

CITY OF NEWPORT BEACH

Newport Beach Library Lecture Hall Building | RFP #19-19

JULY 18, 2019

LPA

July 17, 2019

CITY OF NEWPORT BEACH

Mr. Peter Tauscher, Senior Civil Engineer
Public Works Department
100 Civic Center Drive
Newport Beach, CA 92660

RE: CITY OF NEWPORT BEACH LIBRARY LECTURE HALL BUILDING PROJECT

Proposal for Professional Architectural, Conceptual Planning & Engineering Services for
Newport Beach Library Lecture Hall Building Project | RFP No. 19-19 | Contract #7444-2
LPA Reference No: 1005860

Dear Mr. Tauscher and Members of the Selection Committee:

The City of Newport Beach (City) desires to conduct preliminary architectural concepts, planning, permitting and final architectural and engineering design services for a new Library Lecture Hall (LLH), on the Central Library campus. We recognize the importance of this project to provide a superior venue and a variety of functions. LPA has worked in California for more than 50 years, shepherding a wide range of similarly complex planning and design challenges. The benefits of partnering with us include:

- **We are a fully-integrated multidisciplinary organization** with talented teams of architects, landscape architects, interior designers and engineers working together under one umbrella. This allows us to tackle projects holistically and bring expert voices to every discussion, creating a cohesive team collaboratively working toward the same goals.
- **Our design approach sets us apart.** We focus on a process that searches for real understanding of the goals and needs of the function, through committed collaboration with the client and stakeholders. This methodical approach balances function, aesthetics, budget and maintainability for a beautiful and efficient solution that will age gracefully.
- **Consensus building.** At LPA, we utilize a collaborative process to involve our clients and their constituents in the project planning and design. Our consensus building process ensures that all project participants have a chance to provide ideas resulting in a final design solution that uniquely reflects the Library's goals and vision.

LPA has a proven track record providing quality design on projects of all sizes and budgets, using sustainable principles. We have a passion for community-based projects and are eager to discuss the best ways to provide the most favorable solution to be enjoyed for generations. We are truly excited about the opportunity to collaborate with you and look forward to further discussions.

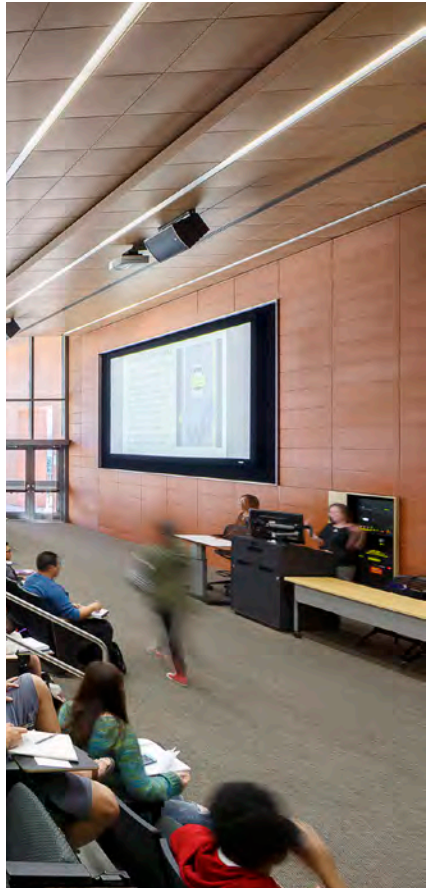
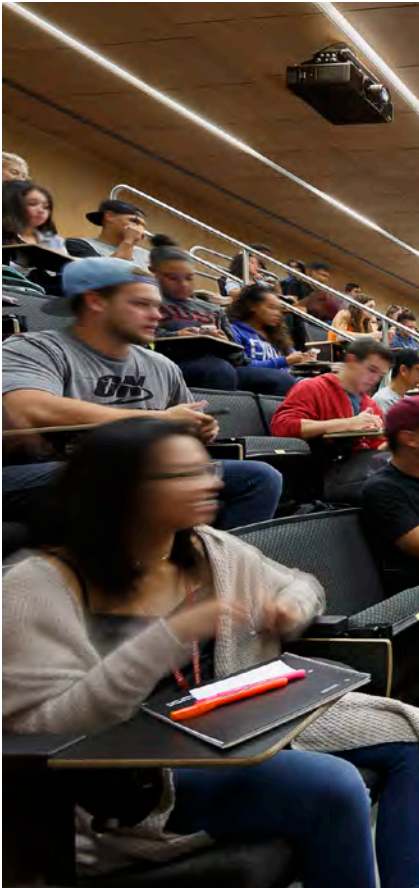
Sincerely,



Jim Wirick, AIA / LEED AP BD+C
Principal-in-Charge
JWirick@LPADesignStudios.com



Jeremy Hart, AIA, LEED AP BD+C
Principal, Director of Civic + Cultural
JHart@LPADesignStudios.com



1	INTRODUCTION & UNDERSTANDING OF PROJECT	03	6	PROJECT SCHEDULE	25
2	FIRM'S & PROJECT MANAGER'S EXPERIENCE	07	7	SCOPE OF WORK	26
3	SUBCONSULTANTS' QUALIFICATIONS	16	8	ADDITIONAL TASKS	28
4	PROJECT TEAM ORGANIZATIONAL CHART RESUMES	19	9	FEE PROPOSAL	Under Separate Cover
5	PROJECT TEAM'S RESPONSIBILITIES	24	10	REQUIRED FORMS	30



SECTION 1

INTRODUCTION & UNDERSTANDING OF PROJECT



ABOUT LPA

1. Introduction and understanding of the project including key ideas for successful implementation of this project.

FIRM HISTORY

LPA was founded in 1965. Today, the firm has expanded to more than 425 people with four locations in California and two in Texas.

As an integrated design firm, LPA breaks down the barriers between disciplines. We bring together experts in architecture, engineering, interior design, landscape architecture and master planning to collaborate with clients from start to finish. As one of the country's only design firms with a dedicated research team, we draw on rigorous data and analysis to shape our projects and improve their economic, environmental and social value.

THE POWER OF INTEGRATED DESIGN: A BETTER PROCESS WITH BETTER RESULTS

LPA believes that collaboration drives creativity and improves problem-solving. That's the philosophy behind our integrated design process. When you work with us, you benefit from a multidisciplinary team of designers, planners, engineers, researchers and thought leaders all working together for the greater good of the project. From the beginning of the design process through completion and post-occupancy evaluation—everyone is actively involved and in sync.

A RESEARCH-DRIVEN APPROACH THAT IMPROVES OUTCOMES

LPA takes an informed approach to design—one that leverages the insights of our dedicated research team to maximize value for each project. Every planning and design decision we make is based on the best available intelligence, from sustainability studies and energy analysis to design simulations and post-occupancy evaluations. It's a data-driven, evidence-based process that produces high-performance buildings that do more with less.

SUSTAINABLE SOLUTIONS THAT ARE BETTER FOR BUSINESS

As pioneers in sustainability, LPA has been setting new standards for more than 50 years. Unlike many firms who view green design as a LEED checklist or building add-on,

sustainability informs everything we do. We create smarter sustainable designs that improve efficiency and reduce operational and maintenance costs for clients. Our buildings also help to promote health and well-being and enhance the user experience.

PROJECT UNDERSTANDING

The project is a functional jewel-box. Perched over an existing bio-swale and adjacent to a newly expanded reception courtyard, the Lecture Hall will be the newest addition to the City Hall/Library complex in Newport Beach.

Adjacent to a relatively noisy Avocado Avenue, the Lecture Hall needs to be acoustically sheltered and yet have the capacity to be filled with natural light. With seating for 250 people (and overflow of an additional 50 seats) the space is to be intimate yet formal for lectures by dignitaries from all fields. Additionally, it needs to be the perfect setting for a piano or violin concerto, or other music ensembles. The facilities function is made complete with upfront lobby and restrooms and back of house loading and storage capabilities.

When completed, it will provide the Library with a wonderful new venture for expanded programs, while completing the architectural ensemble of the Civic Center.

