



tsk

TECHNICAL PROPOSAL

**RFP FOR PROFESSIONAL SERVICES FOR THE ARCHITECTURE
DESIGN FOR THE CITY HALL BUILDING C RENOVATION**

RFP NO. CS #22-07
Due: January 9, 2023 at 12:00 PM




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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

December 6, 2022

Grace Wichert
Procurement and Contracts Specialist
City of Beaumont
550 E. 6th Street, Beaumont, CA 92223

Re: Request for Proposals (RFP) No. CS #22-07 - Professional Services for Architecture Design Services for City Hall Building C Renovation

Dear Ms. Wichert,

TSK respectfully submits our qualifications and proposal for the provision of Professional Services for Architecture Design Services for City Hall Building C Renovation.

TSK is a planning and design firm whose architecture emerges out of a careful analysis of how contemporary life constantly evolves and changes. We have over 62 years' experience in the design and management of construction, renovation, and revitalization projects, and have been privileged during our long and successful history to collaborate on the design of projects with many agencies as well as municipalities throughout California. We also work with the Judicial Council of California at the county level, and federal agencies such as the GSA and US Bureau of Reclamation.

This proposal outlines TSK's approach to supporting the City of Beaumont (City) through a transparent, flexible and supportive relationship, a thorough design process, and a team who can respond quickly to the City's needs. Our intent is to work with you and project stakeholders to realize your goals for the City Hall Building C Renovation.

This proposal presents our unique approach to ensuring your project is delivered on time and on budget. We also take this opportunity to introduce you to key members of our staff, and highlight key qualifications we believe demonstrate our understanding of the challenges the City may face, as well as our expertise in bringing people and ideas together.

As we will demonstrate, we are well qualified to fulfill the needs of this contract. Not only is TSK a small business, but our overall teaming partners offer a "small business" feel to the way we interact with our clients and execute our work. We have a genuine interest in the successful completion of the City of Beaumont's City Hall Building C project.

Our Team is committed to creating a highly efficient and effective space for the City on time and on budget. We manage cost at every stage of the project, from kickoff to completion so that no project runs into budgetary problems. Keeping a close alignment with project goals and vision, we labor to realize these with the funds available.

TSK understands the City of Beaumont would like to update City Hall- Building C, located at 550 E. 6th Street to be reconfigured to provide a better flow of services and additional office space, while keeping the existing footprint.

Project Scope

- Participation in meetings to review the proposed project

-
- Verification of all measurements to determine furniture layout
 - Conduct an analysis of the routine operations of City Hall ensuring a complete understanding of function, operations, respective interactions, relationships, adjacency priorities, and potential of joint use facilities
 - With the City Team, discuss which spatial relations work and which need improvement
 - Prepare design documents consisting of preliminary design based on provided furniture design concepts for the following:
 - two new office spaces
 - locker/dressing room
 - cubicle space,
 - conference rooms
 - break areas
 - small kitchen area
 - Upgrade restrooms
 - Upgrade lighting
 - Cohesive flooring
 - Upgrade Fire Systems, Electrical Panel, and HVAC units to accommodate new office space, including new ducting
 - Provide bid ready and construction documents
 - Provide construction cost estimates to staff during evaluation and bid process
 - Provide timelines for the above work and final presentation
 - Provide bidding assistance
 - Provide construction management for RFIs
 - Conduct Bi-weekly meetings with the Project Team

We look forward to reviewing our proposed approach with you, and learning more about the City's requirements in more depth in due course. Please don't hesitate to contact me if you have any questions about this submission.

Sincerely,



Kevin Quan, AIA
Managing Principal | Los Angeles

TSK acknowledges and accepts Addendum #1 dated December 1, 2022, Addendum #2 dated December 15, 2022, and Addendum #3 dated January 5, 2023.

Individuals with the authority to negotiate and contractually bind the consultant.

Kevin Quan, AIA
Justice Director
316 W 2nd Street, PH
Los Angeles, CA 9012
(213) 614-0900
kevin.quan@tska.com

David Kim, AIA
Office Director - Los Angeles
316 W 2nd Street, PH
Los Angeles, CA 9012
(213) 614-0900
david.kim@tska.com

Jonathan Richert, AIA
Market Sector Leader - Civic California
316 W 2nd Street, PH
Los Angeles, CA 9012
(213) 614-0900
jonathan.rickert@tska.com

