handled efficiently. We propose to meet at the offices of the building and safety division or at a particular project site. Our goal is to issue approved plans as quickly as possible but in full compliance

8. ORGANIZATION AND METHODOLOGY

with laws, codes, ordinances and regulations. Upon completion of the plan review, the following information package is prepared and logged as a minimum:

- ✓ Completed plan check documents including sign-offs
- ✓ Transmittal letter documenting any conditions associated with issuance of a permit, if any
- ✓ Marked up plan review documents
- ✓ Two sets of approved building plans
- ✓ Backup documents and reports
- ✓ Documents provided in desired City format

Transmittal of Plans and Correction Lists

BV assumes responsibility for the pickup and return of plans. All plans shall be picked up from the City offices within 24 hours of notification. Should the volume of work be sufficient, we propose to establish regular pick up of plans on a consistent basis. We will also utilize shipping courier, at no additional cost to the City. Upon completion of each plan review, we will forward a copy of the correction list to both the City and the applicant, by email. When corrected plans are resubmitted, the previous procedure will be followed or the applicant may schedule an office visit to go over any corrections in person. When plans are completed they are stamped, signed and forwarded by BV personnel. Our transmittal forms will be customized for the City of Lake Elsinore.

Plan Review Turnaround Times

BV provides plan review activities on a fast-track basis to reduce the impact on project construction schedules. Turnaround times for each submittal relate to the size and nature of the submittal and impact on the project construction schedule. To reduce turn around times for plan check, the firm uses electronic submittals, phased submittals, conference calling, video-conferencing, and visits by plan check staff to design offices of the engineer or architect.

Turnaround Times

BV has built long-term partnerships with many agencies and municipalities. The firm understands accuracy, efficiency, and integrity in all aspects of professional services is required. Testimony to BV's professional excellence is the fact it has a large number of repeat clients and client referrals. Because of the firm's large pool of accessible resources it is able to assemble experienced personnel in order to assist with

project schedule recovery when necessary. BV also accommodates preliminary reviews to facilitate fast tracked or accelerated projects. This aids with timely turnaround and creates good public relations. The firm's staff makes recommendations for resolutions if requested. The firm also meets with agencies, City staff, and citizens, as needed, to discuss its findings.

Electronic Plan Review Services

BV has successfully implemented and utilized digital plan review in over 60 federal, state, and local agencies for multiple years.

Digital plan check uses a software which presents customers with a convenient alternative solution to printing and delivering paper plans to City offices at zero cost. This modern solution has become especially valuable as municipalities seek to continue service delivery to their communities while focusing on health and safety during the COVID-19 crisis.

BV accepts utilizing the City's software to enter and track plan checks and permit information upon examination of this system.

BV provides an alternative solution to traditional plan checking. With GoPost, BlueBeam, Adobe Acrobat, or other similar software, our plan reviewers can quickly and accurately review plans for compliance with applicable codes. Plans are submitted as PDF files via a secure and confidential FTP site. These plans are then reviewed by our personnel who are able to place comments and redlines directly on the plans, corresponding to areas needing revisions.

Redlined plans with comments are then forwarded to, or placed on the secure FTP site for the designers, engineers, and architects. The City also has access to the FTP site. Plans can then be revised and resubmitted via the same method described. If all items were resolved, hard copy plans are sent to BV for approval stamps and signatures.

Clients who have a plan review going through the online process are able to see where their plans are in the review process, ask questions, receive comments, submit updates, and more. Bluebeam GoPost accepts multiple file types, from AutoCAD to PDFs, Word, and more.

8. ORGANIZATION AND METHODOLOGY

Digital plan check has numerous advantages including, but not limited to, the following:

- Eliminate the need to physically print and carry plans to the City - Upload plans anytime from anywhere.
- Know project status at all times - Check where plans are and find out when reviews are completed.
- Use the GoPost online portal to communicate with the review team - Ask and answer questions; make changes.
- Reduce printing and courier costs - Checklist and plan markup downloads make it easy to perform corrections and resubmit documents online.

Electronic plan submittal and commenting allows for economical movement of plans and quick turnaround times. Plans with comments can be viewed and discussed as needed to resolve issues quickly and efficiently.



Work Flow

Our work flow is managed successfully due to the strong depth of our staff resources across our 7 California offices. While our work flow fluctuates on a regular basis, below is a listing of our San Diego staff, roles and representative number of projects.

