



November 17, 2022

TO: Emergency Services Advisory Committee

FROM: Ron Munds, General Manager

SUBJECT: Agenda Item 4 – 11/17/2022 ESAC Meeting
Station 15 Building Condition Assessment Contract Award

STAFF RECOMMENDATION

President
Matthew D. Fourcroy

Receive and file project update.

Vice President
Charles L. Cesena

Discussion

Directors
Troy C. Gatchell
Marshall E. Ochylski
Christine M. Womack

At the September 1, 2022 Board meeting, the Board authorized the release of a Request for Proposal (RFP) for the Station 15 Building Condition Assessment. This report is recommending the award of the contract to perform these services to the most responsive proposer, Omni Design Inc.

General Manager
Ron Munds

The objectives of the assessment are to:

- Identify any major defects or deficiencies in the Station.
- Provide a basis for forecasting funding requirements for capital improvement planning over the next 10 years.
- Provide a baseline for setting priorities for the maintenance, repair, enhancement or replacement of the Station and its component systems.

District Accountant
Robert Stilts, CPA

Unit Chief
John Owens

The key factors the building evaluation are:

- Building physical/structural evaluation, compliance with current building code(s), need for repairs, retrofit to maintain building in safe condition for occupancy and meeting current building/seismic code.
- Mechanical/HVAC systems evaluation, physical condition, energy efficiency of equipment and building insulation/materials, and need for replacement, update, repairs.
- Electrical system assessment/evaluation, compliance with current electrical code(s), energy efficiency, need for repairs, retrofit and modernization to maintain building safe for occupancy.
- Plumbing system assessment/evaluation, compliance with current plumbing code(s).

Battalion Chief
Paul Provence

Mailing Address:
P.O. Box 6064
Los Osos, CA 93412

The District received three strong proposals from the following firms:

Offices:
2122 9th Street, Suite 110
Los Osos, CA 93402

- Omni Design Inc.
- Studio 2G Architects
- Arcadis IBI Group

Phone: 805/528-9370
FAX: 805/528-9377

The proposal review team included:

www.losososcsd.org

- Ron Munds, General Manager
- Steve Tanaka, Assistant District Engineer-Wallace Group

The team reviewed the three proposals based on the responsiveness to the scope of work in RFP, qualifications of the consultant and support staff and reasonableness of the cost for service. The review team unanimously chose Omni Group as the most responsive proposers. The Board approved the award of the contract at their November meeting.

The following are the consultants for the project team:

- Omni Design: project lead
- SSG Structural Engineers: Structural engineering and analysis
- Thoma Electric: Electrical engineering and analysis
- BMA Mechanical: Mechanical and plumbing engineering and analysis

The work and final report are scheduled to be complete by the beginning of April 2023. Staff will be bringing an update on the progress of the work to ESAC at the February meeting.

FINANCIAL IMPACT

The Station 15 building condition assessment is included in the Fund 301 fiscal year 2022-23 capital improvement budget. The recommended contract amount of \$82,600 being considered in this report is \$32,600 over the estimated budget of \$50,000. This was largely due to staff not knowing what the market rate for this type work and not having a comparable project to base an estimate on. The following table shows the cost breakdown for the services in Omni Design proposal.

PROPOSED FEE	
Service	Cost
Architecture Services	\$22,450
Structural Engineering	\$29,748
Mechanical & Plumbing Engineering	\$8,274
Electrical Engineering	\$8,860
Cost Estimating	\$6,072
Subtotal	\$75,404
Optional Tasks	
Hazardous Materials Testing & Analysis	\$2,483
Site Assessment*	\$4,680
Subtotal	\$7,163
TOTAL	\$82,567

*Staff is evaluating whether this service is necessary and may exclude

Omni Design had the lowest proposed cost of the three proposals received. Fund 301 has sufficient operating fund balance to offset the increase for building condition assessment services.

Attachment

In order to save paper, the Omni Design proposal is available on the District’s website or by hard copy at the office.



Los Osos Community Services District's Fire Station 15

CONDITION ASSESSMENT

Proposal to Provide Architecture and Engineering Consulting Services



LETTER OF TRANSMITTAL

October 18, 2022

Los Osos Community Services District
c/o Steven Tanaka, District Engineer
2122 9th Street, Suite 102
Los Osos, CA 93402

RE: Architecture and Engineering Consulting Proposal — Los Osos Community Services District Fire Station 15 Condition Assessment

Thank you for the opportunity to submit this proposal to provide Architecture and Engineering consulting services for the Los Osos Community Services District's Fire Station 15 Condition Assessment. All elements of the RFP have been reviewed and understood and we feel the Omni Design team can provide a timely, cost-effective, and valuable assessment of Fire Station 15. As a citizen of Los Osos since 1985, this is my community, and this is the Fire Station that would respond to any emergency that my family and neighbors would experience; we have a personal connection to the success of this project and of the future of public safety in Los Osos, which equates to added value to the project.

The proposed Omni Design team includes two California Licensed Architects (inclusive of one LEED Accredited Professional), and local well-respected engineering consultants to study the existing structural, mechanical, plumbing, and electrical systems. The facility will be evaluated for safety, sustainability, maintenance, accessibility, and other criteria to help the District determine a course of action for improving the facility. All the firms in the Omni Design team are local firms with dozens of years of local and municipal project experience. Omni Design has included two optional services: 1. Site Assessment, and 2. Hazardous Materials Investigation if it is suspected that the facility includes asbestos or lead paint.

As the Senior Architect, I will be responsible for studying the building envelope, and interiors in collaboration with the engineering sub-consultants; I was responsible for preparing the 1999 improvement plans for Fire Station No.15, so I have valuable insight into the facility's construction, layout, and site. Additionally, living within two blocks of the Station enables regular opportunities to observe the station and site conditions. The Project Manager for the project will be Suzanne Winslow, who prior to working for Omni Design, prepared dozens of Fire Station assessments, feasibility studies, and Fire Station projects budgets for Fire Stations in San Luis Obispo, Los Angeles, the Bay Area, and 33 Fire Stations in Seattle while working for another design firm.

