

## **AGREEMENT FOR PROFESSIONAL SERVICES**

### **ARTICLE 1 PARTIES AND PURPOSE**

#### **Section 1.1 Parties**

THIS AGREEMENT is entered into on \_\_\_\_\_, 2025, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WMB ARCHITECTS INC., a California Corporation (hereinafter "CONTRACTOR").

#### **Section 1.2 Purpose**

CITY selected the CONTRACTOR to provide the services required in accordance with the Scope of Services attached as Exhibit A, and incorporated by this reference.

CITY wishes to enter into an agreement with CONTRACTOR for Design of 111 and 125 N Stockton Street Properties (hereinafter "Project") as set forth in the Scope of Services attached as Exhibit A. CONTRACTOR acknowledges that it is qualified to provide such services to CITY.

### **ARTICLE 2 SCOPE OF SERVICES**

#### **Section 2.1 Scope of Services**

CONTRACTOR, for the benefit and at the direction of CITY, shall perform the Scope of Services as set forth in Exhibit A.

#### **Section 2.2 Time for Commencement and Completion of Work**

CONTRACTOR shall commence work pursuant to this Agreement, upon receipt of a written notice to proceed from CITY or on the date set forth in Section 2.6, whichever occurs first, and shall perform all services diligently and complete work under this Agreement based on a mutually agreed upon timeline or as otherwise designated in the Scope of Services.

CONTRACTOR shall submit to CITY such reports, diagrams, drawings and other work products as may be designated in the Scope of Services.

CONTRACTOR shall not be responsible for delays caused by the failure of CITY staff to provide required data or review documents within the appropriate time frames. The review time by CITY and any other agencies involved in the project shall not be counted against CONTRACTOR's contract performance period. Also, any delays due to weather, vandalism, acts of God, etc., shall not be counted. CONTRACTOR shall

remain in contact with reviewing agencies and make all efforts to review and return all comments.

**Section 2.3 Meetings**

CONTRACTOR shall attend meetings as may be set forth in the Scope of Services.

**Section 2.4 Staffing**

CONTRACTOR acknowledges that CITY has relied on CONTRACTOR's capabilities and on the qualifications of CONTRACTOR's principals and staff as identified in its proposal to CITY. The Scope of Services shall be performed by CONTRACTOR, unless agreed to otherwise by CITY in writing. CITY shall be notified by CONTRACTOR of any change of Project Manager and CITY is granted the right of approval of all original, additional and replacement personnel at CITY's sole discretion and shall be notified by CONTRACTOR of any changes of CONTRACTOR's project staff prior to any change.

CONTRACTOR represents it is prepared to and can perform all services within the Scope of Services (Exhibit A) and is prepared to and can perform all services specified therein. CONTRACTOR represents that it has, or will have at the time this Agreement is executed, all licenses, permits, qualifications, insurance and approvals of whatsoever nature are legally required for CONTRACTOR to practice its profession, and that CONTRACTOR shall, at its own cost and expense, keep in effect during the life of this Agreement all such licenses, permits, qualifications, insurance and approvals, and shall indemnify, defend and hold harmless CITY against any costs associated with such licenses, permits, qualifications, insurance and approvals which may be imposed against CITY under this Agreement.

**Section 2.5 Subcontracts**

Unless prior written approval of CITY is obtained, CONTRACTOR shall not enter into any subcontract with any other party for purposes of providing any work or services covered by this Agreement.

**Section 2.6 Term**

The term of this Agreement commences on August 20, 2025 and terminates upon the completion of the Scope of Services or on August 20, 2026, whichever occurs first.

**Section 2.7 Option to Extend Term of Agreement**

At its option, City may extend the terms of this Agreement for an additional one (1) year extension; provided, City gives Contractor no less than thirty (30) days written

notice of its intent prior to expiration of the existing term. In the event City exercises any option under this paragraph, all other terms and conditions of this Agreement continue and remain in full force and effect.

The total duration of this Agreement, including the exercise of any option under this paragraph, shall not exceed two (2) year(s).

### **ARTICLE 3** **COMPENSATION**

#### **Section 3.1 Compensation**

CONTRACTOR's compensation for all work under this Agreement shall conform to the provisions of the Fee Proposal, attached hereto as Exhibit B and incorporated by this reference.