NUMBERS

6	9	425+	1965
REGIONAL OFFICES	MARKET SEGMENTS	CURRENT EMPLOYEES	YEAR FOUNDED





Water and Wellness Park | Irvine, CA



IN-HOUSE SERVICES

ARCHITECTURE

Our building design services bring together architects, engineers, interior designers, landscape architects and master planners. This collaborative approach ensures a more unified experience between interior and exterior environments.

- Architectural building design
- Project management/scheduling
- Construction drawings/specifications
- Construction administration
- Jurisdictional approval processing

ENGINEERING

Close collaboration between engineers and architects is integral to successful design. We facilitate that process with an in-house team of civil, structural, electrical, mechanical, plumbing and technology engineers.

- Structural modeling, analysis, design and documentation
- Existing and new structures seismic performance evaluation

- Mechanical and plumbing design, energy use modeling
- Civil engineering design and documentation
- Electrical engineering, technology and low voltage systems

INTERIOR DESIGN

We provide a full range of interior design and space planning services. Our goal is to create inspiring, cost-effective interiors tailored to each client's functional needs and aesthetic preferences.

- Program visioning
- Educational specifications
- Materials/fixtures technical standards
- Furniture selection and installation
- High-performance learning environments

LANDSCAPE ARCHITECTURE

Our landscape architects work in tandem with other designers and engineers. This integrated approach results in innovative landscape designs that are functional, environmentally sensitive and easy to maintain.



Edwards Lifesciences | Irvine, CA



Coil School for the Arts | Riverside CCD

- Site and environmental analysis
- Landscape and irrigation design
- Outdoor gathering environments
- Recreation planning and design
- Post-construction maintenance analysis

SUSTAINABLE DESIGN

LPA offers a broad scope of sustainable services, from pre-design planning and cost analysis to project documentation and specification. Our goal is to provide efficient, environmentally friendly solutions that save money and perform better.

- LEED/CHPS sustainable assessments
- Sustainable design standards
- Agency program rebate
- Life cycle cost analysis
- Project commissioning

SIGNAGE/GRAPHICS/BRANDING

We use signage and graphics to create memorable branded environments. Our signage and graphics services are coordinated with our other design departments to establish a seamless user experience.

- Project entry announcements
- Site and building navigation
- Space identification
- ADA compliance
- Coordinated architectural aesthetic

LPA is committed to delivering projects on time, on budget and with minimal change orders or cost overruns.

ADDITIONAL VALUE-ADDED SERVICES

COST/BUDGET CONTROL

LPA is committed to delivering projects on time, on budget and with minimal change orders or cost overruns. To this end, we work with an independent, third-party firm to provide cost and budget control services.

- Concurrent budget checks and value engineering
- Constructibility reviews
- Total quality management (TQM) procedures
- Public bid administration assistance
- Plan printing and distribution

INFORMATION SERVICES

We provide a variety of information services to help our clients develop and use Facility Management systems. These services can help facilities run more efficiently and reduce space and maintenance costs.

- Computerized facilities management (FM)
- FM database maintenance and publication
- Record drawings database capture
- Information systems consulting services
- 3-D model building, visualization and animation

THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

Through our ADA Compliance Program, LPA helps clients meet federal accessibility standards both creatively and cost-effectively. We develop compliance plans that are customized to each project or property.

- ADA least restrictive environments
- Compliance audits
- Transition plans
- Architectural barrier removal plans
- ADA compliance modifications/alternations

GOVERNING AGENCY APPROVALS

LPA offers entitlement services to address zoning regulations, municipal codes and other governmental requirements. We coordinate with all applicable state and local agencies to facilitate the approval process.

- Local governmental processing
- Division of the State Architect (DSA) review and approval processes
- State “SFP” funding agencies coordination
- Fire marshal reviews
- Health department coordination

RELATED PROFESSIONAL SERVICES

LPA is committed to providing clients with whatever professional services they require. These services are as widely diverse as the projects to which they relate. Options include feasibility studies and consensus building efforts.

- Feasibility studies
- Site test fits
- Public workshops and presentations
- Community outreach strategies
- Renderings and architectural models

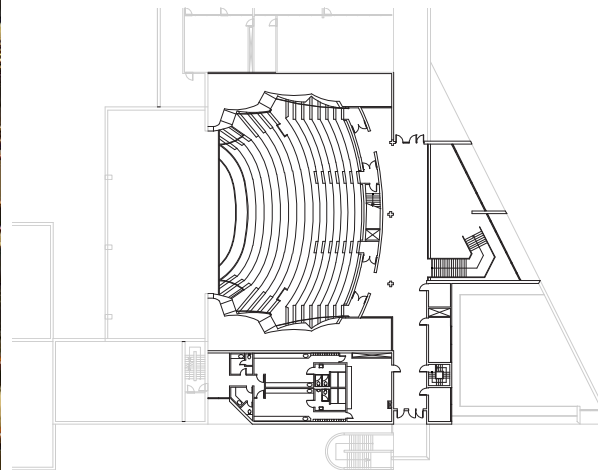


SECTION 2

FIRM'S & PROJECT MANAGER'S EXPERIENCE



2. The Firm's and Project Manager's experience with at least three similar projects of successful installation in Southern California, including references, with contact person and telephone number. A floor plan and several interior and exterior photographs of projects referred to shall be provided.



Cypress College Theater Renovation

CYPRESS, CALIFORNIA

The scope of Theater Renovation was renovating a 600-seat, 20,000-square-foot portion of the theater building on the Cypress College campus. The building was built in 1976, with all the original finishes and materials in place. The transformation of the interior space included replacing all finishes in the theater and creating lobbies and public spaces that are dramatic and timeless.

The new design took into consideration elements that include finishes, materials, lighting, signage, motorized solar shades and art walls. The composition of these elements resulted in a space for multipurpose functions and events, serving as a "showcase" for the theater arts and campus.

PROJECT DATA

CLIENT

North Orange County Community College District

CLIENT REFERENCE

Philip Fleming, Dir., Physical Plant & Fac.
pffleming@cypresscollege.edu
714.484.7390

SERVICES

Architecture, Interior Design, FF&E

START / COMPLETION DATES

04/2002 - 06/2002



JPL Propulsion Laboratory Flight Projects Center

PASADENA, CALIFORNIA

NASA's Jet Propulsion Laboratory (JPL) Flight Projects Center was designed to expand the campus and provide additional spaces for JPL project teams. LPA designed the six-story, 195,000-square-foot building to meet LEED Gold certification standards—making it the second LEED certified building for NASA at the time of completion.

The center includes interior spaces with private and open office workstations for JPL teams to have flexibility

when collaborating. The building also houses a 400-seat auditorium, conference center and project offices and administrative spaces.

Sustainable design elements include drought tolerant and native plant materials, a water efficient landscape irrigation system, and high-efficiency drip irrigation on the auditorium's vegetated green roof.



PROJECT DATA

CLIENT

Jet Propulsion Laboratory

CLIENT REFERENCE

Randy Wager, Project Manager
 randall.b.wager@nasa.gov
 818.354.7259

SERVICES

Architecture, Interior Design,
 Landscape Architecture

SIZE

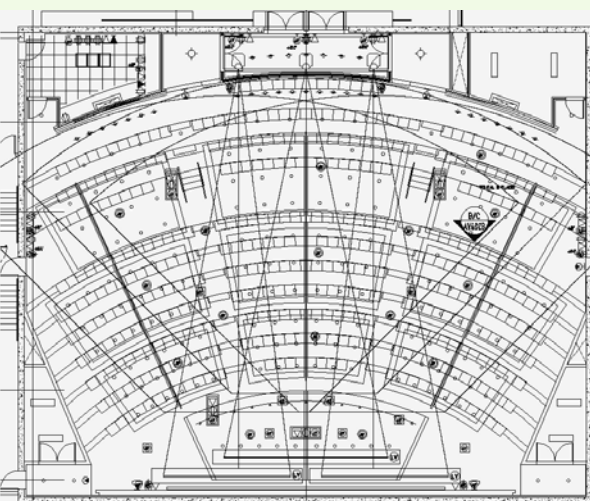
193,491 square feet

START / COMPLETION DATES

2005 - 08/2009

AWARDS/ CERTIFICATIONS

LEED Gold



AUDITORIUM

- THREE SEPARATE SCREENS & PROJECTORS
 (2) 4:3 & (1) 16:9 ASPECT RATIO DISPLAYS
- REAR CONTROL BOOTH
- VIDEO & AUDIO CONFERENCING
- (6) ROOM CAMERAS
- MULTIPLE PRESENTATION LOCATIONS
- MULTIPLE AV CONNECTION POINTS
- ASSISTED LISTENING SYSTEM
- EXTERNAL CONNECTION TO VON KARMEN

“We are proud of the new building — not only for the exciting work on space missions that will take place within its walls, but also because it uses the latest ‘green’ technology to help us protect the environment we live in on Planet Earth.”