Myself and the other members of the Omni Design team will assess the facility, as well as gain a full understanding of the District's short and long-term objectives for the Station, and the District's priorities. The Design team will prepare a comprehensive survey and assessment of the facility to identify any components that could jeopardize safety, code requirements, energy efficiency, functional adequacy, accessibility, and building lifecycle. The resulting document will include various scenarios for correcting the deficiencies, including budget implications, to help prioritize improvement options for the Station.

Omni Design is qualified to prepare this Condition Assessment on schedule and on budget, and our proposed Senior Architect is within walking distance of the Station, providing just one more benefit the Omni Design Team can offer.

Other Comments:

Exceptions: We claim no exceptions to the District's Agreement for Services.

Very Sincerely,



Thomas G. Reay
Senior Architect/Project Manager



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SECTION 1.1. PROJECT UNDERSTANDING

The Los Osos Community Services District's Fire Station 15 is located at 2315 Bayview Heights Drive in Los Osos. The goal of this project is to assess the condition of the Fire Station to determine what it would take to bring the facility up to current and future requirements for seismic integrity, energy efficiency, and accessibility.

History

The original Fire Station was constructed in the early 1960s and included two apparatus bays, offices, a dispatch room, and support space. The Station did not contain firefighter sleeping quarters or living space; it is assumed that it was designed as an all-volunteer Fire Station.

In 1977 the Station was expanded to include sleeping quarters, a living space, a lecture room, a recreation area, and a shop for vehicle and equipment maintenance. The building code in effect was the 1976 Building Code, with added regulations to address noise and energy use. It wasn't until 1986 that seismic criteria were added to the code to designate public safety structures as "essential services buildings" and design them to remain operational in the event of catastrophic events. Since then, essential services buildings were designed in accordance with the Essential Services Buildings Seismic Safety Act (ESBSSA). The new regulations were developed to keep essential services buildings operational to withstand earthquakes, fire, and heavy winds, and remain operational.

In 1999 the Station underwent improvements including reconfiguring the kitchen, converting the recreation room into a training room, adding a weather wall to block wind from entering the recreation room, and converting the lecture room into a recreation space. The improvements included new finishes, casework, and appliances. In 2005 the restrooms and showers were remodeled.

Since the original building was constructed, the Station has undergone regular maintenance but no structural improvements, building envelope improvements, interior configurations, or engineered systems were addressed.



SECTION 1.2. PROJECT APPROACH



This assessment will involve evaluating the existing condition of the facility to determine whether the Station can withstand natural catastrophes; how long the facility can be expected to remain useable as an essential services building, and whether the mechanical, electrical, and plumbing systems are functioning efficiently. Accessibility will also be addressed. Site evaluations will generally be limited to accessibility between the parking lot and the facility unless directed by the District.

The goals for the Fire Station will be established and prioritized in order to provide a comprehensive assessment that takes into consideration both short-term and long-term operations.

A technical report will be prepared to describe and explain the existing conditions and provide options to modify, replace, expand, or relocate the Station to remain operational during natural catastrophes, to operate sustainably, to operate with functional efficiency, and to accommodate potential future uses.

SECTION 2.1. PROJECT TEAM: ORGANIZATION CHART



Thomas G. Reay
Senior Architect
Omni Design Inc.



Mathew Marchell, P.L.S.
Licensed Land Surveyor
Omni Design Inc.



Suzanne Winslow
Project Manager
Omni Design Inc.



Michael Parolini
SSG Structural Engineers LLP
Structural Engineering



Brandon Rodgers
BMA Mechanical +
Mechanical & Plumbing
Engineering



Jeff Thoma
Thoma Electric Inc
Electrical Engineering

SECTION 2.2. QUALIFICATIONS



**Thomas G. Reay, Architect, LEED AP
Senior Architect**

Mr. Reay will be the lead Architect for the project, conducting the field evaluation of the facility, and collaborating on the development of the Conditions Assessment Report.

He has over thirty years of experience as a licensed Architect in the State of California providing programming services, feasibility studies, architectural design, construction documents, and construction administration services.

His projects have included remodels, renovations, additions, and new construction, for public safety facilities, office buildings, industrial buildings, R&D facilities, laboratories, and recreational facilities.



**Suzanne Winslow, Architect, QDCM
Project Manager**

Ms. Winslow will prepare the Comprehensive Technical Assessment Report in close coordination with Mr. Reay, and the consulting engineers' evaluations, conclusions, and recommendations.

She will also be responsible for Quality Control, and adherence to project schedules, budgets, and project goals.

Ms. Winslow has prepared dozens of Fire Station assessments and feasibility studies prior to coming to Omni Design. Most notably, assessments, budgets, and recommendations for improvements and/or replacements of all of Seattle's 33 Fire Stations, for the purpose of funding the Fire Department's improvement program through a bond initiative.



**Mathew Marchell, P.L.S.
Licensed Land Surveyor**

If the District requests a site survey, the Survey team will be led by Mathew Marchell who has participated in over 600 Surveying projects for Omni Design.

Mr. Marchell will be the on-site surveyor, digitally surveying using state-of-the-art surveying equipment.

Once the surveying data collection is complete, he will oversee the office production staff in translating the survey field data into usable data points for efficiently and accurately producing as-built site plans.

SECTION 2.3. SUB CONSULTANT TEAM

In addition to the Architectural assessment, the engineering sub-consultants are going to play a critical role in completing the conditions assessment.

The Fire Station will be assessed for conformance with the most current California Building Code, the California Green Building Standards Code, the California Administrative Code for Essential Services Buildings, County requirements, Cal Fire requirements, and other regulatory requirements as they pertain to fire stations.

The engineering sub-consultants that have been retained for this project are long-time partners with Omni Design Inc. and have committed to prioritizing this project in order to meet the schedule milestones which have been proposed as part of this proposal.

Please see the Appendix A of this proposal for Company Profiles and staff resumes for more information about these firms and staffing.