CONTRACTOR shall not undertake any work beyond the scope of this Agreement unless such additional work is approved in advance and in writing by CITY.

#### **Section 3.2 Prevailing Wage**

The CONTRACTOR agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The CONTRACTOR and any Subcontractor, if applicable, will pay the general prevailing wage rate and other employer payments for health and welfare, pension, vacation, travel time, and subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

#### **Section 3.3 Method of Payment**

CONTRACTOR shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing, without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONTRACTOR's compensation for all work under this Agreement shall not exceed the amount of the Fee Proposal.

#### **Section 3.4 Costs**

The Fee Proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved in advance and in writing, by CITY.

**Section 3.5    (AB 626) Public Contract Code Section 9204 – Public Works Project**  
**Contract Dispute Resolution Procedure**

Section 9204 of the California Public Contract Code (the “Code”) provides a claim resolution process for “Public Works Project” contracts, as defined, which is hereby incorporated by this reference, and summarized in the following:

**Definitions:**

“Claim” means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A)     A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under a contract for a Public Works Project.

(B)     Payment of money or damages arising from work done by, or on behalf of, a contractor pursuant to a contract for a Public Works Project and payment for which is not otherwise expressly provided or to which a claimant is not otherwise entitled.

(C)     Payment of an amount that is disputed by the City.

“Public Works Project” means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

**Claim Resolution Process:**

(1)     All Claims must be properly submitted pursuant to the Code and include reasonable documentation supporting the Claim. Upon receipt of a Claim, the City will conduct a reasonable review, and within a period not to exceed 45 days, will provide the claimant a written statement identifying the disputed and undisputed portions of the Claim. The City and contractor may, by mutual agreement, extend the time periods in which to review and respond to a Claim. If the City fails to issue a written statement, paragraph (3) applies.

Any payment due on a portion of the Claim deemed not in dispute by the City will be processed and made within 60 days after the City issues its written statement.

(2)     If the claimant disputes the City’s response, or if the City fails to respond to a Claim within the time prescribed in the Code, the claimant may demand in writing, by registered mail or certified mail, return receipt requested, an informal conference to meet and confer for settlement of the issues in dispute, which will be conducted within 30 days of receipt.

If the Claim or any portion thereof remains in dispute after the meet and confer conference, the City will provide the claimant a written statement, within 10 business days, identifying the remaining disputed and undisputed portions of the Claim. Any

payment due on an undisputed portion of the Claim will be processed and made within 60 days after the City issues its written statement. Any disputed portion of the Claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, as set forth in the Code, unless mutually waived and agreed, in writing, to proceed directly to a civil action or binding arbitration, as applicable.

(3) A Claim that is not responded to within the time requirements set forth in the Code is deemed rejected in its entirety. A Claim that is denied by reason of such failure does not constitute an adverse finding with regard to the merits of the Claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by the Code will bear interest at 7 percent per annum.

(5) Subcontractors or lower tier subcontractors that lack legal standing or privity of contract to assert a Claim directly against the City, may request in writing, on their behalf or the behalf of a lower tier subcontractor, that the contractor present a Claim to the City for work performed by the subcontractor or lower tier subcontractor. The request shall be accompanied by reasonable documentation to support the Claim. Within 45 days of receipt of such written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the Claim to the City and, if the original contractor did not present the Claim, provide the subcontractor with a statement of the reasons for not having done so.

The Claim resolution procedures and timelines set forth in the Code are in addition to any other change order, claim, and dispute resolution procedures and requirements set forth in the City contract documents, to the extent that they are not in conflict with the timeframes and procedures the Code.

### **Section 3.6 Auditing**

CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under this Agreement. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance needed to conduct such an audit.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and

inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under this Agreement.

#### **ARTICLE 4** **MISCELLANEOUS PROVISIONS**

##### **Section 4.1 Nondiscrimination**

In performing services under this Agreement, CONTRACTOR shall not discriminate in the employment of its employees or in the engagement of any subcontractor on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

##### **Section 4.2 ADA Compliance**

In performing services under this Agreement, CONTRACTOR shall comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA.