B

INTRODUCTION / INFORMATION



INTRODUCTION/INFORMATION

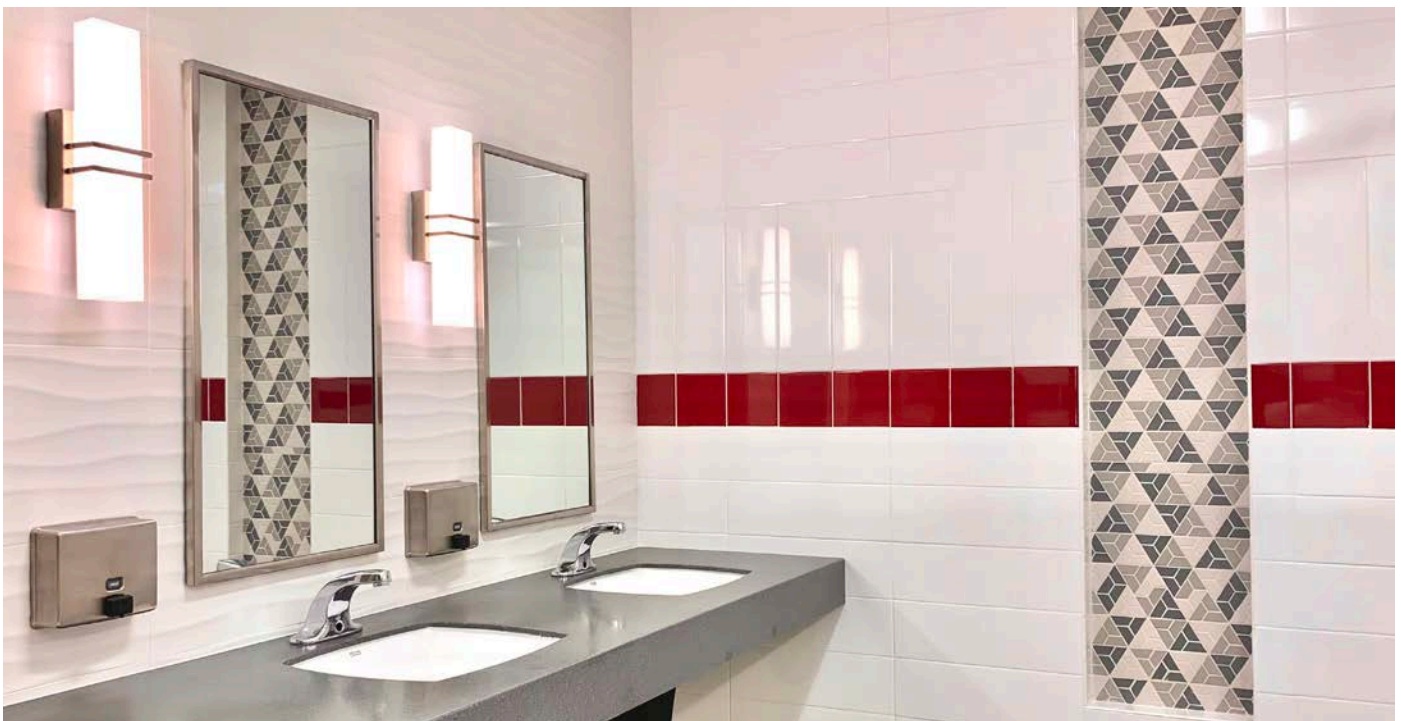
Statement of Understanding

TSK welcomes the opportunity to demonstrate our qualifications and experience in response to the City of Beaumont’s RFP for Professional Services for Architecture Design Services for City Hall Building C Renovation. As you will see in the following proposal as in our fee proposal, we understand this project to require architectural, mechanical, plumbing and electrical services. In addition to these, hazardous material evaluation services can be provided if the city does not contract with a consultant directly.

TSK’s process for completing the objectives of the project scope are focused around close collaboration with the client and all stakeholders, building trust, managing cost at all phases, and staying in constant communication as we go through each design phase and into construction and closeout. The project will require the interior remodel of two office suites and two multi-use restrooms, including all of the associated mechanical, plumbing, and electrical layouts. The project also includes the replacement of four exterior doors and the removal of defunct mechanical units on the roof. The all in budget for this project is \$750,000

The proposed project schedule is as follows:

- Schematic Design and City Review 5 Weeks
- Design Development and City Review 7 Weeks
- Construction Documents, Cost Estimate and City Review 7.5 Weeks
- Permitting 6 Weeks
- Bidding 4 Weeks
- Construction Administration 4-6 Months
- Project Closeout 2 Weeks



Submitting Firm Information



TSK respectfully submits our qualifications to the City of Beaumont for Architecture Design Services for City Hall Building C Renovation. Should you have any questions please feel free to reach out to Principal-in-Charge for this project Kevin Quan. His information is below for your use.

Contact Information

Kevin Quan, AIA, Justice Director
316 W 2nd Street, PH, Los Angeles, CA 9012
(213) 614-0900 | kevin.quan@tska.com

Subconsultant Information

TSK recognizes the importance of the engagement of specialty consultants. We can draw upon subconsultant expertise and contributions from across the engineering spectrum. TSK prides ourselves on teaming with the highest quality subconsultants and maintaining long-term relationships, which, in many cases, continue for decades. For us, their familiarity with renovation projects is of critical importance. After carefully evaluating your project needs, TSK has chosen the following subconsultants for the key disciplines below.



Kerry Parker
Principal, Client
Executive
Kerry.R.Parker@
imegcorp.com
(951) 317-7146

IMEG are leaders in energy efficiency and high-performance building design. Early integration of energy analysis and rapid performance modeling is important to overall project performance. Building massing, orientation, shading and envelope evaluation is critical to achieve the most efficient design. Optimization of glazing to provide daylighting opportunities without the penalty of significantly increased heating and cooling loads yield healthy and efficient buildings.

**Services provided
for this project:**
Engineering for MEP
Engineering

Additionally, IMEG firmly believes in fact-based design, which is why they developed energy modeling and commissioning as core competencies internal to their company. Having this experience and ability enhances the engineering they provide. Innovation and efficiency are key design philosophies that have governed IMEG from the very beginning.



Marcene Taylor
President
mtaylor@mticost.com
(510) 735-6768

Marcene Taylor, Inc. (MTI) is committed to effective cost management that translates into reduced and controlled project costs while maintaining quality. Delivering a project within budget requires more than cost estimating – it requires Cost Management. Cost Management means partnering with Owners & Architects to meet specific requirements, while efficiently guiding the process of sound decision-making.

MTI provides Conceptual Cost Planning as one of the first steps allowing Owners to validate project budgets and secure funding.

Before embarking project design, MTI reconciles scope versus budget to ensure that the project parameters are clearly defined for all team members.

**Services provided
for this project:** Cost
Estimating

Throughout the design phases, MTI works as an integral member of the project team to analyze components, identify potential cost issues and develop solutions to maintain project quality while eliminating redesign and cost overruns.



FIRM'S APPROACH



FIRM'S APPROACH

Our project approach, both in design and project management is founded upon collaboration and communication.

WE WORK BY LISTENING

We kick off the project by working to learn the goals, desires, and needs of all the decision-makers, influencers, and stakeholders to identify what features, attributes, and building identities will define success for Building C renovation and the over flow police department personnel that will occupy it.

WE WORK TO BUILD TRUST

Trust is crucial for the success of the project. By actively listening, responding to, and working with all stakeholders, we work to build trust with city staff, officials, community, agencies, and all stakeholders. Every perspective has value, so we work with all parties to build their investment in the project and desire to work together to see it succeed. At TSK, we adopt your goals for the project, we do not impose preconceived ideas or notions about what the project should be.

WE WORK BY STAYING IN CONSTANT COMMUNICATION

In order to communicate successfully, we have built into our schedule a kickoff meeting at every major stage and a check in presentation at every important decision in the process of developing the project. In addition to these project design meetings, we have scheduled coordination meetings with the project team bi-weekly through the entire course of the project. We are also happy to participate in any additional meetings that are helpful to communicate and collaborate with the city staff, officials, other jurisdictional stakeholders, and the public in order to create a better project for the city.

WE WORK BY MANAGING COST AT EVERY STAGE

We want to make sure that we are designing to the reality of the budget and so we work diligently to manage cost at every stage of the project from conception to completion. We, therefore, work closely with our cost estimator to evaluate different materials and systems, so that we can best understand how they will affect the cost. By doing this we are able to avoid budget overruns that require significant value engineering to bring the project back into budget.

PROJECT ASSESSMENT

During this phase, TSK will do an analysis of city hall to best understand their function, their operations, and the respective interaction, relationship, adjacency, priorities, and potential of join use facilities as relate to the project. We will produce a narrative identifying the takeaways from this assessment.

SCHEMATIC DESIGN

In schematic design, we begin by confirming the goals and desires of all project participants and stakeholders and use this information to guide the project development. We verify the building dimensions and produce plan layouts of the renovation for the review and selection of the city. The chosen layout is then given a preliminary code check to make sure there are no problematic issues. These documents are combined into a schematic package for the city's review.