The sub-consulting firms retained for this project include the following:



Structural Engineering
SSG Structural Engineers LLP
Michael Parolini, P.E. S.E., 5405
Principal Structural Engineer
811 El Capitan Way, Suite 240
San Luis Obispo, California 93401
805.439.2110
michael.parolini@ssgsd.com



Electrical Engineering
Thoma Electric, Inc.
Jeff Thoma, P.E., E20823
President, Principal Engineer
3562 Empleo, Ste.C
San Luis Obispo, California 93406
805.543.3850
jthoma@thomaelec.com



Mechanical and Plumbing Engineering
BMA Mechanical
Brandon Rodgers, P.E., 33682
President, Principal Engineer
689 Tank Farm Rd., Ste 240
San Luis Obispo, California 93401
805.544.4269
brandonr@bmaslo.com

SECTION 3. RELEVANT PROJECT EXPERIENCE



PUBLIC SAFETY TRAINING FACILITY MASTER PLAN, AND NEW FIRE STATION #3

- **Location:** City of Paso Robles, California
- **Dates:** January 2021 – present
- **Description:** This was a dual-component project, beginning with an assessment of an existing City-owned site in Paso Robles being considered for a new temporary fire station, police substation, Public Safety Training Facility, and future permanent fire station. The second component was the design of a permanent fire station for the site.

As the site was being assessed and the project goals refined, the scope of the project evolved to include a new fire station with provisions for a future expansion (rather than building both a temporary and new fire station), and the safety training facility; the police functions were removed. The Omni Design Team conducted site assessments and programming sessions and prepared schematic designs to prepare and evaluate options. The Omni team prepared 3-D renderings, planning documents, and ultimately construction documents. The fire station is currently under construction. Omni Design is currently redesigning the training facility site layout to accommodate the future corporation yard, for functional and budgetary considerations.

- **Key Team Members:**

Thomas Reay, Senior Architect, and Project Manager
Suzanne Winslow, Programming and Assistant Project Manager

- **Contact:** Freda Berman, 805.237.3873, FBerman@prcity.com

SECTION 3. RELEVANT PROJECT EXPERIENCE



VAFB WILDLAND FIRE TEAM TRAINING FACILITY RENOVATIONS

- **Location:** Vandenberg Air Force Base, Vandenberg California
- **Dates:** August 2017 - July 2019
- **Description:** This project included two new additions and the renovation of multiple rooms for the Wildland Fire Team Training Facility at Vandenberg AFB. This is a single-story, 7,740 sq. ft. structure built in 1959. The Omni Design Team conducted site investigations and Stakeholder interviews, assessed the condition of the existing Fire Facility, prepared a code analysis, and prepared construction documents for the improvements.

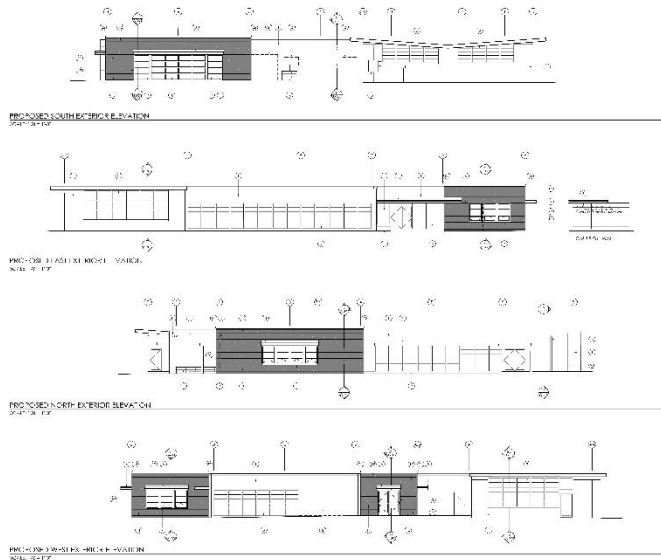
All A/E projects prepared for the Department of Defense projects must be designed in accordance with the criteria contained in the contract documents, industry standards, Unified Facilities Criteria (UFC), Unified Facilities Guide Specifications (UFGS), and all other applicable standards and codes. These standards are useful in evaluating and designing any government project.

- **Key Team Members:**

Thomas Reay, Senior Architect and Project Manager

Suzanne Winslow, Programming and Assistant Project Manager

- **Contact:** K. Robert Griswold, Architect Chief, Facilities Excellence, Vandenberg Air Force Base. 805.606.2048



NAVAL AIR WEAPONS STATION R&D FACILITY RE-PURPOSE

- **Location:** Naval Air Weapons Station China Lake, Ridgecrest, California
- **Project Type and Delivery Method:** Design-Build
- **Dates:** November 2018 - April 2020
- **Description:** This was an assessment and renovation project of an existing warehouse/office building to convert into an administrative and support facility for the Naval Air Base Research, Development, and Evaluation computer network. The building was determined to have no more useful life, but it was in a practical location for the new research facility, so it was designed to be within the same facility footprint.

The building was completely demolished down to the structural frame and was refurbished with new walls, partitions, roofing, ceiling, mechanical, electrical, intrusion detection, control access, and fire protection systems. The new facility was LEED certified, which was a challenging endeavor because it is on a paved site without landscaping, and no windows were permitted.

- **Key Team Members:**

Thomas Reay, Senior Architect and Project Manager

Suzanne Winslow, Programming and Project Coordinator

- **Contact:** Carlos Castro, J.I. Garcia, 559.276.7726, carlosc@jigarcia.com

SECTION 3. OTHER RELEVANT PROJECT EXPERIENCE

SAN LUIS OBISPO COUNTY GOVERNMENT CENTER CONDITION ASSESSMENTS

Omni Design prepared a series of assessments and forensic investigation of the interior of the County Government Center to identify non-compliant, and/or poorly functioning HVAC systems, fire doors, and warped flooring.

As part of the assessment, Omni Design prepared energy use analysis and shading models to establish HVAC and sunshade effectiveness in the interior spaces near windows, conducted fire rating compliance surveys of 40 doors; and employed state-of-the-art 3D laser scanning software to survey the building, and capture exact dimensions for the assessments and investigations, and subsequent recommendations.

LOS OSOS COMMUNITY SERVICES DISTRICT FIRE STATION 15 IMPROVEMENT PLANS

Thomas Reay, The Omni Design team proposed Senior Architect and Project Manager, prepared the design and construction documents for Station improvements in 1999.

These improvements included new finishes, modified kitchen, repurposing a recreation room to a training room with casework, the addition of an exterior wind wall to provide a wind break in front of the recreation room exterior door.