##### **Section 4.3 Indemnification and Responsibility for Damage**

CONTRACTOR to the fullest extent permitted by law, shall indemnify and hold harmless CITY, its elected and appointed officials, directors, officers, employees and volunteers from and against any claims, damages, losses, and expenses (including reasonable attorney's fees and costs), arising out of performance of the services to be performed under this Agreement, provided that any such claim, damage, loss, or expense is caused by the negligent acts, errors or omissions of CONTRACTOR, any subcontractor employed directly by CONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable, except those injuries or damages arising out of the active negligence, sole negligence, or sole willful misconduct of the City of Lodi, its elected and appointed officials, directors, officers, employees and volunteers. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, CONTRACTOR shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. The defense and indemnification obligations required by this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations set forth herein.

**Section 4.4 No Personal Liability**

Neither the City Council, nor any other officer or authorized assistant or agent or City employee shall be personally responsible for any liability arising under this Agreement.

**Section 4.5 Responsibility of CITY**

CITY shall not be held responsible for the care or protection of any material or parts of the work described in the Scope of Services prior to final acceptance by CITY, except as expressly provided herein.

**Section 4.6 Insurance Requirements for CONTRACTOR**

CONTRACTOR shall take out and maintain during the life of this Agreement, insurance coverage as set forth in Exhibit C attached hereto and incorporated by this reference.

**Section 4.7 Successors and Assigns**

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to this Agreement without the written consent of the others. CONTRACTOR shall not assign or transfer any interest in this Agreement without the prior written consent of CITY. Consent to any such transfer shall be at the sole discretion of CITY.

**Section 4.8 Notices**

Any notice required to be given by the terms of this Agreement shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage prepaid, addressed to the respective parties as follows:

To CITY: City of Lodi  
221 West Pine Street  
P.O. Box 3006  
Lodi, CA 95241-1910  
Attn: Christina Jaromay, PRCS Director

To CONTRACTOR: WMB Architects Inc.  
5757 Pacific Ave. 226  
Stockton, CA 95207-5159  
Attn: Melanie Vieux, Principal Architect

**Section 4.9 Cooperation of CITY**

CITY shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Scope of Services.

**Section 4.10 CONTRACTOR is Not an Employee of CITY**

CONTRACTOR agrees that in undertaking the duties to be performed under this Agreement, it shall act as an independent contractor for and on behalf of CITY and not an employee of CITY. CITY shall not direct the work and means for accomplishment of the services and work to be performed hereunder. CITY, however, retains the right to require that work performed by CONTRACTOR meet specific standards without regard to the manner and means of accomplishment thereof.

**Section 4.11 Termination**

CITY may terminate this Agreement, with or without cause, by giving CONTRACTOR at least ten (10) days written notice. Where phases are anticipated within the Scope of Services, at which an intermediate decision is required concerning whether to proceed further, CITY may terminate at the conclusion of any such phase. Upon termination, CONTRACTOR shall be entitled to payment as set forth in the attached Exhibit B to the extent that the work has been performed. Upon termination, CONTRACTOR shall immediately suspend all work on the Project and deliver any documents or work in progress to CITY. However, CITY shall assume no liability for costs, expenses or lost profits resulting from services not completed or for contracts entered into by CONTRACTOR with third parties in reliance upon this Agreement.

**Section 4.12 Confidentiality**

CONTRACTOR agrees to maintain confidentiality of all work and work products produced under this Agreement, except to the extent otherwise required by law or permitted in writing by CITY. CITY agrees to maintain confidentiality of any documents owned by CONTRACTOR and clearly marked by CONTRACTOR as "Confidential" or "Proprietary", except to the extent otherwise required by law or permitted in writing by CONTRACTOR. CONTRACTOR acknowledges that CITY is subject to the California Public Records Act.

**Section 4.13 Applicable Law, Jurisdiction, Severability, and Attorney's Fees**

This Agreement shall be governed by the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be venued with the San Joaquin County Superior Court. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in force and effect. In the event any dispute between the parties arises under or regarding this Agreement, the prevailing party in any litigation of the dispute shall be entitled to reasonable attorney's



fees from the party who does not prevail as determined by the San Joaquin County Superior Court.