DESIGN DEVELOPMENT

During design development, the design produced in schematic design is further developed and documented. Demolition plans, reflected ceiling plans, casework elevations and schedules are developed. Our engineering team will work with TSK and the city to produce overall system design for the renovated spaces and begin coordinating these systems with the architectural design. An in-depth code analysis is created to confirm applicable codes are fully met. TSK will work with the city to select the interior finishes for the project and create a materials board for the project. At the end of Design Development, we produce a cost estimate to confirm the project is on budget and on track, and then give the city a package to review before moving to the next phase.

CONSTRUCTION DOCUMENTS

This phase takes the design documents created in the schematic design and design development phases and creates the drawings necessary for both a building permit, and to construct the building. These include schedules, construction details, specifications, as well as other drawings and information required for permit and construction, fully coordinated with each discipline. A new cost estimate is produced to confirm the project is on budget before going to permitting. The drawings, specs, and cost estimate are given to the city to review. The design team then processes the construction documents with the various regulatory agencies, including the building department and any other agencies necessary for the appropriate permits needed to complete the project.

BIDDING AND NEGOTIATIONS

This phase is the process of getting contractor bids and selecting the contractor. TSK will provide the bid forms, drawings and specifications that will be bid on. A pre-bid meeting typically takes place to describe the bidding process. Requests for Information (RFI's) are also answered by the architect to the bidding contractors to clarify any additional information needed. TSK will help the client review the bids and make sure they are making "apples to apples" comparisons, and assist in making the final contractor selection.

CONSTRUCTION ADMINISTRATION

During this phase, the architect will provide a number of different services, with the overall intent of making sure the building is being constructed per the drawings and specifications. TSK will review contractor shop drawings, submittals, answer RFI's, review contractor pay applications and any change orders, as well as provide a punch list at the end of the project for the contractor to address any unresolved or unfinished items. TSK will also provide regular site visits and progress meetings to monitor overall project progress.

PROJECT CLOSEOUT

During this phase, the architect will provide a record set of drawings to the client and ensure the proper operations and maintenance manuals have been provided by the contractor. There is also a walk and survey of the building 11 months after completion to check overall systems prior to a one year warranty expiration.

QA/QC

TSK Architects has developed a comprehensive quality assurance plan that enables our team to meet the functional, aesthetic and financial objectives of our client's projects.

The high quality of our work is an essential foundation of our reputation and our quality assurance processes are formalized through the following set of guiding principles:

- An appropriate level of team experience and capability is critical to achieve quality;
- Responsibility for design quality must reside with all team members. The team approach—team communication, regular meetings and reviews by the team and their office-wide peer group encourages a design culture that promotes quality and raises the level of expectation and awareness.
- Project management holds ultimate responsibility. Project architects are responsible for ensuring quality reviews occur and that quality is built in to the project schedule and design process;
- The quality enhancement process should include ongoing participation, as well as formal reviews by the team and independent peer group after completing a phase and before project issuance;
- Communication among all is critical to achieve quality;
- Proper project scheduling is important to achieve quality. The project schedule should include adequate time for quality reviews.



FIRM PROFILE



FIRM PROFILE



OUR FIRM IN 30 SECONDS OR LESS...

TSK Architects is one of the leading architecture and design practices in the South West. In 2020, we celebrated our 60th anniversary while our Henderson HQ holds the title AIA Nevada Architecture Firm of the Year. With offices in Los Angeles, Reno-Tahoe, and Arizona, TSK is one of the most widely recognized and highly awarded architecture practices in the Southwest. Everything we do is organized around providing the very best service to our clients. As we've grown and our resources have expanded, we've diversified our expertise and now provide a robust platform for delivering client projects on time, on budget, regardless of the size of the job, its complexity or location.

Our reputation for design excellence and outstanding customer service are supported by a long history of developing creative solutions to sustainability challenges in pursuit of LEED, Green Globe or CHPs certifications. Collaboration is the cornerstone of our design and project management processes, enabling directed solutions every step of the way. This way, our designs remain firmly rooted in the ideals of our clients as well as the place.

Company Information

Firm Name: Tate Snyder Kimsey Inc (doing business as TSK)

Ownership: S-Corporation

Years in Business: 62 (founded by George Tate in April 1960)

No of Offices: 4 in the cities of Henderson, Los Angeles, Arizona, and Reno

No of Employees: 65 in total | 13 in Los Angeles, California | 43 in Henderson, Nevada | 6 in Reno, Nevada | 3 in Phoenix, Arizona

Main Contact for LA Office: Kevin Quan, AIA, Design Principal

Address: 316 West 2nd Street, Penthouse, Los Angeles, CA 90012

Tel +1 (213) 614 0900 | Email: kevin.quan@tska.com | www.tska.com

Services Provided

Design	Architectural Interior Conceptual Documentation
Masterplan	Public Outreach Facility Masterplans Urban Design
Programming	Planning Survey Design Economic Studies Site Analysis Zoning
Project Management	Consultant & Agency Coordination Reviews Scheduling Monitoring Admin
Sustainability	LEED Certification Green Globes Certification CHPS
Construction	Administration Documentation Specifications Quality Assurance & Control
Creative Support	Renderings Project Visualizations Post Occupancy Services

Foundational Beliefs

We aspire to design projects that span decades. For our work to outlive us, we consider not only the cost of what it takes to raise a building, but also the costs it takes to maintain it. We also design to minimize the consumption of non-renewable resources, contribute positively to the environment, and design architecture that connects inhabitants to the world around them.



J. Windom Kimsey
President





RESUMES





KEVIN QUAN, AIA
PRINCIPAL-IN-CHARGE

As Principal of the Los Angeles office, Kevin manages the day-to-day operations and is responsible for client satisfaction, securing project resources and organizing staff allocations. Kevin is a licensed architect with over two decades of experience designing and leading judicial, educational, and municipal projects ranging in scale from \$100k to over \$90m construction budgets. His depth of project experience makes him particularly suited to navigating complex project relationships, building consensus among multiple stakeholders, and, developing effective strategies for design and project execution.