SAN LUIS OBISPO VETERANS' HALL CONDITIONS ASSESSMENTS

The County of San Luis Obispo reached out to Omni Design to examine the San Luis Obispo Veterans' Hall roof to determine an approach to replacing the original tile roof and underlayment which was showing signs of wear and leakage. Omni Design prepared construction documents and provided construction administration services to replace the clay roof and underlayment, and at the same time a voluntary seismic retrofit. The work required reusing as many of the existing clay tiles as possible to retain the historic character of the roof.

CAL FIRE AND SHERIFF DISPATCH FACILITY CO-LOCATION DESIGN STUDY

This study involved looking at combining CAL Fire Station and Dispatch Offices of the County of San Luis Obispo Sheriff's Office into one location. The overall goal was to create a building where the two departments could work in close proximity to better deliver emergency services. The project included Stakeholder interviews to form a basis of an architectural program and developing a floor plan that could accommodate both agencies while. The approved floor plan and Statement of Probable Costs were prepared. The document was used to examine location and funding options for the project.

CAL POLY UNIVERSITY UNION CONDITIONS ASSESSMENTS

Omni Design conducted numerous assessments and feasibility studies to ascertain the adequacy of various spaces in Cal Poly's University Union. The Omni Team conducted 3D building surveys, Stakeholder interviews, and various architectural and engineering investigations to identify and provide solutions to remedy accessibility deficiencies, acoustics deficiencies, fire alarm systems, daylighting control, and elevators.

The assessments also addressed functional characteristics of various spaces and recommend solutions to improve the spaces including underutilized spaces, Omni Design has completed over 60 projects for the University.

TEHACHAPI POLICE DEPARTMENT CONDITIONS ASSESSMENTS

Omni Design evaluated the existing building and parking lot to identify accessibility deficiencies and prepared recommendations and construction documents for the required improvements.

The assessment also included a hazardous materials study for lead-based products and asbestos.

SECTION 4. SCOPE OF SERVICES

Kick-Off Meeting

Tasks

The Omni Design Team, Fire Department, LOCSO Project Manager, and other Stakeholders identified by the District's Project Manager, will convene a kick-off meeting at the Fire Station to discuss communications and meeting protocols, project schedule, verify the project goals, and tour the facility. Other topics will include:

- Known physical and operational opportunities and deficiencies with the existing facility including but not limited to maintenance, layout, storage, equipment, the functionality of doors and windows, automated systems, security, safety, and accessibility where warranted.
- Architecture Program: The Team will discuss Fire Station's current and future operations, such as staffing, apparatus bay capacity, central command, accommodating additional non-fire station functions, public education, and living quarters.

Deliverables

- Refined Project Schedule
- Meeting Notes

Conditions Assessment

Tasks

1. The Omni Team will take measurements and prepare accurate as-built plans as a starting point for evaluating and documenting the existing conditions. The facility will be assessed using the most current and applicable building codes and regulations which are based on the most sound design and engineering strategies for building robust and efficient Fire Stations in California.

2. The Team will conduct Stakeholder meetings, and complete field data collection of all major building components for physical condition, safety, and efficiency as follows:

- **Heating and Ventilation Systems:** mechanical equipment, passive ventilation.
- **Roofing System:** roof type, membrane, estimated age, slope, drainage, appurtenances, insulation, any unusual roofing conditions, evidence of material deficiencies, ponding, material decay, and/or roof leaks.
- **Electrical System:** electrical service panels, distribution panels, and emergency backup generator.
- **Plumbing:** material of domestic water supply pipes, domestic hot water production, sanitary sewer, primary backflow preventer, and any distinctive or atypical plumbing systems, such as fuel systems, and or gas systems.
- **Building Envelope:** wall construction, door types, window types, fire exits, glazing, and exterior sealants. The evaluation will include an exterior investigation to identify points of moisture and air infiltration, as well as accessibility to parking.
- **Structural Components:** foundations, slabs, columns, and roof framing will be examined for soundness and structural integrity, especially related to the essential services building standards. The examination will be based on the grade and visibility of components; structural testing of components or materials will not be carried out. The evaluation will assess the resiliency to remain operational throughout extreme events (250-year max.), and/or the capability to resurrect operations during and after such events.
- **Facility Interior:** the condition of the floors and ceilings, drainage, hazardous conditions, and accessibility.
- **Detailed Site Assessment (Optional):** if requested by the District, a site assessment will be conducted of the site pavement, water run-off and containment, access, equipment, storage, circulation, and parking. A site survey will document and verify the locations of utilities, boundaries, topography, physical features, and dimensions.
- **Hazardous Materials Investigation (Optional):** If it is suspected that the facility contains asbestos or lead paint, a hazardous materials evaluation will be recommended. This will include taking samples of suspect materials and submit for analysis to an EPA-accredited laboratory. A subsequent report will address asbestos and lead-containing materials that may be discovered, an estimated quantity of materials, the condition of the materials, locations, laboratory analysis, and recommendations to mitigate any potential problems associated with said materials. This is an optional service if requested by the District.

In summary, the conditions assessment will document the condition of the existing facility for sustainability; functional efficiency; ability to withstand natural disasters and remain operational; control maintenance costs; cost-effective life cycle, and accessibility.

Deliverables

3. Draft Condition Assessment for review and comment by Stakeholders

SECTION 4. SCOPE OF SERVICES

	Technical Report
Tasks	<p>Based on Stakeholder input, the Design Team will prepare a technical report for use as a decision-making tool for planning and funding improvements to meet the District's and Fire Department's goals.</p> <ul style="list-style-type: none"> • Description and background of the evolution of the Fire Station and Fire Department operations. • Fire Department goals for future growth and operations. • Findings to include a summary of the existing condition of the facility and site, including deficiencies and opportunities. • Options, priorities, and pros and cons for various scenarios to meet the Fire Station goals. • Cost estimates for various scenarios (renovate, replace, or other) to include hard and soft costs. • Recommendations for forecasting funding requirements for capital improvement planning over the next 10 years. Address phasing if temporary remediation is recommended.
Deliverables	<ul style="list-style-type: none"> • Technical report for review and comment by Stakeholders • Presentation by the Omni Design Team to the District Board and Cal-Fire • Comprehensive Conditions Assessment Report

The assessment will be based on the 2023 California Building Code, Title 24, and other State and local regulations including the following:

- California State Energy Conservation Standards (Title 24)
- The California Administrative Code, Title 19 (Industrial Relations, Public Safety)
- The California Environmental Quality Act, Latest Edition
- Requirements of The Regional Water Quality Board
- Air Quality Management District Regulations
- Americans With Disabilities Act (ADA), Title II, ADAAG (Appendix A Of 28cfr Part 36)
- ASHRAE Indoor Air Quality Standard 62-2004.
- Essential Services Buildings Seismic Safety Act (ESBSSA)

SECTION 5. PROJECT SCHEDULE

Assumptions:

- Notice to Proceed Issue date per RFP (Nov. 15, 2022).
- Holiday season taken into consideration to account for planned activities during this period. The schedule will be refined at the kick-off meeting based on Stakeholder availability and proposed deadline for taking the report to the District for approval.
- Stakeholder meeting dates with the District and Fire Department Stakeholders to be determined at the kick-off meeting.
- District Board Meeting will be a regular meeting scheduled for the 1st Thursday of the month.