—DR. CHARLES ELACHI, DIRECTOR, JPL

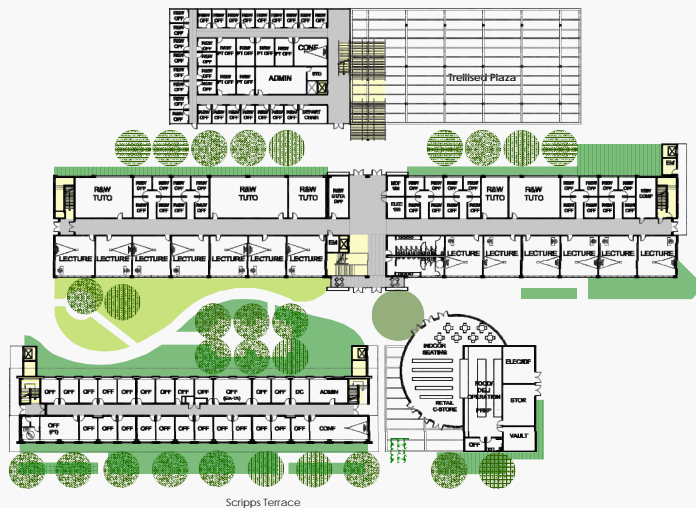


San Diego State University Storm Nasatir Hostler Hall Complex

SAN DIEGO, CALIFORNIA

The Storm Nasatir Hostler Hall Complex at San Diego State University (SDSU) was designed with progressive, modern and transparent design features fitting of a 21st century learning environment. The LEED Gold certified facility—which includes 100,000 square feet of renovated space and a 35,000-square-foot addition—is located at the campus edge, transforming a previously underutilized corner of the campus into a rich destination of exterior and interior spaces.

New lecture halls with faculty offices are located parallel to the existing buildings, strategically placed to allow for views and natural daylight. The two-tiered, 250- and 500-seat lecture halls take advantage of the site's dramatic, natural slope. The design creates ample room for outdoor spaces, including two new student plazas, a courtyard renovation and a shaded rooftop garden with ocean views. Photovoltaic panels filter sunlight and put the building's renewable energy source on display.



Plaza Level

PROJECT DATA

CLIENT

San Diego State University

CLIENT REFERENCE

Robert Schulz, Associate Vice President
rschulz@mail.sdsu.edu
619.594.6017

SERVICES

Architecture, Engineering, Interior Design, Landscape Architecture, Master Planning

SIZE

135,000 square feet

START / COMPLETION DATES

10/2007 - 08/2014

AWARDS / CERTIFICATIONS

LEED Gold
CSU Facilities Management Conference Best Practices Award
CSU Facilities Management Conference Overall Best Practice Award by Popular Vote

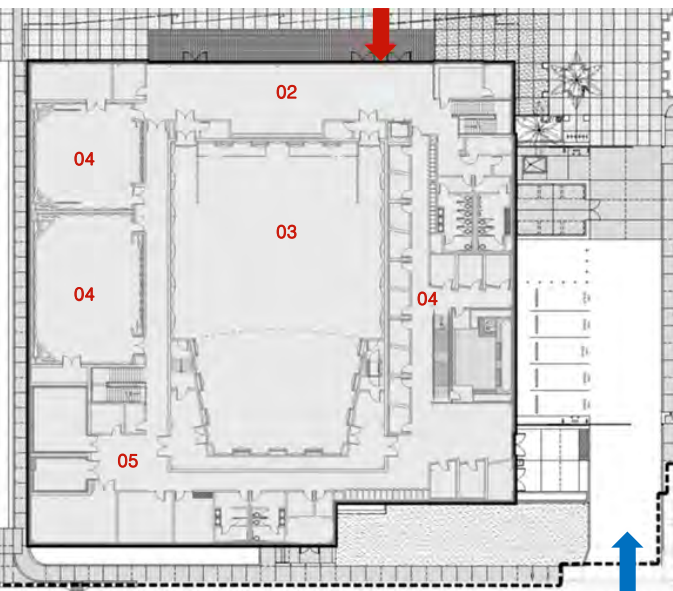


Riverside Community College District Coil School for the Arts

RIVERSIDE, CALIFORNIA

Designed with acoustics as a priority, the new Coil School for the Arts (CSA) is the home of the renowned Riverside City College music program. A centerpiece of the Renaissance Block of Arts, the CSA is a space for instruction and a community cultural destination. The project includes a state-of-the-art recording studio, choir room, large orchestra/band room, piano lab, percussion room, practice rooms, classrooms and faculty offices.

Inspired by the design of a musical instrument, the project's centerpiece is a 450-seat variable acoustics concert hall. The deployable wall panels, mechanized drapery and a movable stage cloud can be customized to support any music genre. A dramatic cantilever shelters the public outside before and after the concerts. Glass at the lower level invites people into the lobby while the patterned wood laminate panels resemble the craft of wood-made musical instruments.



Coil School for the Musical Arts

- 02 Lobby
- 03 Concert Hall
- 04 Music Rooms
- 05 Support

PROJECT DATA

CLIENT

Riverside Community College District

CLIENT REFERENCE

Bart Doering
Facilities Development Director
bart.doering@rccd.edu
951.222.8962

SERVICES

Architecture, Full-Service Engineering,
Interior Design, Landscape
Architecture, Master Planning

SIZE

36,420 square feet

START / COMPLETION DATES

09/2014 - 03/2016

CONSULTANTS

Civil LPA
Structural LPA
Landscape LPA
Mechanical LPA



Corona Del Mar High School Theater Complex

CORONA DEL MAR, CALIFORNIA

The Corona del Mar High School Theater houses a 350-seat auditorium, black box, instrumental and choral classrooms, as well as support spaces. Situated at one end of the campus' central quad, the new theater will serve as a focal point for the campus. A shared entry promenade with the adjacent Middle School Enclave creates a new entrance for the west end of campus and the theater during evening performances.