YEARS EXPERIENCE

22

YEARS WITH TSK

18

EDUCATION

Master of Architecture, Syracuse University (2003)

Bachelor of Civil Engineering, University of Kentucky (1997)

PROFESSIONAL REGISTRATIONS

Licensed Architect in Nevada
NCARB Accredited Professional Engineer in Training Certificate

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
AIA Academy of Architecture for Justice
National Association for Court Management (NACM)
Coalition for Adequate School Housing (CASH)
Association for Learning Environments (A4LE)

SELECTED EXPERIENCE

USC | Center for Int’l & Public Affairs – Restroom Remodel | 2021 | 420 sf | Los Angeles, CA

Douglas County | Judicial Law Enforcement Center Sheriff’s Expansion Study | 2020 | 120,000 sf | Douglas County, NV

GSA | Roybal Courtroom Millwork/AV Remodel | 2022 | 28,000 sf | Los Angeles, CA

Judicial Council of California | North Butte County Courthouse New Judicial Facility | 2015 | 67,400 sf | Chico, CA

Superior Court of California | Southwest Juvenile Courthouse New Judicial Facility | 2017 | 14,000 sf | Riverside, CA

Regional Justice Center | 3rd & 4th Floor 8 Courts Buildout | 2013 | 48,700 sf | Henderson, NV

Regional Justice Center | E-Filing Renovation | 2011 | 1,500 sf | Las Vegas, NV

Regional Justice Center | Security Screening Renovations | 2011 | 1,600 sf | Las Vegas, NV

Regional Justice Center | 1st & 6th Courtroom Buildouts | 2022 | 4,735 sf | Las Vegas, NV

Regional Justice Center | Supreme Court Renovation | 2022 | 2,600 sf | Las Vegas, NV

Elko County | Historical Courthouse Renovation Study | 2019 | 2,200 sf | Elko County, NV

Washoe County | Incline Village Justice Court Remodel | 2022 | 3,410 sf | Sparks, NV

Carson City | Carson City Justice Courts Space Needs Assessment | 2022 | 34,000 sf | Carson City, NV





DAVID KIM, AIA
PROJECT MANAGER

YEARS EXPERIENCE

25

YEARS WITH TSK

5

EDUCATION

Bachelor of Architecture,
California State Polytechnic
University, Pomona (1995)

**PROFESSIONAL
REGISTRATIONS**

Licensed Architect in California

**PROFESSIONAL
AFFILIATIONS**

American Institute of Architects
National Council of Architectural
Registration Boards

David is a licensed architect in California and has 25 years of experience. In his role as Project Manager he will lead the team, monitor project progress, set deadlines, ensure stakeholder satisfaction, and oversee and monitor the projects progress, making sure it's on track. David will also develop, organize, and review building plans, ensuring that the project meets all safety and environmental standards.

David has extensive experience working with state agencies, including the Division of the State Architect and is fully versed in all aspects of the design and construction process from project concept initiation, construction documents, bidding, construction administration, and project closeout.

SELECTED EXPERIENCE

USC | CPA 1st Floor Restrooms Upgrade Renovation + Remodel | 2021 | 420 sf | Los Angeles, CA

SBUSD | Roosevelt Elementary School Renovation |2018 | 5,000 sf | San Bernardino, CA

SBUSD | Harding University Partnership School Renovation | 2018 | 5,000 sf | Santa Barbara, CA

LBCCD | Long Beach City College Liberal Arts Campus Renovation |2019 | 47,8000 sf | Long Beach, CA

LAUSD | Calabash Charter Academy Portable Replacement | 2021 | 14,600 sf | Woodland Hills, CA

LAUSD | Sherman Oaks Center For Enriched Studies Campus Modernization | 2022 | 215,000 sf | Tarzana, CA

Walnut Valley Water District | Headquarters (New 2 Story Headquarters Building + Renovation of Existing Facility | 30,000 sf | Walnut, CA

Rowland Water District | Entry Canopy| Year Complete | Rowland Heights, CA

Sea Country Senior Center Expansion | 2008 | 25,000 sf | Laguna Niguel, CA

Perry Park Senior Center Expansion | 2000 | 2,334 sf | Redondo Beach, CA

Perry Park Renovation | 2000 | 3.8 acres | Redondo Beach, CA

Barns Park Amphitheater | Monterey Park, CA

City of Azusa | Auditorium Renovation | 2004 | 5,000 sf | Azusa, CA

LAUSD | Sherman Oaks CES New Gym & Elementary School 2021 | 72,000 sf | Los Angeles, CA

LAUSD | Sherman Oaks CES Auditorium & Administration Remodels | 2021 | 20,600 sf | Los Angeles, CA





JONATHAN RICHERT
**PROJECT ARCHITECT/
DESIGNER**

Jonathan is an award winning multi-disciplinary designer and licensed architect who loves to team with communities to create extraordinary experiential spaces at a variety of scales. Jonathan works closely with stakeholders to develop effective projects that go above and beyond the needs and desires of the community.

Jonathan has worked on a variety of project types and scales, from small community pavilions to complex multi-phase hospitals. His project experience includes Civic, Higher Education, K-12 Education, Health-care, Retail, and Residential.

YEARS EXPERIENCE

11

YEARS WITH TSK

1

EDUCATION

Masters, Architecture, California Polytechnic University - Pomona (2011)

Bachelor of Arts, Arts in History, University of Southern California (2007)

PROFESSIONAL REGISTRATIONS

American Institute of Architects
National Council of Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

Facade Technics Institute

SELECTED EXPERIENCE

Orange County Public Works | Orange County Zoo New Restroom and Interim Entry Building | Orange County, CA

Antelope Valley College | Sage Hall Academic Commons | 2021 | 29,500 sf | Lancaster, CA

Bakersfield College | Science and Engineering Building Classroom Building | 2022 | 68,054 sf | Bakersfield, CA

Antelope Valley College | Cedar Hall Classroom Building | 2024 | 68,315 sf | Lancaster, CA

Saguis USD | Plum Canyon Elementary New Classroom Building | 2021 | 14,200 sf | Saguis, CA

Tuolumne County | Mother Load Regional Juvenile Detention Center | 2017 | 28,815 sf | Sonora, CA

Kaiser Permanente | Kaiser San Jose Medical Center Skyport Medical Office Building | 2020 | 153,000 sf | San Jose, CA

Henry Mayo Newhall Hospital | New Patient Tower | 2019 | 163,000 sf | Santa Clarita, CA





ROSANA MARTIOTTI
INTERIORS

Rosana has 21 years of experience working on upscale hospitality, justice, public safety, higher education, K-12, civic, commercial, and international projects ranging from small to large scale. She has excellent creativity and project management skills, with knowledge in both FF&E and architectural design and documentation. She balances her technical knowledge with aesthetic acuteness, and remains focused and organized, multi-tasking and performing in numerous roles on fast paced and challenging projects. She approaches design in a logical and meaningful way with the intent of discovering the most fruitful results that are specific to each project, while enjoying collaboration with talented architects and designers as well as clients and consultants. Rosana is fluent in English and Spanish.