Tuesday Nov. 15, 2022	Friday Nov. 18, 2022	Week of Nov. 28 – Week of Dec. 19, 2022	Week of Jan. 2 – Week of Jan. 23, 2023
NTP			
	Kick-off Meeting		
		A/E On-Site Evaluation and Stakeholder Meetings	
			Prepare Draft Conditions Assessment

SECTION 5. PROJECT SCHEDULE

Week of Jan. 30, 2023	Week of Feb. 13 – Week of Feb. 27, 2023	Week of March 6 – Week of March 20, 2023	Week of March 27 – Week of April 3, 2023
Distribute Draft Conditions Assessment for Stakeholder Review			
	Receive Stakeholder Comments. Refine and Distribute Final Conditions Assessment		
		Prepare and Distribute Technical Report Inclusive of Project Cost Estimates for Review	
			Refine Technical Report for Distribution and Presentation to District Board

APPENDIX A. RESUME OF SENIOR ARCHITECT



Thomas G. Reay, Architect, LEED AP

Senior Architect
OMNI DESIGN, INC.
treay@omnidesign.us
805.596.4255



Education

1979 Bachelor of Science, Construction Engineering
California Polytechnic State University, San Luis Obispo



Licenses & Certificates

1988 California Licensed Architect CI9442
2009 LEED Accredited Professional



Experience

1999 - Present Omni Design, Inc.
Director of Architecture

Mr. Reay has an outstanding record of successfully completing projects on time and on budget. Under the leadership of Mr. Reay, Omni Design has been invited to complete dozens of projects for several repeat customers who have appreciated the attention given by the Omni team over the course of their projects. Mr. Reay was also responsible for preparing design and construction documents for the existing LOCFS No. 15's 1999 Remodel when he was an independent Architect.

Project Experience (partial list)

2022	New Paso Robles Corporation Yard, and Public Safety Training Facility Site Plan
2022	New Paso Robles Fire Station No. 3
2021	Paso Robles Union Road Public Safety Training Center Master Plan
2021	Wildland Fire Training Facility Renovation, Vandenberg Air Force Base
2020	China Lake Naval Station: Engineering Offices Building Tenant Improvements
2020	County of San Luis Obispo: Honor Farm Building Addition
2019	San Luis Obispo County Jail HVAC Improvements
2019	County Government Center Fire Rating Analysis
2019	County of San Luis Obispo: Library Reroof
2019	County of San Luis Obispo: Veteran's Memorial Building Reroof
2020	Tehachapi Public Works Storage Building Renovation, Tehachapi
2018	County of San Luis Obispo: Crisis Stabilization Unit Modular Building
2018	County of San Luis Obispo: Government Building HVAC Replacement
2014	San Luis Obispo County Sheriff/CALFIRE Co-location Dispatch Center Conceptual Design
2013	Applied Technologies Machine Shop and Warehouse, Paso Robles
2012	Applied Technologies Scientific Drilling Cleanroom and Manufacturing Facility
2011	San Luis Obispo County North County Park Maintenance Facility
2009	San Luis Obispo Regional Transit Authority Tenant Improvements
2004	North County Regional Center Sheriff Station and Agriculture Commissioner's Facility

APPENDIX A. RESUME OF SENIOR ARCHITECT



Thomas G. Reay, Architect, LEED AP

Senior Architect
OMNI DESIGN, INC.
treay@omnidesign.us
805.596.4255



APPENDIX A. RESUME OF SENIOR ARCHITECT



Thomas G. Reay, Architect, LEED AP

Senior Architect
OMNI DESIGN, INC.
treay@omnidesign.us
805.596.4255



CALIFORNIA ARCHITECTS BOARD

LICENSING DETAILS FOR: C 19442

NAME: REAY, THOMAS GEORGE

LICENSE TYPE: ARCHITECT

LICENSE STATUS: CURRENT 

ADDRESS

2491 TIERRA DRIVE
LOS OSOS CA 93402
SAN LUIS OBISPO COUNTY

ISSUANCE DATE

AUGUST 11, 1988

EXPIRATION DATE

NOVEMBER 30, 2023

CURRENT DATE / TIME

AUGUST 31, 2022
2:55:51 PM

APPENDIX A. RESUME OF OTHER OMNI PERSONNEL



Suzanne Winslow, Architect, DQCM

Project Manager
 OMNI DESIGN, INC.
 swinslow@omnidesign.us
 805.596.4242



Education

- 2000** MA, Architecture, California Polytechnic State University, San Luis Obispo
- 1992** BS, City and Regional Planning, California Polytechnic State University, San Luis Obispo



Licenses & Certificates

- 2013** California Architect C33893
- 2018** Certified Design Quality Control Manager



Experience

- 2016 - Present** Omni Design, Inc.
- 2015 - 2016** Independent Contractor
- 2009 - 2014** Vanir Construction Management, Project Manager
- 2000 - 2009** RRM Design Group, Architecture Division Coordinator/Project Manager

Project Experience (partial list)