PROJECT DATA

CLIENT

Newport Mesa Unified School District

CLIENT REFERENCE

Ara Zareczyn, Director Facility
Planning and Design
azareczyn@nmusd.edu
714.424.7522

SERVICES

Architecture, Engineering, Interior
Design, Landscape Architecture, Master
Planning

SIZE

28,900 square feet

START / COMPLETION DATES

05/2011 - 12/2014

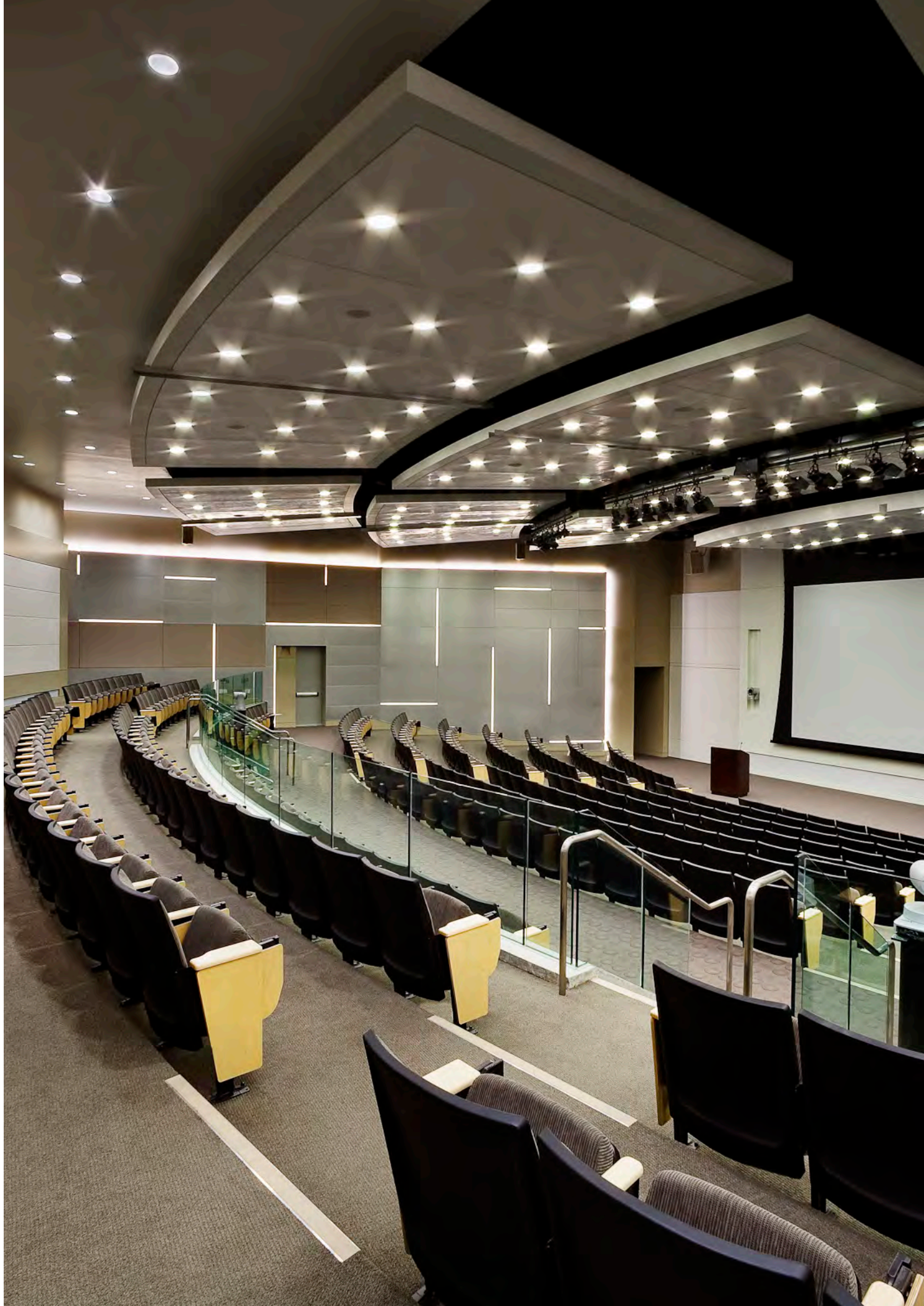
CONSULTANTS

Civil LPA
Structural LPA
MEP LPA
Landscape LPA





SECTION 3 SUBCONSULTANTS' QUALIFICATIONS



3. Identify all subconsultants with qualifications, specific project responsibilities, and anticipated total effort.**HL CONSTRUCTION MANAGEMENT - COST ESTIMATING****CONTACT INFORMATION**

678 North Lemon Hill Trail
Orange, CA 92869
www.hlconstructionmanagement.com

PROPOSED TEAM MEMBER

Ryan Craven
Executive Vice President
949.584.5667
RCraven@HLConstructionManagement.com

HL Construction Management has provided preconstruction services for both private and public sector projects for commercial, higher education, K-12, government, theme park and infrastructure ranging from the earliest stages of

development through the final construction phase. Our focus on listening has allowed us to help our clients reach the highest level of success.

Our Mission is to help our clients maximize their success by providing expertise in cost management, scheduling, change order negotiation, life cycle analysis and sustainable design.

We do our due diligence for every client to offer a customized experience designed to achieve their goals. We have successfully fulfilled this mission since our company was founded in 2008.

**Ryan Craven****CPE / EXECUTIVE VICE PRESIDENT**

As Executive Vice President of HL Construction Management, Ryan is responsible for project management, contracts, field operations, and compliance for all company projects. Ryan is an expert in construction cost estimating, including master-planning, conceptual, schematic design development and construction document phases. He is also a skilled mediator, participating in change order preparation, validation and negotiation. Ryan has reconciliation experience with general contractors and subcontractors, and communicates well with all design team members, promoting open door dialogue and effective project solutions.

RELEVANT EXPERIENCE

- Great Ice Park and Sports Complex
- Jurupa Valley Recreation and Community Center
- La Canada Flintridge City Hall TI
- Laguna Beach Village Entrance Project
- Laguna Woods Clubhouse 1 Assessment
- Covina City Hall ROM
- Covina Senior Center
- Coachella Park Wellness Center, Pool and Youth Center

EDUCATION

Bachelor of Science, Construction Engineering
National University, Costa Mesa, CA

CAREER SUMMARY

2006: Started in industry
2016: Started at HL Construction Management

NEWSON BROWN ACOUSTICS LLC | ACOUSTICIAN

CONTACT INFORMATION

2001 Wilshire Blvd., Suite 301
Santa Monica, CA 90403
310.829.6343
michael@newsonacoustics.com

PROPOSED TEAM MEMBER

Michael Brown
Principal / Project Manager

Newson Brown Acoustics, LLC (founded as Martin Newson and Associates in 1994 and changing name in 2007) is located in Culver City, CA and provides a full range of acoustical consulting services, including architectural acoustics, building services noise and vibration control,

community and environmental acoustics and acoustical troubleshooting. Our company places a very strong emphasis on customer service and cost-effectiveness.

We have extensive project experience on the acoustical design of Library and Lecture Theater/Auditorium projects for civic, higher education and corporate clients.



Michael Brown

Principal

PROJECT MANAGER

Michael has provided acoustical design for over fifty auditoriums/lecture hall/performance hall projects. Since 1987 Michael has gained experience in the fields of architectural and environmental acoustics and noise and vibration control on a broad range of projects, throughout the world. His expertise has been recognized both in the caliber of clients served; ranging top global corporations, to top academic institutions, to all the major Hollywood movie studios, and by invitations to lecture on acoustics from organizations including the AIA, ASHRAE, the American Management Association, the International Facility Management Association, UCLA and SCI-Arc, where Michael was a faculty member lecturing acoustical design to architectural students from 2005 to 2009.

EDUCATION

MBA, Business Administration, Surrey University, U.K.
MS, Sound & Vibration Studies, Institute of Sound & Vibration Research, Southampton University, U.K.

RELEVANT EXPERIENCE

- CSU Dominguez Hills, Marvin Laser Recital/Lecture Hall, Major acoustical renovation
- KCRW Annenberg Performance Space.
- Air Force One (Exhibit Space) at the Ronald Reagan Presidential Library
- Disney Concert Hall, Los Angeles
- Buckley High School, Sherman Oaks. Center for Community and the Arts
- Broad Stage Performing Arts Center. Santa Monica

tklsc | AUDIOVISUAL

CONTACT INFORMATION

15231 Laguna Canyon Road, Suite 100
Irvine, CA 92618
949.751.5800

PROPOSED TEAM MEMBER

Daryl Ballou, CTS-D
Senior Associate

We're on a relentless mission to continuously improve how we interact with our clients to create better buildings. Simply put, we want to do a great job because that's what makes us happy. For us, this means treating everyone we work alongside with great respect. It's where collaboration is more than getting along, it's keeping each other moving in the same direction, no matter how fast or complex the project is.

To this end, we work to understand a building's purpose in order to innovate engineering solutions that enhance architecture, advance owners' goals, value the environment, and deliver an exceptional experience.