**Section 4.14 City Business License Requirement**

CONTRACTOR acknowledges that Lodi Municipal Code Section 3.01.020 requires CONTRACTOR to have a city business license and CONTRACTOR agrees to secure such license and pay the appropriate fees prior to performing any work hereunder.

**Section 4.15 Captions**

The captions of the sections and subsections of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent hereunder.

**Section 4.16 Integration and Modification**

This Agreement represents the entire understanding of CITY and CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing, signed by both parties.

**Section 4.17 Contract Terms Prevail**

All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and the attached exhibits, the terms of this Agreement shall prevail.

**Section 4.18 Severability**

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

**Section 4.19 Ownership of Documents**

All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of CITY. Upon CITY's request, CONTRACTOR shall allow CITY to inspect all such documents during CONTRACTOR's regular business hours. Upon termination or completion of services under this Agreement, all information collected, work product and documents shall be delivered by CONTRACTOR to CITY within ten (10) calendar days.

CITY agrees to indemnify, defend and hold CONTRACTOR harmless from any liability resulting from CITY's use of such documents for any purpose other than the purpose for which they were intended.

**Section 4.20 Authority**

The undersigned hereby represent and warrant that they are authorized by the parties to execute this Agreement.

**Section 4.21 Federal Transit Funding Conditions**

☐ If the box at left is checked, the Federal Transit Funding conditions attached as Exhibit D apply to this Agreement. In the event of a conflict between the terms of this Agreement or any of its other exhibits, and the Federal Transit Funding Conditions, the Federal Transit Funding Conditions will control.

**Section 4.22 Counterparts and Electronic Signatures**

This Agreement and other documents to be delivered pursuant to this Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document, and will be effective when counterparts have been signed by each of the parties and delivered to the other parties. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby, bearing an original manual or electronic signature by facsimile transmission (including a facsimile delivered via the Internet), by electronic mail in "portable document format" (".pdf") or similar format intended to preserve the original graphic and pictorial appearance of a document, or through the use of electronic signature software will have the same effect as physical delivery of the paper document bearing an original signature.

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IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Agreement as of the date first above written.

ATTEST:

CITY OF LODI, a municipal corporation

\_\_\_\_\_  
OLIVIA NASHED  
City Clerk

\_\_\_\_\_  
JAMES LINDSAY  
Acting City Manager

APPROVED AS TO FORM:

WMB ARCHITECTS INC., a California Corporation

By: \_\_\_\_\_  
for KATIE O. LUCCHESI  
City Attorney 

By:   
Name: MELANIE VIEUX  
Title: Principal Architect

**Attachments:**

**Exhibit A/B – Scope of Services & Fee Proposal**

**Exhibit C – Insurance Requirements**

**Exhibit – Federal Transit Funding Conditions (if applicable)**

**Funding Source:** CDBG-25001 & 35099000.77020  
(Business Unit & Account No.)

Doc ID:

CA: Rev.04.2025-LT (CA Formatted)

**Scope of Work**

The scope of work includes obtaining architecture and engineering services to program and develop construction documents to renovate existing City of Lodi Parks and Recreation properties located on the east side of town; (design development, construction drawings and specifications, architectural, structural and electrical engineering) of Parks and Recreation properties at 111 and 125 N. Stockton Street. Planning shall include space(s) for mechanic shop, covered equipment storage, maintenance corporation storage yard, Parks Division and Recreation Division staff work office space, work-station areas, employee break-room with kitchenette, staff restrooms, maintenance staff locker rooms, maintenance "wet" laundry area, mechanical room(s), IT equipment room, small conference meeting room for 12 staff members and a community meeting room for up to 50 people. The renovation trade scope shall include but not be limited to framing, electrical, lighting, plumbing, HVAC, cabinetry case work, interior and exterior finishes and other related construction items to provide a biddable construction package. The existing office space shall be re-programmed and designed for the existing onsite Parks Division staff and maintenance crew and to relocate the Recreation staff back to the 125 N. Stockton Street property.