2021	Paso Robles Fire Station No. 3
2020	Paso Robles Public Safety Training Facility Master Site Plan
2020	Navy Air Command R&D Facility Renovation, China Lake
2019	San Luis Obispo County Government Center Interior Shading Study
2021	Central Coast Agriculture Tenant Improvements, Lompoc
2021	Autocraft Repair Shop, Paso Robles
2021	Rosamond Pentecostal Church Chapel and Auditorium, Rosamond
2019	Wildland Fire Training Facility Renovation, Vandenberg Air Force Base
2020	First Christian Church Counseling Center, Santa Maria
2020	The Graduate Warehouse Renovation, San Luis Obispo
2021	Tehachapi Public Works Storage Building Renovation, Tehachapi
2019	Winterhaven and Willow Industrial Warehouse, Nipomo
2018	San Luis Obispo County Behavioral Health Kitchen Remodel, Atascadero
2017	San Luis Obispo Government Center Courthouse Security Fencing
2018	County of San Luis Obispo: Crisis Stabilization Unit Modular Building
2009 - 2014	With Vanir Construction Management. Project Manager for facility assessments, programming, conceptual design, and project budgets for over 60 Health Care Facilities and Administration Buildings for the CDCR.
2000 - 2009	With RRM Design Group. Project Manager for various fire station projects conducting facility assessments, programs, project budgets. Some of the projects included the Paso Robles Public Safety Center, SLO City Fire Station No. 1 Emergency Operations Center, Los Angeles Fire Stations No. 13, and 82, Bakersfield Fire Station No. 5, Santa Clara Fire Station No. 2, City of Seattle City-Wide Fire Department Assessment, Improvement Program and Budgets for improvements, expansions, and/or replacements of the City's 33 Fire Stations.

APPENDIX A. RESUME OF OTHER OMNI PERSONNEL



Suzanne Winslow, Architect, QDCM

Project Manager
OMNI DESIGN, INC.
swinslow@omnidesign.us
805.596.4242



CALIFORNIA ARCHITECTS BOARD

LICENSING DETAILS FOR: C 33893

NAME: WINSLOW, SUZANNE DENISE

LICENSE TYPE: ARCHITECT

LICENSE STATUS: CURRENT

ADDRESS

1368 HIGUERA STREET
SAN LUIS OBISPO CA 93401
SAN LUIS OBISPO COUNTY

ISSUANCE DATE

SEPTEMBER 19, 2012

EXPIRATION DATE

JUNE 30, 2023

CURRENT DATE / TIME

AUGUST 31, 2022
2:3:17 PM

APPENDIX A. RESUME OF OTHER OMNI PERSONNEL



Suzanne Winslow, Architect, QDCM

Project Manager
OMNI DESIGN, INC.
swinslow@omnidesign.us
805.596.4242



APPENDIX A. RESUME OF OTHER OMNI PERSONNEL



Mathew W. Marchell, P.L.S.

Land Surveyor
OMNI DESIGN, INC.

mmarchell@omnidesign.us
805.596.4257



Education

Cuesta College, San Luis Obispo



Licenses & Certificates

California Licensed Professional Land Surveyor #9632



Experience

2007 - Present Omni Design, Inc.
Land Surveyor

Mr. Marchell has participated in over 900 surveying and civil engineering projects for Omni Design. He is responsible for on-site land and building surveys to produce GPS Control Surveys, Aerial Photo Controls, Boundary Surveys, Topographic Surveys and Mapping, Right-of-Way Research, Legal Descriptions, Height Certifications, and Agency Processing.

His work includes supervising the production team drafters to produce highly accurate surveys.

Project Experience (partial list)

San Luis Obispo County Government Center Building Survey. San Luis Obispo

Cal Poly University Union Building Survey. California Polytechnic State University, San Luis Obispo

Pismo Beach preserve 900-acre aerial photo control, mapping, and boundary survey. Pismo Beach,

Los Angeles County Centerline Monumentation. Los Angeles,

Rancho Santa Ynez boundary survey. Santa Ynez

SLO County Drug, Alcohol, and Probation Office accessibility improvements boundary, monument, and topographic survey. Grover Beach

Toring Project Land Settlement monitoring survey. San Luis Obispo

Rancho Potrero de San Luis Obispo boundary and monument survey. California Polytechnic State University, San Luis Obispo

Badger Canyon topographic survey. San Luis Obispo County

Mustang Stadium California Boulevard pedestrian and bike path topographic survey. California Polytechnic State University, San Luis Obispo

Lawrence Drive Residential Development 13 lot boundary and topographic survey. San Luis Obispo

North County Regional Center, Sheriff Station & Agriculture Commissioner's Facility land survey. Templeton

Cayucos Sanitary District boundary and topographic survey. Cayucos

San Luis Obispo County Airport Parking Expansion topographic survey. San Luis Obispo

APPENDIX A. RESUME OF OTHER OMNI PERSONNEL



Mathew W. Marchell, P.L.S.

Land Surveyor

OMNI DESIGN, INC.

mmarchell@omnidesign.us

805.596.4257



BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS

LICENSING DETAILS FOR: 9632

NAME: MARCHELL, MATHEW WALTER

LICENSE TYPE: LAND SURVEYOR

LICENSE STATUS: CLEAR

ADDRESS

711 TANK FARM RD SUITE 100
SAN LUIS OBISPO CA 93401
SAN LUIS OBISPO COUNTY

ISSUANCE DATE

JUNE 4, 2021

EXPIRATION DATE

SEPTEMBER 30, 2023

CURRENT DATE / TIME

SEPTEMBER 1, 2022
9:58:4 AM

APPENDIX A. RESUME OF SUB-CONSULTANT FIRM



SSG Structural Engineers, LLP is a California Limited Liability Partnership and a full-service professional structural engineering firm headquartered in San Luis Obispo.

35 years ago, in 1984, Michael F. Smith began a professional engineering firm in San Luis Obispo, California, focusing on structural engineering projects. In the spring of 2011, Mr. Smith partnered with two former employees, Lee Engelmeier and Michael Parolini, to rebrand as the current SSG Structural Engineers, LLP.

Over the years we have continued to grow and expand in engineering experience and project scope, handling all different project types, sizes, and delivery methods. The SSG partners and staff combine for over 150 years of consulting structural engineering experience. While we are highly experienced, it should be noted that we are a firm of a single specialty. We are not a jack of all trades. We do one thing, and we do it exceptionally well. This office specializes in providing professional, complete, and responsible structural engineering services.

SSG puts great importance on cost effective design, comprehensive and complete construction documents, and clear, timely communication to maintain a positive working relationship with our clients and consultants. We are committed to providing our clients the highest level of quality and service each project deserves.