What drives us? Building value through innovation.sm That tiny 'sm' has big meaning. It stands for 'service mark,' and it's there to keep us focused on what's important.

We make buildings behave like buildings should. Working with our industry partners, we design mechanical, electrical, plumbing, structural, technology, low voltage, and security systems. As stewards of the environment, we work diligently to find ways that conserve and/or produce energy and water, always striving for the perfect shade of green.

**Daryl Ballou**

CTS-D

SENIOR ASSOCIATE

As a Senior Associate at tklsc, Daryl's responsibilities include being involved in all aspects of design operations and production activities for the firm's complete range of audiovisual systems design services. He is involved in all phases of construction document preparation including the initial planning services, construction documents, comprehensive audiovisual systems specifications, estimating and construction field support. His extensive contractor-based experience in the audiovisual industry provides for valuable expertise in construction administration activities. Daryl specializes in audiovisual systems engineering and has been responsible for many state-of-the-art, as well as technically superior, audiovisual designs.

EDUCATION

AA, Electronics Design

LICENSES / CERTIFICATIONS

C-10 Electrical License

CTS-D Certification

Q-SYS Level 2

Extron AV Associate

AMX - Crestron Control Certified

RELEVANT EXPERIENCE

- Long Beach City College Auditorium Renovation, Long Beach, CA
- Performing Arts Complex at Woodbridge High School, Irvine, CA
- Irvine Valley College, Performing Arts Center, Irvine, CA
- Delta Marriott Market Center – Public Areas, Dallas, CA
- Pepperdine University, Business Building*, Malibu, CA
- Pepperdine University, Communications Building*, Malibu, CA

* Prior work experience



SECTION 4

PROJECT TEAM



TEAM STRUCTURE

4. Identify the project team, including organizational chart and resumes of each team member. The consultant's primary representative shall be a California licensed architect, and shall be readily available for discussion with City staff.

PROJECT TEAM LEADERSHIP

Jim Wirick, Principal-in-Charge, will guide the team and maintain senior level managerial communications with the team throughout the project's engagements. Jeremy Hart, Project Director, will be actively involved on a day-to-day basis with the project manager to ensure project schedules are being met, budgets tracked and adequate resources have been assigned to the team in order to maintain the quality goals of LPA's contract documents. Wendy Dailey, Project Manager, will be responsible for providing project leadership to our overall team and facilitating regular communications with the City.

WORKLOAD AND AVAILABILITY

LPA's firmwide staff of more than 425 integrated design specialists provides a deep bench of professional capacity. Our firm is organized into multiple, flexible teams, each led by a principal and a project manager from project inception to post-occupancy to provide clients with the assurance that all projects, large or small, receive the attention and expertise they deserve. LPA developed this organization to offer our clients the concept of "Large Firm Resources – Small Firm Service." Based on our current workload projections, we have the capacity to fully support service engagement with the City.

INTEGRATED DESIGN SERVICE

The foundation of LPA's reputation as a talented professional design firm is service. Our success is based on our ability to meet the needs of the client in terms of timeline and budget. We pride ourselves on our capacity to listen to the client's wishes and communicate on every step of the design process. We develop our client's vision into a design that complements the building's surrounding environment and program functions.

City of Newport Beach

PROJECT LEADERSHIP

Jim Wirick
AIA / LEED AP BD+C
Principal-in-Charge /

Jeremy Hart
AIA / LEED AP BD+C
Project Director

INTEGRATED DESIGN TEAM

Wendy Sunshine Dailey
ARCHITECT / LEED AP BD+C
Project Manager
(SINGLE POINT-OF-CONTACT)

Chris Lentz
CID / LEED AP ID+C
Interior Designer

Erik Ring
PE / LEED FELLOW
Mechanical Engineer

Rich Bienvenu
PLA / ASLA / LEED AP BD+C
Landscape Architect

Steve Bakin
PE
Electrical Engineer

Bryan Seamer
PE / SE / LEED GA
Structural Engineer

Kathereen Shinkai
PE / M.ASCE
Civil Engineer

CONSULTANTS

HL Construction Management
Cost Estimating

Acoustician
Newson Brown Acoustics

Audiovisual
tklsc



PRINCIPAL-IN-CHARGE

Jim Wirick

AIA / LEED AP BD+C

With more than 30 years of experience, credibility and expertise in civic projects, Jim uses his programming, planning and leadership skills to advance innovative concepts that support client goals. Jim's experience has included projects such as city halls, libraries, police and fire stations, recreation facilities and religious facilities. Jim will oversee and coordinate the overall management of the City's and LPA's internal project design team. He will be available to coordinate contracts and key sensitive issues as well as attend community charrette workshops and public design presentations.

RELEVANT EXPERIENCE

- Serra Chapel, Rancho Santa Margarita, CA
- Brentwood City Hall, Council Chambers, Community Center and Library
- Buena Park Fire Station, Police Department and Public Safety Building
- Chino Hills Government Center Library, Newport Beach Civic Center, Newport Beach, CA
- County of Orange Building 14 & 16
- Long Beach Public Library, Michelle Obama Branch

EDUCATION

Master of Science, Architecture, Cal Poly, San Luis Obispo
Bachelor of Science, Architecture, Cal Poly, San Luis Obispo

LICENSE

C15598, CA

CAREER SUMMARY

1978: Started in industry
1981: Started at LPA



PROJECT DIRECTOR

Jeremy Hart

AIA / LEED AP BD+C

With more than 20 years of experience, Jeremy's expertise has contributed to several award-winning and sustainably designed projects. Jeremy works collaboratively with an integrated design team to develop comprehensive solutions using a research-based approach. Jeremy's responsibilities are to guide the discovery process; set a clear vision for the project and the project team; blend together all aspects of the pragmatic and poetic portions of a site, a building layout, engineering systems and the overall aesthetic direction of the project. While every project is unique, Jeremy's approach to design is an approach of discovery.

RELEVANT EXPERIENCE

- Brentwood City Hall and Council Chambers
- Brentwood Community Center
- County of Orange, Building 14
- County of Orange Building 16
- Laguna Beach Community and Senior Center
- Laguna Niguel Crown Valley Community Center

EDUCATION

Bachelor of Architecture, Cal Poly, Pomona

LICENSE

29148, CA



RELEVANT EXPERIENCE

- El Camino College Math Business and Allied Health Building
- West Valley College Applied Arts and Sciences Renovation
- Cypress College
 - » Humanities Building
 - » Theater Arts Building
 - » Theater Arts Gallery
 - » Technical Education Building 1
 - » Technical Education Building 2

PROJECT MANAGER

Wendy Sunshine Dailey

ARCHITECT / LEED AP BD+C

Wendy has more than 17 years of experience, and 14 of those years dedicated to the design and construction of educational projects. Her passion for process and collaboration has guided the growth of her career as an effective leader who inspires team personnel to achieve excellence. Wendy will supervise the work and maintain communication with the City/Library representatives. She will plan and organize the activities of the project team, be responsible for developing and implementing the project work plans, and be accountable for managing expectations throughout the duration of the project.

EDUCATION

Bachelor of Architecture, Cal Poly, Pomona

LICENSE

34754, CA

CAREER SUMMARY

1996: Started in industry

1999: Started at LPA



RELEVANT EXPERIENCE

- County of Orange Building 16
- Anaheim Downtown Community Center
- Brea Community Center
- Brentwood City Hall and Council Chambers
- Brentwood Community Center
- Merage Jewish Community Center of Orange County
- Long Beach Public Library, Michelle Obama Branch

INTERIOR DESIGNER

Chris Lentz

CID / LEED AP ID+C

With more than 30 years at LPA, Chris Lentz influences the interior design solutions of many civic and corporate projects. She considers it a priority to think beyond the initial project build and consider how an environment will adapt to future influences. Chris will be responsible for the programming, strategic planning, furniture management specifications, construction documentation and construction administration. She will be involved during all project phases. Chris will lead, plan, organize and control the activities of the project team to best accomplish the successful completion of the project.