Team Member	Role	# of Projects
Moe Heivand, P.E.,	Regional Operations Manager	Multiple - oversight
Jason Pasiut, MPA, C.B.O., CASp	Operations Manager/CASp	Multiple - oversight
Boniface Simbwa, P.E.	Plan Review Engineer	2-4 projects
Morteza Beheshti, P.E.	Plan Review Engineer	2-4 projects
Syed Allem, P.E.	Plan Review Engineer	2-4 projects
Steve Suhendra, P.E., LEED AP	Plan Review Engineer	2-4 projects
Michael Hill, S.E.	Plan Review Engineer	2-4 projects
Ali Soheli, P.E.	Plan Review Engineer	2-4 projects
Viswanath Basavaraja, P.E.	Plan Review Engineer	2-4 projects
HoJun Kong, P.E., CASp	Plan Review Engineer/CASp	2-4 projects
Rebecca Wisniewski	Plans Examiner	2-4 projects
Jannese Franco	Building Inspector	2-3 projects
Robert Barton	Building Inspector	2-3 projects
Robin Stephens	Building Inspector	2-3 projects

8. ORGANIZATION AND METHODOLOGY

CARE PROGRAM – A PROVEN, FORMALIZED AND INTEGRATED PLAN REVIEW PROCESS

BV employs innovative and creative approaches to delivering our services. The plan review process we follow for efficient completion of concurrent task management is shown in the flowchart below and managed through our CARE Program, a formalized and integrated process whereby Coordination, Analytical, Review, and Expert management/quality control functions are consistently implemented on each and every project. We will implement a comprehensive program based on best practices to validate that each and every review is thorough, accurate, consistent, and timely. This system's success is based on thousands of hours of practical, real-world experience by our dedicated personnel and their unique ability to interact quickly and efficiently with your staff. The roles of each of our CARE elements include:

Coordinator:

Our clerical personnel will handle various administrative functions, such as logging information (project tracking, time budgeting), managing project controls, maintaining and distributing communications, reviewing agendas and ordinance issues, and fielding calls on project status. The Coordinator is the first line of contact for each project submittal.

Analyst:

Our analysts will review submittals, title sheets, and non-design items; maintain files; monitor due dates; monitor contract budget and status tracking reports; and coordinate invoicing. Our analysts also maximize and

“right place” personnel resources to meet turnaround times in a quality manner. When assigning resubmittals to staff, our Analyst ensures consistency by passing the project to the same reviewer that performed the previous reviews. Reassignments are done when unforeseen circumstances dictate.

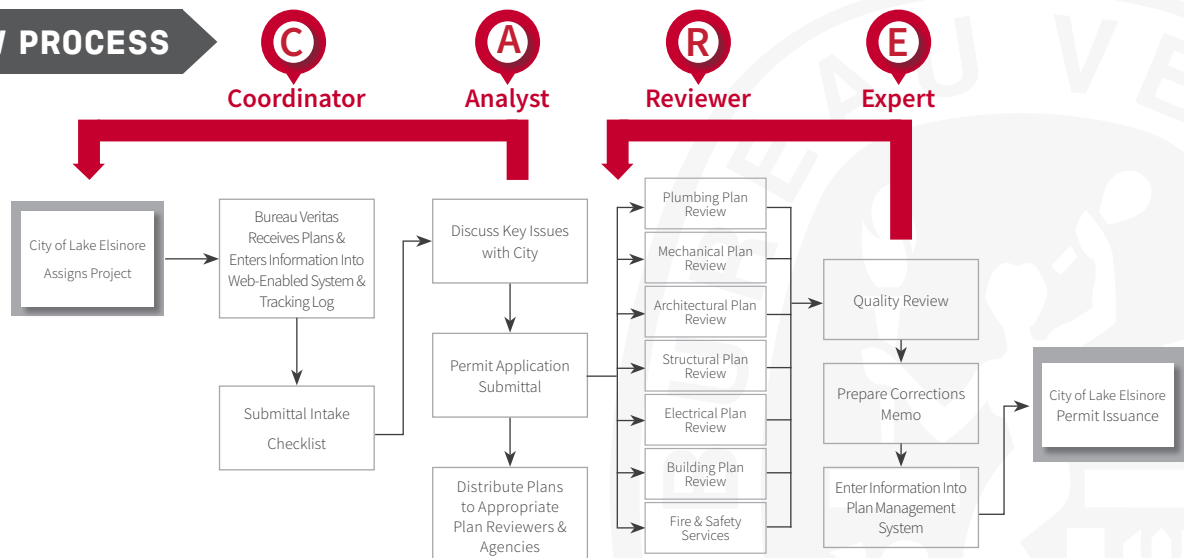
Reviewer:

Our experienced building plan reviewers will routinely review agency standards, ordinances, guidelines, and checklists; create comments letters; coordinate project return with the coordinator; attend review meetings; and communicate questions/solutions to project stakeholders. Because of our depth of resources and project tools (checklists, corrections letters, etc), reassigned projects can be reviewed without missing deadlines or causing unnecessary rechecks.