The partnership between Mr. Smith, Mr. Engelmeier, and Mr. Parolini, along with the staff, consultants, and advisors of SSG Structural Engineers, LLP combine for over 250 individual years of consulting structural engineering experience in California. This office specializes in providing professional, complete, and responsible Structural Engineering Services. We strive to uphold the highest standards of professionalism, quality control, communication, and representation in all projects.

APPENDIX A. RESUME OF SUB-CONSULTANT STAFF



Michael Parolini, S.E. LEED AP

Managing Partner | Principal-In-Charge

SSG Structural Engineers

michael.parolini@ssgsd.com

805-439-2110



Education

2003

BS Architectural Engineering, California Polytechnic State University, San Luis Obispo



Registrations

Structural Engineer

California S5405

Arizona 53141

Hawaii 14832-S

Oregon 85894

Texas 109653

California C69340

Professional Engineer, Civil

Maryland 51569

Mississippi 20837

Wyoming 14323

LEED Accredited Professional

NCEES Model Law Structural Engineer 46863



Associations

Structural Engineers Association of Southern California

American Institute of Steel Construction

American Wood Council

Cal Poly ARCE Industry Advisory Board

NCSEA Licensure Committee

Michael is a California licensed Structural and Civil Engineer. His experience covers all aspects of structural engineering, including new construction and evaluation for commercial, residential, non-building structures, municipal, governmental, military, educational, historical, rehabilitation and photo-voltaic.

He has completed projects utilizing structural systems of all the major building materials such as timber, steel, cold-formed steel, masonry, and concrete. He has also designed projects of varying scale with non-conventional materials including aluminum, fiber-reinforced polymers (FRP), rammed earth, structural glass, and strawbale.

For the past 15 years, Michael has been a member of the faculty at California Polytechnic State University, San Luis Obispo (Cal Poly). As a Lecturer in the Architectural Engineering Department, he has taught classes in structural graphics, industry communication, timber, and steel. He takes pride in giving back to his alma mater in a sharing of knowledge capacity.

Relevant Experience

Cal Poly Police Station, San Luis Obispo, CA

Tehachapi Police Station, Tehachapi, CA

Santa Maria Police Station TI, Santa Maria, CA

Arroyo Grande Police Station, Arroyo Grande, CA

San Luis Obispo Police Station, San Luis Obispo, CA



BMA Mechanical+ has been proudly serving a Statewide architecture/engineering/construction community since 1989. We are a California focused professional engineering consulting firm that specializes in mechanical, electrical, plumbing, fire sprinkler system design, energy consulting, energy compliance, and building systems commissioning. We partner with municipalities, local governments, building owners, school districts, healthcare organizations, government and military clients, and architectural clients. We are proud of our 33-year heritage and the experience that over 6,500 completed projects has born. Our teams are progress-oriented, strongly client focused, and have a bias towards collaborative solutions that reinforce our mission for sustainability and resilience by driving energy and water savings.

ENGINEERING SERVICES:

- Mechanical Heating, Ventilation, Air-Conditioning, and Exhaust Systems
- Electrical Systems
- Process cooling and heating systems
- Digital Controls Systems
- Domestic and Process Plumbing Systems
- Medical Gas Systems
- NFPA 13 Fire Sprinkler Systems
- Mechanical & Plumbing Master Planning
- Mechanical and Plumbing BIM Authoring
- Energy Analysis
- California Title 24 Energy Compliance
- Specialized ventilation/exhaust systems

BMA CONSULTING SERVICES:

- Mechanical and Plumbing Focused facility assessments
- General consulting for development of building envelope/fenestration performance requirements
- Title 24 Energy Compliance
- Commissioning Services
- Aerial Drone Surveying & Orthomosaics
- Interior Spatial Scanning, Reality Capture & Point Cloud generation
- Peer Review Services
- Design Phase BIM Coordination
- Construction Phase BIM Coordination
- Virtual Design & Construction Services

CONSULTANT LICENSES & CERTIFICATIONS

- Commissioning & Energy
 - ASHRAE BCxP
 - Building Commissioning Association Corporate Member
 - LEED AP
 - CABEC, Certified Energy Analyst (CEA)
- Engineering
 - CA PE # M33682
 - CA PE # M40481
 - CA PE # M39854
 - CA PE # M39898
 - CA PE # M39991
 - CA PE # M39195
 - EIT (NCEES) #166132
 - EIT (NCEES) #101046
 - CPD, Certified Plumbing Designer
 - CPDT, Certified Plumbing Design Technician
- Business
 - FAA Part 107 Certified Drone Pilot
 - CA Dept. of General Services, Office of Small Business and DVBE Services, Certified Small Business, SB No.2017250

APPENDIX A. RESUME OF SUB-CONSULTANT STAFF



Brandon Rodgers, P.E.

**Managing Principal Engineer |
President**

BMA Mechanical +.

brandonr@bmaslo.com
805-548-1443



Brandon’s project experience encompasses nearly all construction market verticals from healthcare to hospitality, multi-family housing to public safety centers, and everything in between. An open-minded perspective that is rooted in the experience of 18 years of practice, and over 5,500 completed projects with hundreds of different clients is at the core of Brandon’s engineering ethos.

The BMA team is widely experienced in the variety of project delivery methods used in the CSU system. Brandon is focused on ensuring that BMA is an effective, and valuable team member in any setting, and that they always live up to their mission and their values

Relevant Project Experience

Santa Clara County Fire Dept. HQ Facility Evaluation & Programming, Santa Clara CA
Emeryville Fire Station No. 2 and EOC, Emeryville CA
City of San Rafael Public Safety Center & EOC, San Rafael CA
Bay Point Fire Station No. 86, Bay Point CA
Pacheco Fire Station No. 9, Hollister CA
Goleta Fire Station No. 10, Goleta CA
Tracy Fire Station No. 95, Tracy CA
SLO County Fire & Sheriff Co-located Dispatch Facility, Templeton CA
Santa Maria Police Department, Santa Maria CA
Santa Maria Police Department Dispatch Dept., Santa Maria CA.
Marin County EOC, Marin CA
Santa Barbara County CEO Office Remodel Evaluation & Programming, Santa Barbara CA
Santa Barbara Co. Betteravia Building C Remodel, Santa Maria CA
McFarland City Hall and Police Station
City of SLO, On-Call MEOR (prime)
City of SLO EOC HVAC System Replacement
City of SLO City Hall Chilled Water Plant Upgrade


 **Education**

B.S. Mechanical Engineering
California Polytechnic University, San Luis Obispo

 **Licenses & Certificates**

M33682 | State of California Licensed Professional Mechanical Engineer

ASHRAE Certified BCxP – Building Commissioning Provider
Building Commissioning Association - Corporate Member -

 **Professional Organizations**

ASHRAE Member

ASPE Member

NFPA Member

USGBC Member

As President and Principal Engineer at BMA Brandon is responsible for leading a multi-talented and diverse engineering team whose collective expertise and consistency has built enduring connections across the architecture/engineering/construction community for the last 30 years of BMA’s existence.