# Proposal of Design Services

for the City of Lodi  
Parks, Recreation & Cultural Services

111 & 125 N. Stockton Street



WMB ARCHITECTS

**Prepared by**

Melanie Vieux  
Principal Architect  
Brandon Kleinert  
Architect II

**Submitted on**

June 11, 2025

**Valid Until**

September 9, 2025

**Presented to**

Steve Virrey, Parks and Properties  
Superintendent  
City of Lodi  
Parks, Recreation and Cultural  
Services  
230 W. Elm Street  
Lodi, CA 95240

**WMB Architects**  
5757 Pacific Ave., Ste. 226  
Stockton, CA 95207  
2000 L St., Ste. 125  
Sacramento, CA 95811

May 20, 2025

**City of Lodi Parks, Recreation and Cultural Services**  
Attn: Steve Virrey, Parks and Properties Superintendent  
230 W. Elm Street  
Lodi, CA 95240

**SUBJECT:** Proposal for Parks and Recreation Property Planning & Design Services

Dear Mr. Virrey:

WMB Architects is pleased to submit to the City of Lodi our proposal for 111 and 125 N. Stockton Street. For over 50 years, WMB Architects has provided exceptional professional design services to cities and counties throughout northern California and has led numerous successful projects for the City of Lodi.

We have assembled a team of highly qualified firms with the experience and expertise necessary to successfully complete this project. The team is comprised of WMB Architects, HCS Engineering, Alexander Scheflo & Associates, Mozaffari Engineering and Baumbach & Piazza. Each of these firms has a history of successful partnerships with WMB.

We acknowledge that all proposals submitted in response to this RFP may be considered public information and we do not consider any part of our proposal to be proprietary. We affirm that there will be no substitution or reassignment of the proposed staff members or subconsultants without the prior written approval of the City.

WMB Architects and our partners bring the expertise necessary to design workspaces that not only meets the functional needs of the City but also foster a productive, welcoming environment for employees.

Sincerely,

Melanie Vieux  
Principal Architect  
CA License No. C30857

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Lange Twins Winery | Acampo



WMB ARCHITECTS

PROPOSED STAFF



## PROPOSED STAFF

With over 50 years of experience serving public agencies across Northern California, WMB has built a strong reputation for delivering thoughtful, efficient, and functional design solutions for civic and administrative spaces. For more than four decades, we have maintained a trusted partnership with the City of Lodi, successfully completing numerous projects that support municipal operations and enhance public services.

WMB brings familiarity with the City's facilities, processes, and staff expectations and experience designing workspaces that meet the needs of City departments. Our experience with office renovations includes complete design services from programming and planning through construction documents and administration. We are well-versed in coordination, phasing, and technical requirements unique to public-sector projects.



For this project, WMB has assembled a skilled team of consultants. HCS Engineering will provide electrical engineering services, Alexander Scheflo & Associates will provide mechanical engineering services, Mozaffari Engineering will provide structural engineering services, and Baumbach & Piazza will provide civil engineering services if they are necessary. Each of these firms has a strong record of successful collaboration with WMB. Together, we offer the capabilities necessary to address the full range of design and engineering needs for this project.



## PROPOSED STAFF

### WMB ARCHITECTS



#### Melanie Vieux

Principal Architect

BArch 1992 Architecture  
California Polytechnic State University  
San Luis Obispo, California

2006 Architecture, California C30857

Melanie is driven by the belief that strong client relationships are the foundation of successful design, and she takes pride in helping bring each client's vision to life. As a Principal Architect at WMB, she plays a key leadership role in the firm's strategic direction and project delivery, while fostering a collaborative culture that values the input and growth of every team member. Her leadership is shaped by over 31 years of experience in architectural design, project management, and community engagement. Beyond her work at WMB, Melanie actively contributes to the community through leadership roles with organizations such as the Mary Graham Children's Foundation, Rotary Club of Stockton, Goodwill Industries of San Joaquin Valley, the San Joaquin County Building Board of Appeals, and the City of Stockton Cultural Heritage Board.



#### Brandon Kleinert

Architect

BArch 2010 Architecture  
California Polytechnic State University  
San Luis Obispo, California

Architect, California C37777 (2019)

Brandon is a licensed architect with a strong foundation in project management, architectural design, and technical coordination. Since earning his Bachelor of Architecture from Cal Poly San Luis Obispo in 2010, Brandon has applied his expertise across a range of civic and institutional projects, including facilities for the cities of Brentwood, Manteca, and Lodi. With thoughtful attention to detail and creative problem-solving, Brandon approaches each project with enthusiasm. His portfolio includes work on municipal service centers, law enforcement support facilities, and community-focused renovations, showcasing his ability to deliver practical, responsive design solutions.