YEARS EXPERIENCE

21

YEARS WITH TSK

4

EDUCATION

Master of Science/Interior Design
(Thesis on Historic Preservation)

Bachelor of Arts/Interior Design

**PROFESSIONAL
AFFILIATIONS**

International Interior Design
Association (IIDA)

American Society of Interior
Designers (ASID)

SELECTED EXPERIENCE

CSN | Student Unions | Higher Education | New
Construction | 2019 | 86,000 sf | Las Vegas, NV

GSA | Circuit Executive Sandra Day O'Connor Circuit Library
| Federal | Realigning Circuit Library 4th Floor | 2021 |
Phoenix, AZ

Earl N Jenkins Elementary School | 2019 | 103,000 sf | New
Campus | Prototype | Las Vegas, NV

GSA | EDA USBC LA Replacement | Interior Renovation |
2021 | Los Angeles, CA

LVCVA | Las Vegas Convention Center Phase 2 | Expansion |
2020 | 1.4m sf | Las Vegas, NV



Daniela is a natural collaborator. Designing out of TSK’s LA office, she brings a strong appreciation of materiality, space, and creating diversity within spaces. She brings a dynamic interaction to workshops, documenting stakeholder discussions in 2D or 3D visuals, and works with clients on a broad range of new construction and renovation projects. Daniela particularly enjoys collaborating with user groups on concepts which make space incredible everyday.

**DANIELA ANGELO,
ASSOC. AIA
DESIGNER**

YEARS EXPERIENCE

7

YEARS WITH TSK

7

EDUCATION

Bachelor of Architecture,
Woodbury University (2015)

**PROFESSIONAL
AFFILIATIONS**

AIA Associate Member
Architects, Designers, Planners
for Social Responsibility

SELECTED EXPERIENCE

- USC | CPA Restroom Renovation + Remodel | 2021 | 800 sf | Los Angeles, CA
- Douglas County | Judicial Law Enforcement Center Courthouse Remodel Masterplan | 2019 | 65,000 sf | Douglas County, NV
- Superior Court of California | Southwest Juvenile Courthouse New Judicial Facility | 2017 | 14,000 sf | Riverside, CA
- Washoe County | COVID Court | 2020 | 7,700 sf | Reno, NV
- TSK | Los Angeles Interior Office Renovation | 2018 | 5,500 sf | Los Angeles, CA
- GSA | Roybal Courtroom Millwork/AV Remodel | 2021 | 28,000 sf | Los Angeles, CA
- GSA | EDA USBC LA Replacement Interior Renovation | 2021 | Los Angeles, CA
- LACCD | West Los Angeles College Watson | 2020 | 44,000 sf | Los Angeles, CA
- USC | RGL Classroom Building Accessibility Upgrade Renovation | 2019 | 1,500 sf | Los Angeles, CA
- LACCD | Santa Monica College ADA Upgrades | Los Angeles, CA
- West LA College | Technology Learning Center Design Study + Schematic Design | 2021 | 41,400 sf | Los Angeles, CA
- LBCCD | Long Beach City College Library Interior Renovation | 2019 | 22,000 sf | Long Beach, CA





NESTOR IGNACIO, PE
SENIOR ELECTRICAL
ENGINEER

YEARS EXPERIENCE

31

YEARS WITH CURRENT FIRM

23

EDUCATION

BS/Electrical Engineering/1991

PROFESSIONAL REGISTRATIONS

Professional Engineer: CA (E16934)

PROFESSIONAL AFFILIATIONS

Institute of Electrical and Electronics Engineers

National Society of Professional Engineers

California Society of Healthcare Engineers

ACE Mentor 1E Chapter Board Member

Nestor has more than 31 years of electrical engineering experience for both new and existing municipal, education, corporate and healthcare facilities. His responsibilities include construction cost estimating, specification writing, construction administration, bidding and negotiation, and all aspects of electrical engineering and design. Nestor has designed lighting, power, fire alarm, security, radio, intrusion alarm, paging, AV, communication, voice, and data distribution systems including fiber optic backbones and Category 6 copper to workstations. He has been responsible for the design of a number of projects including but not limited to municipal facilities, college campuses, clinics/hospitals, infrastructure upgrades and central plants.

SELECTED EXPERIENCE

City of Carlsbad, CA | Carlsbad Safety Training Center Renovation | 2012 | 45501-sf | \$16,500,000 | Carlsbad, CA

City of Daly City, CA | Westlake Library HVAC Replacement | 2021 | \$1,500,000 | Daly City, CA

City of Fairfield, CA | New Community Center | 2020 | 6,000-sf | \$6,000,000 | Fairfield, CA

City of Moorpark, CA | City Hall Tenant Improvement | 2023 | 22,000-sf | \$3,000,000 | Moorpark, CA

County of Riverside | New Juvenile Courthouse Building, Southwest Justice Center | 14,381-sf | \$12,000,000 | Murrieta, CA

County of Riverside | New Mead Valley Library | 2013 | 24,000-sf | \$9,000,000 | Perris, CA

Eastern Municipal Water District | Facility Infrastructure Systems Renovation | 2020 | \$2,000,000 | Perris, CA

Inland Empire Health Care | Community Resource Center Tenant Improvement | 2017 | 23,574-sf | \$2,000,000 | Victorville, CA

San Bernardino County | Sheriff Station Demolition and Renovation Including Office Space, Shower and Locker Room Facilities, Armory, and Evidence Storage Space | 2024 | 9,500-sf | \$5,000,000 | Needles, CA

San Bernardino County | Two Elevator Modernizations - Arrowhead Regional Medical Center | 2022 | \$500,000 | Colton, CA

San Mateo County Transit District (SamTrans) | Demolition of Existing Bus Chargers and Installation of New ABB Chargers | 2023 | \$500,000 | South San Francisco, CA





**DAPHNE HUANG, PE,
LEED AP
SENIOR MECHANICAL
ENGINEER**

YEARS EXPERIENCE

19

**YEARS WITH CURRENT
FIRM**

4

EDUCATION

MS/Mechanical
Engineering/2005

BS/Mechanical
Engineering/1999

**PROFESSIONAL
REGISTRATIONS**

Professional Engineer: CA
(344080)

**PROFESSIONAL
AFFILIATIONS**

ASHRAE

Daphne brings over 19 years of mechanical engineering experience in the design of various commercial, educational, industrial and correctional infrastructure and facilities projects. Her responsibilities include the complete supervision of all aspects of the engineering and design of the heating, ventilating, and air conditioning (HVAC) systems from initial design to project completion, final shop drawings and project punch list. She provides development of contract documents, specifications as well as client coordination, construction support. She is proficient in Trace 700 and EnergyPro softwares for load calculations and title 24 reports; BLCC for building life-cycle cost analysis; AutoCAD 2018, Microstation V8i and Revit MEP 2018.