Expert:

BV experts will provide the final quality assurance review of applicable plans, studies, and reports in accordance with all accepted engineering, building codes of different disciplines, Subdivision Map Act, and industry professional practices. They will comply with the applicable regulations; visit the client contact regularly; monitor project progress with the reviewer; disseminate project/agency information to the team; train team members; peer review comments letters; and communicate questions/solutions to stakeholders. Additionally, experts provide quality assurance reviews to each project which minimizes the number of resubmittals.

PLAN REVIEW PROCESS



8. ORGANIZATION AND METHODOLOGY

PLAN REVIEW TURNAROUND TIMES

Turnaround times for each submittal will relate to the size and nature of the project and its impact on the construction schedule. The firm understands accuracy, efficiency, and integrity in all aspects of professional services are required. BV's team will maintain efficient turnaround times on all reviews as a key measurement of its performance for plan review services. We are able to produce plan review in a timely fashion and are able to present any necessary reports or studies to elected officials and/or the general public.

Providing plan review services to nearly 200 jurisdictions over the past 49 years, BV has a strong history of successfully meeting project deadlines. Upon request, BV is able to provide plan review activities on a fast-track basis. To reduce turnaround times for plan review, the firm can use electronic submittals, phased submittals, conference calling, and videoconferencing. Our team is committed to ensuring that all deadlines are met to meet the needs of our clients.

Maximum Proposed Plan Review Turnaround Times

Below are the proposed maximum turnaround times for reviewing and approving and permit application for various types of projects.

Service	Initial Check (working days)	Recheck (working days)	Expedited Initial Review	Expedited Recheck
Commercial TI	7	5	4	3
Residential addition and/or accessory building	7	5	4	3
New Residential	7	5	5	3
Multi-Residential and New Multi-Residential, Commercial, and Industrial	10	5	5	3
Return of telephone calls and e-mails	Within 24 hours			

Note: Turnaround times for unusually complex or large projects to be negotiated.

INSPECTION TURNAROUND TIMES

- Perform all inspections on the following day after receiving inspection requests
- Weekend and emergency response type of inspections are available upon request

BV's inspection team is deployed with technology, including iPads and other similar technology, during field inspections. We work with a jurisdiction's IT department to install required software programs.

8. ORGANIZATION AND METHODOLOGY

QUALITY ASSURANCE

Our team's experience and ability to clearly communicate technical concepts and terminology with the community, architects, engineers and applicants is fostered through collaboration. Our staff utilizes a series of proven technologies to streamline service delivery, enhance communication, and promote transparency. BV also has its own comprehensive, web-based project management system that delivers secure access 24/7 to project data, generates e-mail updates, and digitizes the entire plan review, map review, and inspection process. We also use electronic plan review, where reviews and comments are accessible in real time via the web. These tools encourage collaboration, enhance expedited requests, save money and time, reduce waste and storage space, build consensus, and promote project transparency.

Each team member of the technical team is selected according to the depth and appropriateness of experience as they relate to the specific technical tasks called for by the project. To ensure that the work assignment is being performed at the highest professional level, BV relies on the management and technical excellence of its personnel and a proven QA/QC program. This assures the quality of all the work performed under this contract meets client approval. BV has developed and implements corporate QA policies, consistent with all applicable federal and state regulatory requirements and standards, covering all aspects of project performance, technical quality, and peer review. These policies are implemented at each professional and technical level to provide a well-balanced, independent QA program, which assures the quality of reports, technical reviews, annuals and other documentation prepared by BV. This ensures that the product is consistent with the established standards from the standpoint of quality, validity, and legal defensibility.

At BV, we all share the responsibility for continual improvement of our quality management process and believe that our program, supported by our BV business model and our code of ethics, will ensure the continual delivery of high quality products and services to City. Like the City of Lake Elsinore, BV believes in community health and wellness. We will establish BV as a City of Lake Elsinore preferred supplier in conformity assessment and certification services in the fields of quality assurance, health and safety, environment, and social responsibility (QHSE). Our quality management system provides the framework for continual

improvement of our internal management processes and resources which will in turn add value for City through the services offered and delivered. In addition, our quality management system gives the company and City the confidence that the provision of services and products will be delivered consistently to predetermined high standards.

Continual Improvement

BV associates all share the responsibility for continual improvement of the firm's quality management process and believe the program, supported by the BV business model and its code of ethics, will ensure the continual delivery of high quality products and services to the City of Lake Elsinore. In doing so, the firm will establish itself as the City's preferred supplier in conformity assessment and certification services in the fields of quality assurance, health and safety, environment, and social responsibility (QHSE).

BV's quality management system provides the framework for continual improvement of its internal management processes and resources which will in turn add value for the City through the services offered and delivered. In addition, Our quality management system gives the company and the City the confidence that the provision of services and products will be delivered consistently to predetermined high standards worldwide.