WMB ARCHITECTS

## PROPOSED STAFF

### MOZAFFARI ENGINEERING



#### Andre Mozaffari

Civil Engineer  
Structural Engineer

B.S. Civil Engineering,  
California State University, Fresno

Civil Engineer - California: 43695  
Structural Engineer - California 3959  
Civil Engineer - Territory of Guam 1014  
Structural & Civil Engineer - Nevada 12161

Andre Mozaffari is a licensed Civil and Structural Engineer with over three decades of experience and a portfolio of more than 9,800 completed projects. Andre has led the Mozaffari Engineering in delivering structural engineering services across a wide range of sectors—including commercial, civic, residential, industrial, and healthcare. His expertise spans from large-scale retail developments such as SaveMart Supermarkets and In-Shape Health Clubs to specialized facilities like medical offices, fire stations, and meat processing plants. Andre has contributed to numerous public and private projects for agencies such as the Cities of Lodi and Merced, and the Stanislaus and Merced County Housing Authorities.



#### Josh Easter

Structural Engineer

B.S Civil Engineering  
Univeristy of the Pacific  
Stockton, CA

Structural Engineer - S7260

Joshua Easter, S.E., is a skilled structural engineer with a broad range of experience in both new construction and retrofit design. He has contributed to the structural design and detailing of a wide variety of building types, including single-family residences, apartment complexes, hotels, and commercial structures. His expertise extends across wood, concrete, CMU, and steel systems, as well as foundation design for metal buildings and retaining wall structures. Joshua is also experienced in seismic upgrades and building retrofits, ensuring compliance with current building codes while preserving structural integrity.



## PROPOSED STAFF

### Alexander Scheflo & Associates



#### Mitchell Scheflo

Mechanical Engineer

1983 BS Environmental Engineering  
California Polytechnic State University  
San Luis Obispo, California

Mechanical Engineer M-025588 CA 1988

With over 27 years of experience, Mitchell specializes in hydraulic, plumbing, and air conditioning system design, including industrial piping and plumbing plant projects. His expertise extends to cost analysis, mechanical system evaluations, solar feasibility studies, and rate studies. He has worked extensively with both private and public sector clients, including multiple cities and counties in California. Notably, Mitch has contributed to civic and community projects such as remodels and upgrades for the City of Lodi.

### HCS ENGINEERING



#### Richard Smith

Electrical Engineer

Master of Science in Electrical Engineering  
University of Idaho 2005

Bachelor of Science in Electrical Engineering with Honors,  
California State University, Sacramento 1990

Bachelor of Science in Computer Science,  
California State University, Chico 1987

Registered Electrical Engineer in California - E14303

Registered Electrical Engineer in Oregon - E17605

Registered Electrical Engineer in Arizona - E30833

Registered Electrical Engineer in Nevada - E013006

Registered Electrical Engineer in Idaho - EE8786

Richard Smith, P.E. has 23 years of experience in electrical design and project management. His work includes lighting, power systems, and controls design, as well as construction oversight for a wide range of public and private projects. Richard manages projects from feasibility through construction, focusing on technical accuracy, code compliance, and cost-effective solutions. His engineering approach emphasizes clearly defined system operations and practical design execution.