EDUCATION

Bachelor of Fine Arts, Interior Design, Brigham Young University, Utah

LICENSE

6254, CA

12339, CA

CAREER SUMMARY

1987: Started in industry

1987: Started at LPA

**LANDSCAPE ARCHITECT****Rich Bienvenu**

PLA / ASLA / LEED AP BD+C

Rich has more than 25 years of experience in numerous projects throughout the United States and abroad. Since joining LPA in 1998, his primary responsibility has been landscape design leadership for higher education projects. Rich is passionate about working collaboratively with the LPA's multidisciplinary team and the City, to design and specify outdoor educational spaces that are attractive, functional and easy to maintain.

EDUCATION

Bachelor of
Science, Landscape
Architecture, Syracuse
University

LICENSE #

5046, CA

CAREER SUMMARY

1990: Started in
industry
1998: Started at LPA

RELEVANT EXPERIENCE

- County of Orange Building 14
- County of Orange Building 16
- Crown Valley Park Community Building
- Edwards Lifesciences Campus Landscape
- San Diego State University, Storm/Nasatir Hall Renovation
- CSU San Bernardino, Student Union Expansion

**STRUCTURAL ENGINEER****Bryan Seamer**

PE / SE / LEED Green Associate

Bryan has more than 20 years of experience in the structural engineering of new construction, renovations and seismic rehabilitation of existing buildings. Bryan will be responsible for managing the team ensuring that schedules are maintained and proposed designs are cost-effective and constructible. He is passionate about using both proven and emerging technologies and innovative design strategies to create safer and more resilient buildings.

EDUCATION

Master of Science,
Structural Engineering, Civil /
California State
University, Long Beach

LICENSE #

63135, CA
4899,
CA Structural

CAREER SUMMARY

1999: Started in
industry
2013: Started at LPA

RELEVANT EXPERIENCE

- County of Orange Civic Center Facilities Strategic Plan
- County of Orange Building 16
- Edwards Lifesciences Parking Structure
- Edwards Lifesciences
- Laguna Niguel City Hall
- Long Beach Public Library, Michelle Obama Branch
- West Hollywood Park Aquatic and Recreation Center

**MECHANICAL ENGINEER****Erik Ring**

PE / LEED FELLOW

Erik provides technical leadership for integrating cost-effective and high-performance mechanical, plumbing and energy systems. Erik's focus is on integrating sustainable design strategies within projects. He will be responsible for the mechanical and plumbing team. Erik specializes in designing high-performance HVAC systems and energy-efficient buildings. Erik will apply proven technologies and sound engineering to optimize system performance.

EDUCATION

Master of Science,
Architecture,
UC Berkeley

LICENSE #

31731, CA

CAREER SUMMARY

1996: Started in
industry
2007: Started at
LPA

RELEVANT EXPERIENCE

- County of San Bernardino District Attorney Remodel
- County of Orange Civic Center Facilities Strategic Plan
- County of Orange Building 14
- County of Orange Building 16
- Long Beach Public Library, Michelle Obama Branch
- West Hollywood Park Aquatic and Recreation Center
- Edwards Lifesciences

**ELECTRICAL ENGINEER****Steve Bakin**

PE

Steve is an expert in electrical system building design. With more than 20 years of experience, he innovates new uses for renewable energy, fuel cells and micro-grids. His knowledge of the various facets of building design ensures the integration of systems in relation to cost, energy, functionality and style. Steve will manage electrical design and project staff, maintaining high design standards, administration, planning and quality reviews.

EDUCATION

Master of Engineering
(Architectural),
Pennsylvania State
University

LICENSE #

E-17415, CA

CAREER SUMMARY

1998: Started in
industry
2018: Started at LPA

RELEVANT EXPERIENCE

- Christ Cathedral Tower of Hope, Garden Grove
- Edwards Lifesciences
- Salinas Police Services Headquarters
- County of San Bernardino Offices, San Bernardino, CA*
- Kings County Jail, Hanford, CA*
- Monterey County Jail, Salinas, CA*

*Prior work experience

**CIVIL ENGINEER****Kathereen Shinkai**

PE / M.ASCE

As a civil engineer, Kathereen has extensive experience with local agencies, and has strong working relationships developed with agency staff which enables more timely and efficient plan review and permit processing. Kathereen will help the City meet objectives, resolve site challenges, respond to field conditions, and complete the design and construction in a manner that is efficient, ethical and profitable.

EDUCATION

Bachelor of Science,
Civil Engineering,
University of California,
Irvine

LICENSE #

68369, CA

CAREER SUMMARY

1998: Started in
industry
2009: Started at
LPA

RELEVANT EXPERIENCE

- County of Orange, Building 14
- County of Orange, Building 16
- Diamond Bar City Hall
- Diamond Bar County Library
- Garden Grove Public Safety Facility
- High Desert Government Center
- Laguna Niguel City Hall



SECTION 5

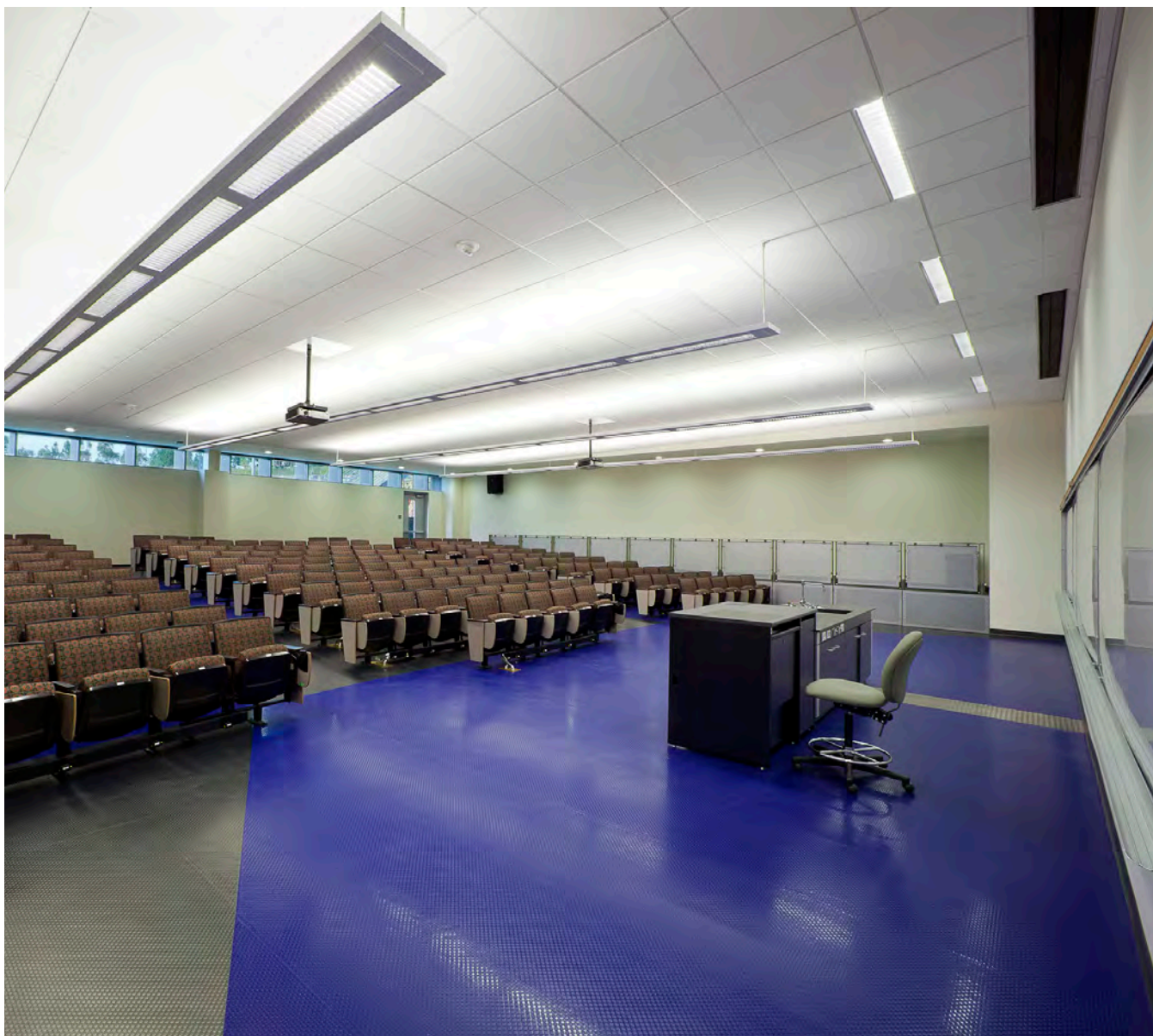
PROJECT TEAM'S RESPONSIBILITIES





5. Specific responsibilities of each team member, including subconsultants, along with their anticipated total effort in the project, shall be detailed in a matrix of total hours of work for each task versus each job classification on the project.