Budget Controls and Billing Related Quality Assurance - FLEX

Budget control is achieved by closely monitoring work assignment labor and direct expenses. Work reports must be completed by each individual and the labor hours must be approved by the project manager before being charged to The City of Lake Elsinore. Similarly, expense reports and other direct expenses must be approved by the project manager prior to entering the cost data system.

To ensure optimal administration of the main functionalities of contract management and the facilitation of billing related quality assurance BV utilizes FLEX. FLEX is a reference repository which is comprised of all billing and contractual information (invoices, work assignments, expenses, labor reports, project reports, etc.).



8. ORGANIZATION AND METHODOLOGY

This advanced system assists BV in implementing and maintaining a number of budget and cost control processes which:

- Ensures data integrity and allows for a flexible and secure billing process
- Enhances billing efficiency and productivity
- Minimizes revenue leakage by monitoring its sources through control reports

FLEX ensures contract and budget control via standardized features and alignment of project information in real time. Additionally, the system is designed to promote contract follow up from project outset to closing which helps to establish and maintain optimal communication.

Project Management and Schedule Controls

Work assignment schedules will be managed on several levels. The project manager will maintain regular contact with the City manager to communicate the project status and progress on deliverables. In addition, an internal schedule including critical milestones and deliverable due dates will be established prior to initiating the task work. This allows ample time for editorial and technical review, changes, and assurance in schedule compliance.

In order to efficiently and effectively track project workflow BV employs Protrack, a quality assurance software solution created by Quickbase. This custom-built program was developed specifically to meet the needs of the firm and enhance its project management capabilities in service to its clients. Protrack monitors numerous pieces of project data in real time including, but not limited to, project schedule status, active projects by office, project type, number of active projects per client, weekly number of new projects initiated, and much more. The program's dashboard allows users to generate reports which can provide an overall snapshot of BV's current activities or can be filtered to present precise details regarding a specific project or client. The crucial information monitored in Protrack not only aids in maintaining schedules and project turnaround times but also gives the firm the capacity to make decisive course corrections which ensure deliverables of the highest caliber and complete customer satisfaction. Furthermore, Protrack is designed to work collaboratively with BV's billing and invoicing software, FLEX, to enable the consistent completion of projects on-time and on-budget.

BV's team is committed to delivering accurate and superior services in meeting the City of Lake Elsinore's plan review, inspection and other building and safety needs.





**BUREAU
VERITAS**

9988 Hibert Street, Suite 100
San Diego, CA 92131
858.863.2000
www.bvna.com

RATES PROPOSAL

RATES PROPOSAL

CITY OF LAKE ELSINORE - BUILDING PLAN CHECK AND INSPECTION SERVICES

BV proposes the following compensation schedule. BVs' pricing reflects our commitment to the success of the City of Lake Elsinore by helping the City maintain significant quality and cost saving benefits.

- ✓ Highly qualified and licensed staff and confidence of working with a well-established consultant
- ✓ Confidence of working with a well-established consultant in business for 196 years
- ✓ Reduced plan review turnaround times
- ✓ Commitment to maintaining a proposed rate structure for the life of the initial contract period

PLAN REVIEW PERCENTAGE OF FEES BASED ON CITY COLLECTED FEES	
60% of City Collected Fees	
HOURLY RATES	
Staff Classification	Hourly Rate
Project Manager	\$150.00
Sr. Plan Review Engineer / Structural Engineer	\$140.00
Plan Review Engineer / Sr. ICC Certified Plans Examiner / CASp Plan Review	\$125.00
ICC Certified Plans Examiner	\$115.00
CASp Inspections	\$145.00
Sr. Building Inspector	\$100 - \$115
Building Inspector	\$85.00 - \$100.00
Permit Technician	\$60.00-\$75.00
Administrative / Clerical Support	\$50.00-\$65.00
SOLAR PROGRAM FEES	
Solar Plan Review	\$175.00 for Initial Review \$75.00 for Each Subsequent Review

- Plan Review Percentage Fees includes initial review and 1 resubmittal; hourly thereafter
- \$150 minimum plan review fee
- Fast track / Expedited plan reviews shall be an additional 1.5 times the fees shown above.
- Overtime (OT) will be charged at 1.25 times the standard hourly rate; hours worked on a designated holiday will be charged at the appropriate OT rate. No overtime will be charged without approval.
- Rates and cost estimates shown above exclude per diem, prevailing wage and union rates. Should these be applicable, BV will discuss and negotiate fees to account for increased personnel costs.
- Hourly Rates subject to annual adjustment in accordance with CPI.
- Mileage for employee-owned vehicles used in connection with the work will be at the current IRS rate.
- Plan review will be invoiced after initial review is completed. Hourly services will be invoiced monthly.
- Onsite staff augmentation - Minimum 2 hours per day per staff classification