SELECTED EXPERIENCE

City of Moreno Valley, CA | Public Safety Building HVAC System Upgrade | 2021 | 45,900-sf | \$1,000,000 | Moreno Valley, CA

County of Riverside | Cois M Byrd Detention Center Remodel | 2021 | 2,900-Sf | \$1,000,000 | Banning, CA

Fresno Unified School District | High School Career Technology Education Remodel | 2020 | 3,728-sf | \$810,000 | Fresno, CA

Fresno Unified School District | Hoover High School Career Technology Education Classroom Renovation | 020 | 5,840-sf | \$810,000 | Fresno, CA

Moreno Valley Unified School District | Moreno Valley High School Modernization | 2021 | \$8,329,309 | Moreno Valley, CA

Riverside County Law Library | Victor Miceli Law Library Foundation HVAC and Power Upgrade | 2022 | 42,000-sf | \$3,500,000 | Riverside, CA

Riverside Unified School District | Two-Story Jackson Elementary School Addition and Renovation | 2020 | 11100-sf Addition and 41864-sf Renovation | \$12,500,000 | Riverside, CA

San Bernardino County | District Attorney Emergency Operations Center Renovation | 2020 | 2,500-sf | \$50,000 | San Bernardino, CA

San Bernardino County | Sheriff Station Demolition and Renovation Including Office Space, Shower and Locker Room Facilities, Armory, and Evidence Storage Space | 2024 | 9,500-sf | \$5,000,000 | Needles, CA

Sunline Transit Agency | Office Space & Restroom Area HVAC Upgrade, Indio Site | 2021 | 2,800-sf | \$400,000 | Indio, CA





MARCENE TAYLOR, CPE
COST ESTIMATOR

Marcene conducts cost planning and analysis for a variety of different facility types specializing in educational, healthcare, civic, parks/recreation and commercial facilities. Ms. Taylor has expertise in examining projects by their functional component or trade, value engineering, evaluation of change orders, reconciliation with construction managers, and contract management and control. Ms. Taylor specializes in early conceptual estimating in ensuring that a project’s scope is achievable for the budget available, emphasizing not only the construction cost portion of the project, but also the entire project budget.

YEARS EXPERIENCE

23

YEARS WITH TSK

12

EDUCATION

Certificate in Construction Management - California State University Dominguez Hills, Carson, CA

PROFESSIONAL REGISTRATIONS

Certified Professional Estimator - American Society of Professional Estimators
LEED Accredited Professional BD+C - Green Building Certification Institute

PROFESSIONAL AFFILIATIONS

Past President, the National Board of Trustees - American Society of Professional Estimators

Recipient of the 2019 “Estimator of the Year” Award - ASPE

SELECTED EXPERIENCE

1111 Jackson Street | County of Alameda General Services Agency | \$15.3M | Oakland, CA

393 13th Street | County of Alameda General Services Agency | \$8M | Oakland, CA

City Hall Seismic Retrofit | City of National City | \$1.7M | National City, CA

40 Muir Second Floor Remodel | Contra Cost Public Works Department | \$1.4M | Martinez, CA

2000 San Pablo TI | County of Alameda General Services Agency | \$2.3M | Oakland, CA

Planning Department TI | City of Pleasanton | \$142K | Pleasanton, CA

Livermore Civic Center Meeting Hall | City of Livermore | \$5.4M | Livermore, CA

431 E Street Office Renovation | Sonoma Clean Power | \$8.5M | Santa Rosa, CA

Wilshire Center ITS Study | University of California, Los Angeles | \$1.1M | Los Angeles, CA

New Customer Service Building | Eastern Municipal Water District | \$6.5M | Perris, CA

Basement and Scan Center TI | Los Angeles County Department of Public Works | \$8.8M | Alhambra, CA

Wellness Garden | Los Angeles County Department of Public Works | \$5.6M | Alhambra, CA





KEY PERSONNEL



KEY PERSONNEL



KEVIN QUAN, AIA | PRINCIPAL-IN-CHARGE

As Principal of the Los Angeles office, Kevin manages the day-to-day operations and is responsible for client satisfaction, securing project resources and organizing staff allocations. Kevin is a licensed architect with over two decades of experience designing and leading judicial, educational, and municipal projects ranging in scale from \$100k to over \$90m construction budgets. His depth of project experience makes him particularly suited to navigating complex project relationships, building consensus among multiple stakeholders, and, developing effective strategies for design and project execution.



DAVID KIM, AIA | PROJECT MANAGER

David is a licensed architect in California and has 25 years of experience. In his role as Project Manager he will lead the team, monitor project progress, set deadlines, ensure stakeholder satisfaction, and oversee and monitor the projects progress, making sure it's on track. David will also develop, organize, and review building plans, ensuring that the project meets all safety and environmental standards.the design and construction process from project concept initiation, construction documents, bidding, construction administration, and project closeout.



JONATHAN RICHERT, AIA | PROJECT ARCHITECT/DESIGNER

Jonathan is an award winning multi-disciplinary designer and licensed architect who loves to team with communities to create extraordinary experiential spaces at a variety of scales. Jonathan works closely with stakeholders to develop effective projects that go above and beyond the needs are desires of the community.

Jonathan has worked on a variety of project types and scales, from small community pavilions to complex multi-phase hospitals. His project experience includes Civic, Higher Education, K-12 Education, Health-care, Retail, and Residential.



ROSANA MARTILOTTI | INTERIORS

Rosana has 21 years of experience working on upscale hospitality, justice, public safety, higher education, K-12, civic, commercial, and international projects ranging from small to large scale. She has excellent creativity and project management skills, with knowledge in both FF&E and architectural design and documentation. She balances her technical knowledge with aesthetic acuteness, and remains focused and organized, multi-tasking and performing in numerous roles on fast paced and challenging projects. She approaches design in a logical and meaningful way with the intent of discovering the most fruitful results that are specific to each project, while enjoying collaboration with talented architects and designers as well as clients and consultants. Rosana is fluent in English and Spanish.



REFERENCES



REFERENCES

TSK invites you to discuss our capabilities and competencies with any of the clients listed below.

MIKE COURTNEY, Former Director, Capital Program - Judicial Council of California
455 Golden Gate Ave, San Francisco, CA 94102

[T] 916-793-6897

[E] mcourtney@cypress-cm.com

Scope of Work:

North Butte County Courthouse - Provided planning, programming and design for the 21st-century courthouse that is designed to make a lasting contribution to the future history for many generations of Butte County residents.
(2011-2015)

ASIF HUSSAIN, Executive Director - Sinanian Development, Inc.
18980 Ventura Blvd #200, Tarzana, CA 91356

[T] (818) 996-9666

[E] asif.hussain@sinanian.com

Scope of Work:

Sherman Oaks Center for Enriched Studies - Comprehensive modernization including new gymnasium, elementary school, science & arts buildings, lunch shelter, temporary administration & classroom portables, complete renovation of the auditorium and administration buildings, campus-wide site and accessibility improvements. (2018-2022)

TONY TRAN, Design Manager - Los Angeles Unified School District
333 South Beaudry Avenue, Los Angeles, CA 90017

[T] (212) 442-0228

[E] cp-tony.tran@lausd.net

Scope of Work:

Nimitz M.S. Campus Barrier Removal- Campus-wide voluntary barrier removal project covering 127 areas, including ramp and grading renovations, thresholds, restroom and locker upgrades, and drinking fountains. (2022-TBD)

PAMELA KU, Project Manager - Los Angeles Unified School District
333 South Beaudry Avenue, Los Angeles, CA 90017

[T] (213) 241-1000

[E] Pamela.Ku@lausd.net

Scope of Work:

CALABASH CHARTER ACADEMY MODERNIZATION - Campus Modernization including 3 new Gen7 modular classroom buildings for elementary and kinder students, new shade structure, replacement of asphalt play surfaces with extensive softscape and modern play courts, fire suppression system for kitchenhood, and accessibility upgrades. (2018-2021)



SCOPE OF SERVICES



SCOPE OF SERVICES

2023

February

Schematic Design – 3 Weeks

- Kick Off Meeting
 - Confirm project goals and timeline
- Site Verification
 - Building measurement
 - Mechanical verification
 - Electrical verification
- City Facility Use Assessment
 - Meet with city to determine routine operations of City Hall to fully understand their function, operations, and the respective interaction, relationship, adjacency, priorities, and potential of joint use facilities
- Produce Layout options for Rooms and Restrooms
 - Present options to city
 - Present assessment to the city
- Initial Code Analysis
- Obtain approval for room and restroom layouts
- Final Deliverables
 - Schematic Package identifying selected floor plan layouts with an initial code analysis
 - Narrative of City Facility Use Assessment

February /
March

City Review – 2 Weeks

March

Design Development – 4 Weeks

- Design Kick Off Meeting
- Develop Interior Finishes Package
- Present interior finishes to City and user groups
- Meet with City to confirm electrical, data and security requirements
- Produce Design Development Level Drawings
 - Cover Sheet
 - Code Analysis
 - Demo Plan
 - Demo RCP
 - Floor Plan
 - Restroom Layouts
 - Door Schedule
 - Finish Schedule
 - Interior Elevations
 - Casework Elevations

April

City Review – 2 Weeks



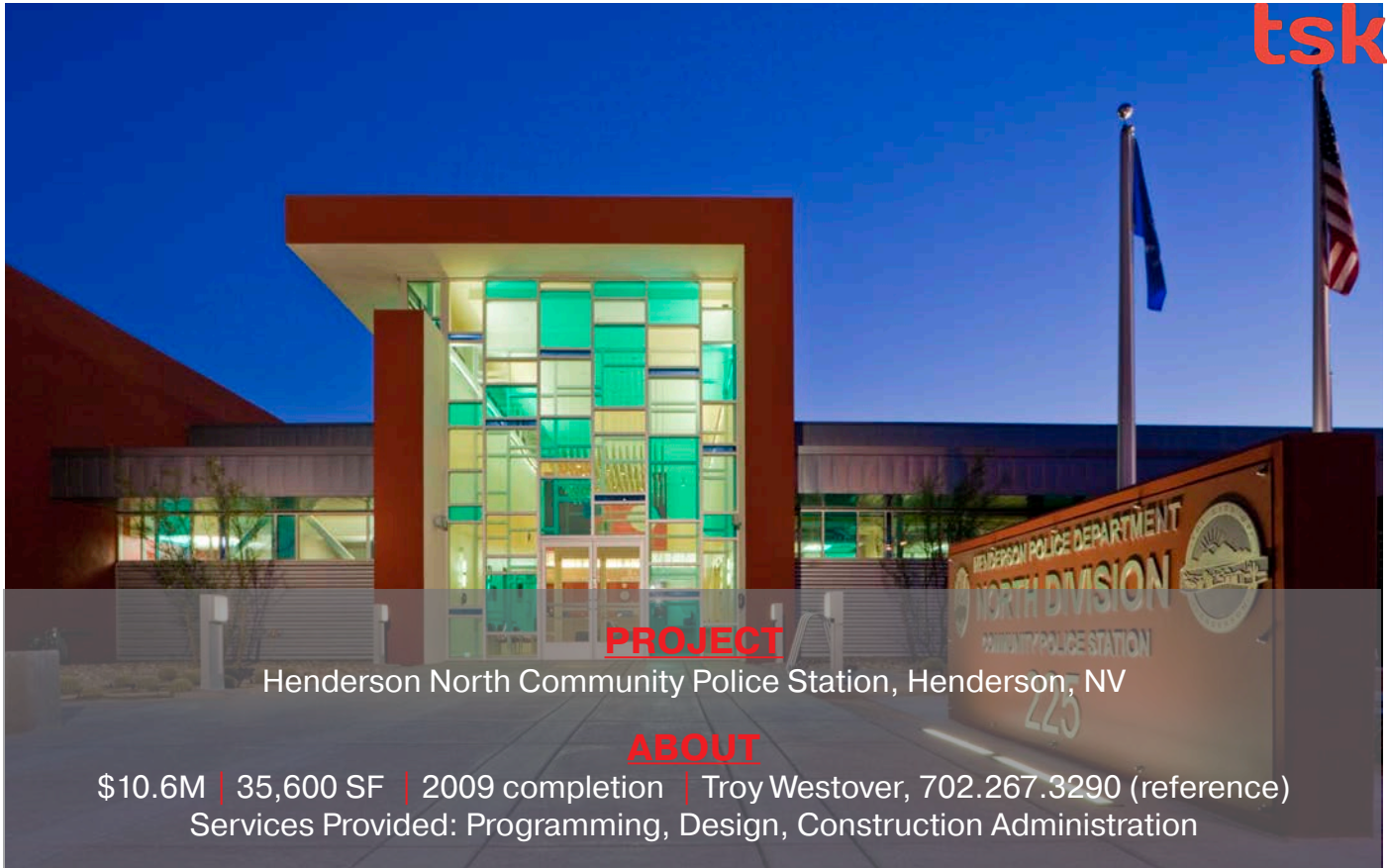


ADDITIONAL INFORMATION



ADDITIONAL INFORMATION - Project Examples

tsk



PROJECT

Henderson North Community Police Station, Henderson, NV

ABOUT

\$10.6M | 35,600 SF | 2009 completion | Troy Westover, 702.267.3290 (reference)
Services Provided: Programming, Design, Construction Administration

tsk



PROJECT

Washoe County Sheriff's Administration Office Renovation, Reno, NV

ABOUT

\$820k | 11,200 SF | 2021 completion | Steve Grosz, 775.328.3610 (reference)
Services Provided: Site Verification, Design, Construction Administration



PROJECT

Sparks County Court Socially Distant Courtroom Renovation, Reno, NV

ABOUT

\$TBD | 2,500 SF | 2022 completion | Steve Grosz, 775.328.3610 (reference)
Services Provided: Site Verification, Design, Courts Technology System Integration



PROJECT

Moreno Valley City Hall Renovation, Moreno, Valley, CA

ABOUT

\$750k | 67,628 SF | 2011 completion | Henry Ngo, 951.413.3000 (reference)
Services Provided: Engineering, Project Management, Construction Administration

ADDITIONAL INFORMATION

Quality Assurance / Quality Control

TSK Architects has developed a comprehensive quality assurance plan that enables our team to meet the functional, aesthetic and financial objectives of our client's projects. If selected for any prospective projects, our work with DGS would undergo our full quality assurance plan.