TEAM MEMBER NAME/ROLE	RESPONSIBILITIES	TASKS / PERCENT OF EFFORT	TOTAL HOURS
Jim Wirick, Principal-in-Charge, LPA	Project oversight	5%	100
Jeremy Hart, Project Director, LPA	Project design	25%	400
Wendy Dailey, Project Manager, LPA	Manage design team	25%	400
Chris Lentz, Interior Designer, LPA	Interior design/furniture selection	20%	200
Rich Bienvenu, Landscape Architect, LPA	Landscape design	30%	200
Bryan Seamer, Structural Engineer, LPA	Lead the structural engineering team	20%	50
Erik Ring, Mechanical Engineer, LPA	Lead the mechanical engineering team	20%	50
Steve Bakin, Electrical Engineer, LPA	Lead the electrical engineering team	20%	50
Kathereen Shinkai, Civil Engineer, LPA	Lead the civil engineering team	33%	80
Ryan Craven, HL Construction Management, Cost Estimating	Monitor costs as the project proceeds	100%	168
Michael Brown, Newson Brown Acoustics, Acoustician	Create the interior acoustical environment	100%	132
Daryl Ballou, tk1sc, Audiovisual	Incorporates the audiovisual systems into the interiors	100%	136

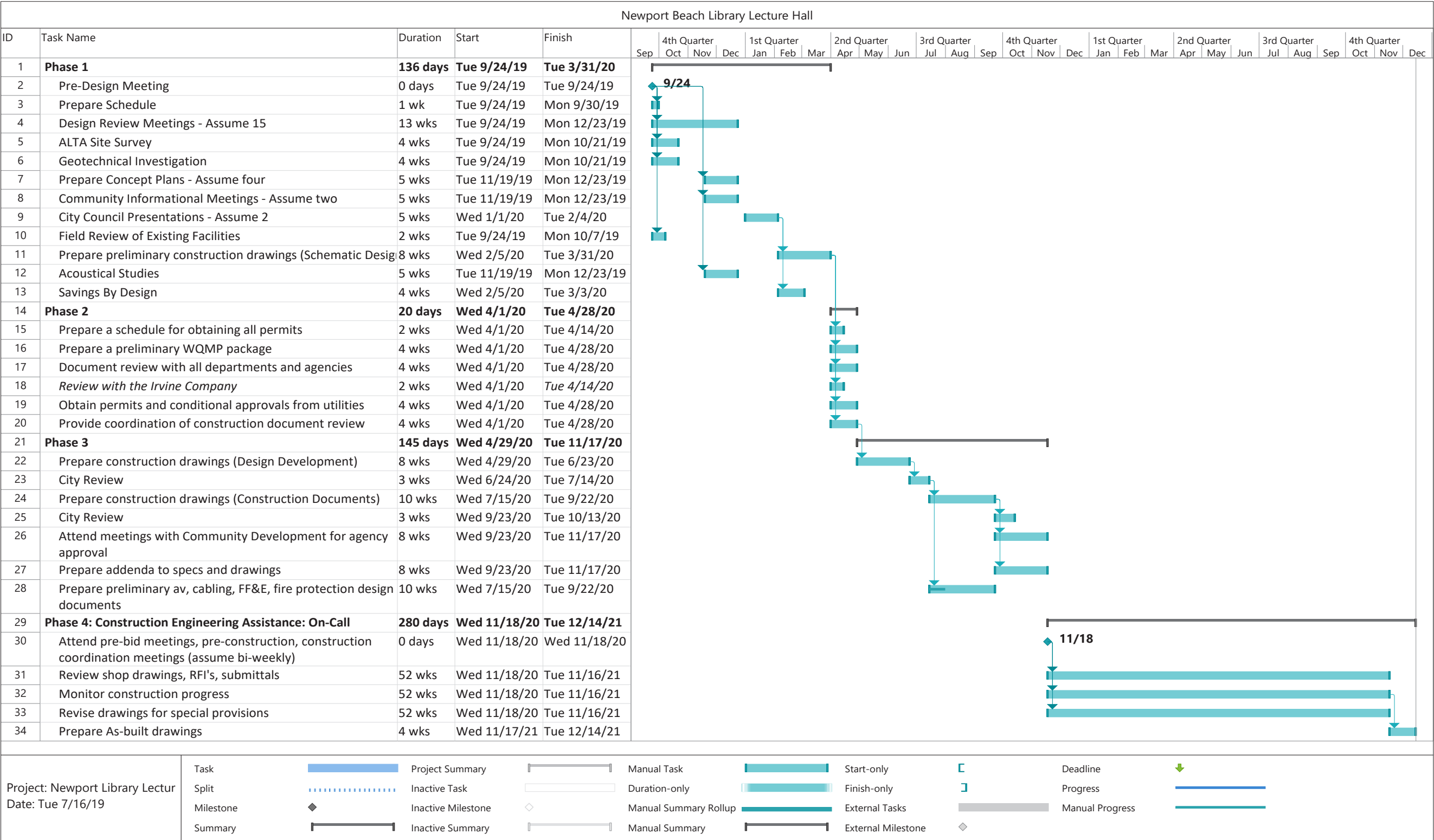


SECTION 6 PROJECT SCHEDULE





6. Project schedule, including start and completion dates for each task.





SECTION 7
SCOPE OF WORK



7. Scope of work.**SCOPE OF WORK**

LPA shall provide complete design services for the project in accordance with the latest California Building Code (2019), City-approved Standard Specifications for Public Works Construction (which, as of this date is the 2015 Edition), and the City of Newport Beach Design Criteria, Standard, Standard Special Provisions and Standard Drawings (2004 Edition), including supplements. At a minimum, tasks shall include:

PHASE 1

1. LPA will attend pre-design meeting with City staff and LLHDC prior to starting work.
2. LPA will prepare a design schedule showing times of completion and milestones for each task.
3. LPA will include at least 15 meetings of approximately two hours each at the site or at or near City Hall to review design with LLHDC as it progresses to ensure the goals of LLHDC are being achieved.
4. LPA will provide the ALTA site Survey and topographic base map.
5. LPA will provide the geotechnical investigation providing necessary site and design criteria.
6. LPA will prepare four pictorial floor and site plan concepts for the preferred location. The concepts should include:
 - » Lecture hall with a 275-seat capacity with possible location for 50 movable seats for overflow seating
 - » Ticket booth
 - » Lobby to accommodate 200
 - » Kitchen: refrigerator, sink, storage
 - » Restroom facilities for patrons
 - » Green room with restroom facilities
 - » Audiovisual control room
 - » Unisex/ADA restrooms
 - » Exterior hardscape/landscaping to complement existing building and landscape
 - » Place LLH so there is minimal loss of parking that may be replaced elsewhere on site
 - » Include features in Architecture Design Guidelines - Exhibit B
7. LPA will attend and present at two evening or weekend community informational meetings with the public. Prepare PowerPoint presentations explaining the project to the public.
8. LPA will prepare presentations with pictorial exhibits, multiple sets/versions of electronic, full-size color, half-size color, poster-board interior, exterior renderings and make two City Council presentation.
9. LPA will conduct field reviews of existing facilities. This will include, but not limited to, inspecting for preliminary design possibilities; identifying all utility locations; and establishing final design features.
10. LPA will prepare preliminary construction drawings (schematic design) including base map, cross sections needed to visualize the project and complete design; researching and providing recommendations for energy-efficient solutions and their applicable rebates available from the different utility companies; and including construction cost estimates and design of adjacent areas to accommodate the project. All preliminary electrical, mechanical and structural calculations shall be provided. All Drawings shall be transmitted on a CD to the City in AutoCAD 2015 or later in ".dwg" file format. All written documents shall be transmitted to the City, in the City's latest adopted version of Microsoft Word and Excel. This submittal shall be used for initial permitting considerations - approximately 50 percent design submittal.
11. LPA will employ an acoustical engineer for eliminating exterior sounds and improving interior sound.
12. LPA will work with local utility companies to develop Savings by Design package.