APPENDIX A. RESUME OF SUB-CONSULTANT FIRM



In 1961, Clarence Thoma, a.k.a. "Bud," founded Thoma Electric. Originally a contracting business, Bud and his staff performed electrical construction for some of the Central Coast's most notable landmarks. From the first branch of Mid-State Bank, to rewiring the popcorn popper at San Luis Variety, Thoma Electric has made its lasting mark on the Central Coast for over 50 years.

The Electrical Engineering Division of Thoma Electric is unique in the ability to maintain a close affiliation to the construction community due to the association with its sister Construction Division founded in 1961. Our qualified team of electrical engineers, electrical designers, CAD operators, and commercial electricians on the West Coast has designed and engineered numerous high-profile projects in California for more than 50 years. The Electrical Engineering Division includes (4) licensed Professional Electrical Engineers, (3) Electrical Engineers, (2) Electrical Designers and (6) Electrical Design Assistants and drafting staff, utilizing computer aided drafting and (1) Administrative Assistant.

The firm is an active member in the following Professional organizations:

- National Society of Professional Engineers
- California Society of Professional Engineer
- Building Industry Consulting Service International (BICSI)
- Institute of Electrical and Electronic Engineers
- American Society of Professional Estimators
- National Fire Protection Association
- Illumination Engineering Society
- San Luis Obispo County Contractors Association
- International Conference of Building Officials
- International Association of Electrical Inspectors
- National Electrical Contractors Association
- San Luis Obispo Chamber of Commerce
- Central Coast Building Industry Association

This involvement continues to keep the firm up to date on the rapidly changing technologies with which the industry has been flooded in recent years. Satisfied clients continue to be our greatest marketing strategy

Relevant Project Experience – Electrical Engineering

- Morro Bay Station #3 EOC
- Paso Robles Public Safety Center
- Pismo Beach City Police Station (by our Construction Division)
- San Benito County Public Works/Sheriff Department Building Tenant Improvement, Hollister
- San Luis Obispo (County and City)
 - Police Station HVAC
 - Emergency Operations Facility
 - Sheriffs Sub-Station, Arroyo Grande
 - Social Services Facility
 - Police Department - Remodel of Briefing/Locker Rooms
 - Public Safety Dispatch
- City of Santa Maria
 - Generators for Emergency Operations Center/Public Works/Operation Dept.
 - Santa Maria Police Department Expansion and Dispatch Center
 - San Rafael Public Safety Center
- Cal Poly Police Station Building 074 Generator Replacement
- Ventura County Fire Communication Center (FCC)
- California Highway Patrol
 - Generator Installation
 - Offices, San Luis Obispo
- Diablo Canyon Nuclear Power Plant
 - Remodel 6th Floor Administration Building
 - Emergency Response Plan - PG&E Emergency Generator Projects - 6 Sites
- Emeryville Emergency Operations Center
- Marin County Emergency Operations Facilities

*3562 Empleo, Ste.C - P.O.Box 1167
San Luis Obispo, California 93406
(805) 543-3850 FAX (805) 543-3829
E-mail – bthoma@thomaelec.com*

APPENDIX A. RESUME OF SUB-CONSULTANT STAFF



Jeff Thoma, P.E.

President, Principal Engineer




Thoma Electric

jthoma@thomaelec.com

805.543.3850



Relevant Experience

	Education
2006	University of California at San Diego, San Diego Bachelor of Science in Electrical Engineering
	Licenses & Certificates
	Registered Professional Engineer – License No. E20823
	Experience
April 2016 - Present	Thoma Electric, Inc.,

As Electrical Engineering Project Manager, Jeff will be the day-to-day in-house manager of the project for Thoma Electric, Inc. He will coordinate with the Architect and other consultants during each phase of work, and will be their primary contact for the course of the project. Jeff will work closely with Architect and other consultants in preparing construction documents. Jeff's responsibilities include setting up single line diagrams, schedules, details, etc. for Engineer's review as well as calculations (voltage drop, short circuit, load summary, etc.), panel schedules, circuiting and Title 24 lighting compliance forms. Jeff will have on-going coordination with the Architectural Job Captain through each phase of project and managing the drafting staff during production. As Project Manager, Jeff will be involved in all phases of the project including construction administration and project close-out.

April 2016 – present	Thoma Electric, Inc., Electrical Engineering Project Manager/Electrical Designer Responsible for electrical design from project concept to construction documents and contract administration. Experience with communications networks, power distribution, fire alarm, wireless access technologies, telephone systems, lighting controls, etc. for school campuses.
2009 – 2016	Apple, Inc. Hardware Systems Integrator Electrical hardware design and test. Managed other electrical engineers both full time and part time.
2006 – 2009	Kyocera Wireless, Inc Hardware Engineer Responsible for baseband design and implementation of wireless handsets for multiple major US and worldwide cellular carriers. Duties included project concept kickoff, schematic design, PCB layout, factory support, cross-functional coordination of other electrical and mechanical disciplines, product launch, and failure analysis. Relevant skills include the design and analysis of display interfaces, memory interfaces, I/O and peripheral interfaces, power management, and thermals. This role included regular oversight of team members in multiple continents and time zones, executive reporting, when necessary, supplier management, as well as deep knowledge of electrical hardware systems for high-performing wireless handsets.



ODI

Cal y Mayor Group

**OMNI DESIGN
INCORPORATED**

Architecture | Engineering | Surveying

1326 Chorro Street,
San Luis Obispo, CA 93401
P. 805.544.9700

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Architecture | Civil Engineering | Surveying | Telecomm