The high quality of our work is an essential foundation of our reputation and our quality assurance processes are formalized through the following set of guiding principles:

TEAM EXPERIENCE & CAPABILITY

An appropriate level of team experience and capability is critical to achieve quality.

RESPONSIBILITY DISTRIBUTION

Responsibility for design quality must reside with all team members. The team approach - team communication, regular meetings and reviews by the team and their office-wide peer group - encourages a design culture that promotes quality and raises the level of expectation and awareness.

TARGETED PROJECT MANAGEMENT

Project management holds ultimate responsibility. Project Architects and Project Managers are responsible for ensuring quality reviews occur and that quality is built in to the project schedule and design process through every phase from the beginning to the end of a project.

QUALITY ENHANCEMENT

The quality enhancement process includes ongoing participation (exchange of expertise and specifications), as well as formal reviews by the team and independent peer group after completing a phase and before project issuance.

DETAIL-ORIENTED PROJECT SCHEDULING

Proper project scheduling is important to achieve quality. A proper schedule means a schedule carefully studied and understood in terms of the client's needs and the construction requirements. The project schedule should include adequate time for quality reviews as well.

Technical Capabilities

TSK maintains the technical capabilities to explore all methods of design, from the innovative to the traditional. Our design studio is one of the most advanced in the region, utilizing the latest drafting, scheduling, project management, and multimedia visualization software available. In addition to our computer modeling capabilities, we have an in-house model shop complete with laser cutter to support our extensive use of study models throughout the design process.



We have designed with BIM for more than ten years and we require the same capabilities of our consultants. This tool helps to identify design conflicts, reduce design errors and omissions and inform a project owner of critical design features throughout the project. BIM is also useful in comparing the architectural, structural and associated MEP drawings to highlight any potential conflicts or clashes in the drawings, allowing us the time to develop the design completely.

TSK's capabilities for coordination through BIM and model management are considerable. Our demonstrated experience with BIM technology will allow end users to witness their design ideas take shape in a 3D model environment and affords the opportunity to incorporate stakeholder comments into the design in a real-time fashion. We use BIM to provide visualization, sequencing and design coordination, as well as part of our quality control process to reduce the potential for costly delays during construction.

In addition, we have found BIM useful in assisting the contractor with matters regarding safety considerations, material handling and site logistics. TSK uses both basic tools and advanced technology to ensure quality throughout the design process. Furthermore, we offer the capacity to produce a wide-range of rendering and modeling images including 3-D printing in our own design studios.

Team Collaboration

Teamwork is the joint action of people working toward the same end goal. That is how we look at our collaboration with any of the sub consultants we work with. They are as much a part of our team as the people working at TSK. The process of gathering the team begins well before the project begins, during proposal and qualification stage. We gather the best people possible for the specific tasks involved in the project. We also select sub-consultants based on our past history with them. Some of our relationships go back decades.

The success of any project can be traced back to true team integration. We bring all key team members to the table at the beginning of the project so that no building system, element or component is designed in a vacuum, and also to ensure that all elements of the project work to support each other, the pedagogic and functional facility objectives.

We employ a Workshop based planning and design process to solicit input from each project stakeholder. This approach provides insights into the occasionally differing priorities and objectives for the project, allowing our team to formulate and test design solutions that respond



to the project requirements and user goals within the framework of the established budget.

The Project Manager serves as the single point of contact between our sub-consultants and the TSK design team throughout the life of the project. The Project Manager will work with sub-consultants to develop a Master Project Schedule that will map out the delivery of service and each major project milestone and deliverable.

Client Satisfaction

“This was my first time working with the Architect/Engineer firm, TSK, and I was extremely impressed with the impeccable quality of their technical work; collaborative abilities with the U.S. General Services Administration (GSA), federal client agencies [U.S. Department of Homeland Security (DHS)/Immigration and Customs Enforcement (ICE)-Enforcement and Removal Operations (ERO) and U.S. Department of Homeland Security (DHS)/Immigration and Customs Enforcement (ICE)-Office of the Principal Advisor (OPLA)], third-party contractors (FFE and Hazmat); and their problem-solving capabilities.” - *Hadi El-Abiad, Project Manager, Design + Construction, U.S. General Services Administration, Pacific Rim Region*

“Their design leaders and staff are great people to work with. TSK has always provided quality personnel who are very knowledgeable in the practice of architecture, talented designers of courthouses, and with a work ethic that embraces challenges, promotes accountability, and shows respect for our needs, ideas, and concerns. We highly recommend TSK for anyone needing highly capable courthouse designers. They have set the bar high for quality of service.” *Kenneth Ballard, Design & Construction Administrator, Real Property Management*

“Tate Snyder Kimsey. Professional and creative, the experts they have assembled know how to build a courthouse. We dealt in the program phase with two former court executive officers Dan Wiley and Chick Short, who met with all of the Court stakeholders to evaluate the local court’s needs and ensure that they were incorporated in the facility’s space program. I also want to draw attention to the firm members who have been present at every design meeting, and who have been extremely receptive to the ideas and concerns of our Courts; Windom Kimsey, Robert Boyle, Kevin Quan, and Jarod Allen. I believe that this architectural firm will be a real asset to the State of California for future Courthouse projects.” *Honorable Steven J. Howell, Presiding Judge, Superior Court of California*

“In many of the projects that they have done for the State, TSK has demonstrated the skill and knowledge to develop office work environments that are cost effective as well as uplifting to be in. TSK demonstrated a deftness working with the contractor to maintain the State’s design expectations and project budget and schedule.” *Chris Chimits, R.A., SPWD Deputy Administrator, DMV East Sahara*

“We are delighted to have a high caliber firm working with us to inspire the design of our region’s first public medical school. This is an important milestone in the school’s development and puts us another step closer to our goal of creating a world-class center for medical education.” *Barbara Atkinson, Founding Dean, UNLV School of Medicine*

“TSK Served as a trusted advisor. Everyone we have worked with at TSK has proven to be good listeners to owner and stakeholder needs and concerns, they have come up with creative cost-effective options for a wide variety of design challenges and were very timely in addressing questions/clarifications during constructions.” *Theresa Saumier, Manager, Facility Services LCDO, Bureau of Reclamation*



tsk

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