PHASE I DELIVERABLES

1. Pictorial and floor plan and site plan concepts
2. Project schedule
3. Site research
 - a. Existing site and infrastructure
 - b. Project survey
 - c. Geotechnical investigation
4. Programming and master planning

PHASE 2

1. LPA will prepare a schedule to obtain all required permits (building, planning, AQMD, WQMP and Irvine Company review).
2. LPA will prepare a preliminary WQMP as part of the preliminary design.
3. LPA will provide coordination of document review of all documents with other departments and agencies.
4. LPA will obtain all other required permits or conditional approvals (SCE, Gas Company, etc.).
5. LPA will provide coordination of construction document review.

PHASE 2 DELIVERABLES

1. Develop path for permitting process
2. Approval or conditional approval of all required permits

PHASE 3

1. LPA will prepare construction (design development) drawings including base map, cross sections, needed to construct the project, specifying energy-efficient solutions and their applicable rebates available from the different utility companies, providing construction cost estimates and design of adjacent areas to accommodate the project. Electrical, mechanical and structural calculations shall be provided. All drawings shall be transmitted on a CD to the City in AutoCAD 2015 or later, in ".dwg" file format. All written documents shall be transmitted to the City, in the City's latest adopted version of Microsoft Word and Excel, and original signed and stamped mylar plans and specification upon completion of the project.
2. LPA will prepare complete contract documents using the City's standard template documents, including general and special provisions, quantities, proposals and engineer's estimate. Construction cost estimates based on recently completed local projects. Drawings shall be signed and sealed by a California licensed architect and/or the licensed professional for their respective disciplines. Design package submittals:
 - a. 75-percent design review. Consultant shall, as a minimum, submit preliminary title sheet, plan sheets, including details and sections and preliminary quantities and cost estimates.

- b. 95-percent design review. Consultant shall submit final drawings, specifications and revised final quantities and cost estimates. All 75-percent design review comments shall be addressed at this time.
 - c. Final approval review. Consultant shall submit final drawings, specifications and revised final quantities and cost estimated prepared and sealed by California licensed architect. All 95-percent design review comments shall be addressed at this time.
 - d. The City anticipates a period of three weeks for drawing review of each of the 75-percent, 95-percent and final submittals. The City may require a review meeting at the time of each submittal.
3. Attend meetings with Community Development Department to discuss planning, building and life-safety comments and conditions for approval.
 4. Preparing addenda to the specifications and drawings.
 5. Preparing the preliminary audiovisual, cabling, FF&E, fire protection design for value engineering.

PHASE 3 DELIVERABLES

1. Provide final bidding contract documents
2. Bidding and construction support services

PHASE 4 - CONSTRUCTION ENGINEERING ASSISTANCE

When requested by the City, LPA will be available for:

1. Attending pre-bid, pre-construction, construction coordination meetings (assume bi-weekly meetings).
2. Reviewing and processing shop drawings, requests for information and other submittals.
3. Monitoring construction progress, advising the City with respect to the contractor's general conformance to drawings and specifications, visiting the site and providing field recommendations.
4. Revising the drawings and/or special provisions.
5. Preparing "as-built" drawings.



SECTION 8

ADDITIONAL TASKS





Irvine Water & Wellness Park | Irvine, CA

8. Suggestions of additional tasks to improve the project or for reducing costs.

1. The project team may want to consider a 'team tour' to observe other similar facilities and comparable programs were resolved. This 'team tour' would allow the Project Team common points of reference as the project materializes.
2. The Project should invest in underground research of existing utilities, both wet and dry. Potholing may be required. Nothing erodes a contingency like a "surprise find" during construction.
3. The City/Library may want to consider a modified delivery method. For a project of this scale and refinement, the City should consider a negotiated contractor to join the team early. This will be preferable to the design-bid-build approach that can often end in significant cost overruns and legal disputes.



SECTION 9

FEE PROPOSAL





Student Union Facility | CSU San Bernardino

9. A Not-to-Exceed Fee for the services to be provided and current fee schedule for each job classification (design team and subconsultants) that will remain valid for the duration of the project. These items shall be submitted in a separate, sealed envelope. The fee shall be broken down showing hours for each job classification (design team and subconsultants) for each task, fee for each task, and shall include miscellaneous costs such as travel, duplication, clerical support, etc. The City reserves the right to eliminate any task from the scope of work, and reduce the not-to-exceed fee by the cost of the task eliminated.

As requested by the City, LPA's Fee Proposal is included under separate cover.



SECTION 10 REQUIRED FORMS





CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

CONSULTANT PROPOSAL WORKSHEET

Please fill out and submit this worksheet along with the proposal or scope of work.

Company Information	
Legal Business Name:	LPA, Inc.
Project Manager:	Wendy Dailey, Architect, LEED AP BD+C
Primary Address (For Legal Notices)	Mailing Address (For invoices, letters etc.):
<input type="checkbox"/> Use address from the attached proposal	<input checked="" type="checkbox"/> Same as Primary Address
Address Line 1:	5301 California Avenue
Address Line 2:	Suite 100
City, State, Zip:	Irvine, CA 92617

Type of Business (select one):

- | | |
|---|---|
| <input checked="" type="radio"/> Corporation | <input type="radio"/> Limited Liability Corporation |
| <input type="radio"/> Limited Partnership/Limited Liability Partnership | <input type="radio"/> General Partnership |
| <input type="radio"/> Sole Proprietorship | <input type="radio"/> Other |

For corporations without a resolution designating the binding contracting authority, two (2) officers of the corporation must sign the contract: one from column A, and one from column B (Below). For single signatories, the resolution must also be attached.

Column A

- President
- Vice President
- Chairman of the Board

Column B

- Secretary
- Chief Financial Officer
- Any Assistant Secretary
- Any Assistant Treasurer

Signatory 1: _____
(Print Name)

Title: _____

Signatory 2: _____
(Print Name)

Title: _____



ACKNOWLEDGEMENT OF CITY'S STANDARD AGREEMENT TERMS & CONDITIONS

The Consultant acknowledges that they have reviewed the terms and conditions of the attached Sample Draft Agreement, including all insurance provisions, with no exceptions taken.



Signature

Jim Wirick, Principal

Printed Name and Title

LPA, Inc.

Company Name

July 17, 2019

Date

Enclosure: Standard Template Draft – Professional Services Agreement with the City

CONTRACT COMMENTS

LPA has reviewed the City's proposed contract indemnification language and finds it generally acceptable with some minor clarifications to conform with LPA's professional liability policies. However, we do reserve the right to negotiate the final terms and conditions subsequent to understanding the project-specific scope.

In terms of indemnification, LPA will agree that the Consultant's obligation to indemnify for acts of professional negligence does not include the

obligation to defend actions or proceedings brought against the City, but rather to reimburse the City for attorney's fees and costs incurred by the City in defending such actions or proceedings brought against the City to the extent caused by the Consultant; but not for any loss, injury, death or damage caused by the negligence or willful misconduct of City or of other third parties not under the supervision or control of the Consultant.



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SAN DIEGO
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