## PROPOSED STAFF

### BAUMBACH & PIAZZA

#### Steven Pechin

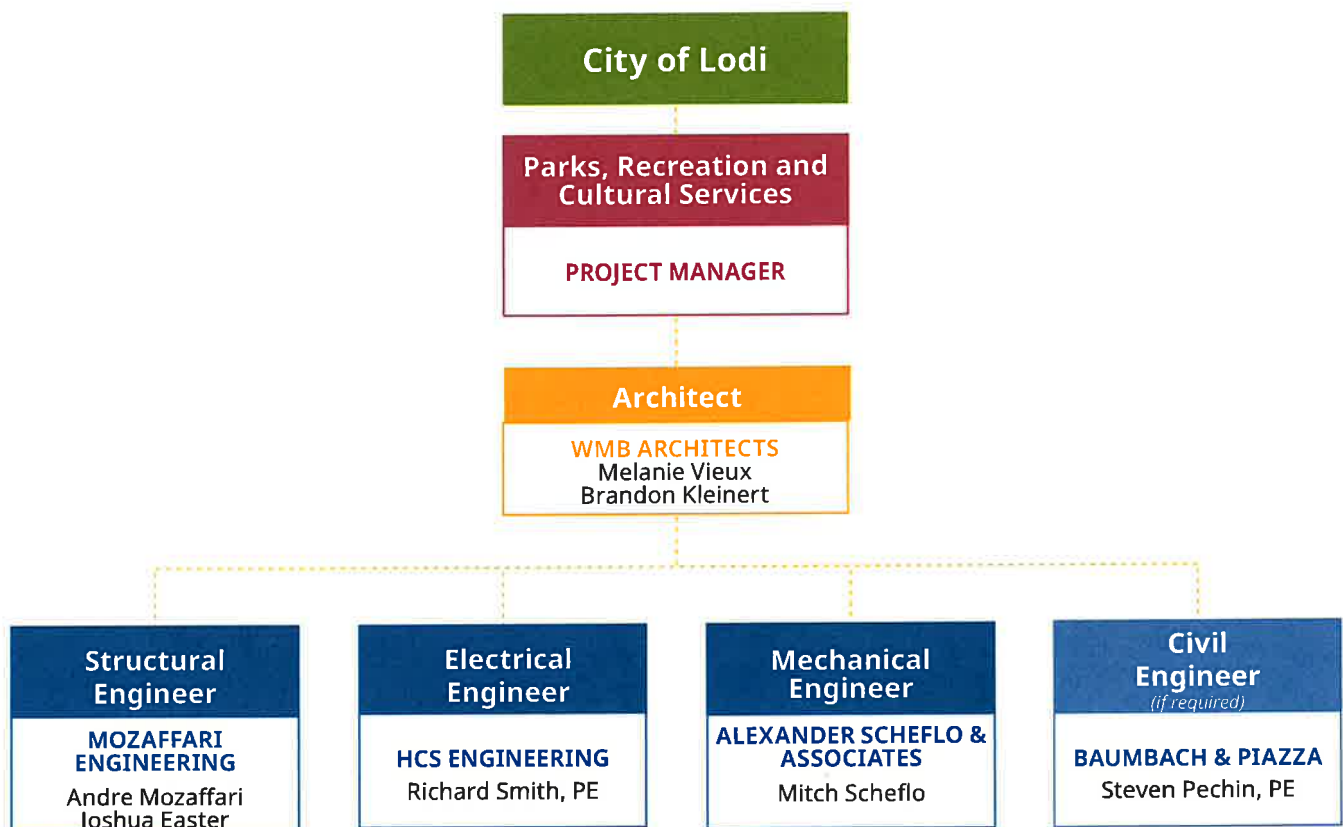
Civil Engineer

1982 BS Civil Engineering  
University of California  
Berkeley, California

Professional Engineer, California RCE 42764

Steven Pechin has over 40 years of experience as a civil engineer, including 35 years serving as Principal Engineer at Baumbach & Piazza, Inc. Over the course of his career, Steve has led a wide range of civil infrastructure and site design projects. His expertise includes grading, paving, drainage, stormwater management, and utility design, with a strong emphasis on developing practical, sustainable solutions that align with regulatory requirements and client goals.

## PROJECT ORGANIZATION CHART





# WMB ORGANIZATION CHART



The design team for this project will consist of Melanie Vieux and Brandon Kleinert, but will be supported by architects and designers as needed.



## STAFF AVAILABILITY

WMB has the internal capacity to balance this project alongside other commitments. Our team maintains a carefully managed workload to ensure each client receives the attention their project requires. We are fully committed to meeting the City's timeline for this project and will work closely with staff and consultants to ensure the project stays on track through every phase. Our team is prepared to maintain full engagement throughout the duration of the project. We have conferred with our subconsultants and they have affirmed that their availability allows them to meet the needs of this project. Below you will find a table showing the percentage of time each partner expects to commit to this project, however we understand that needs may vary and we are able to adapt as needed.

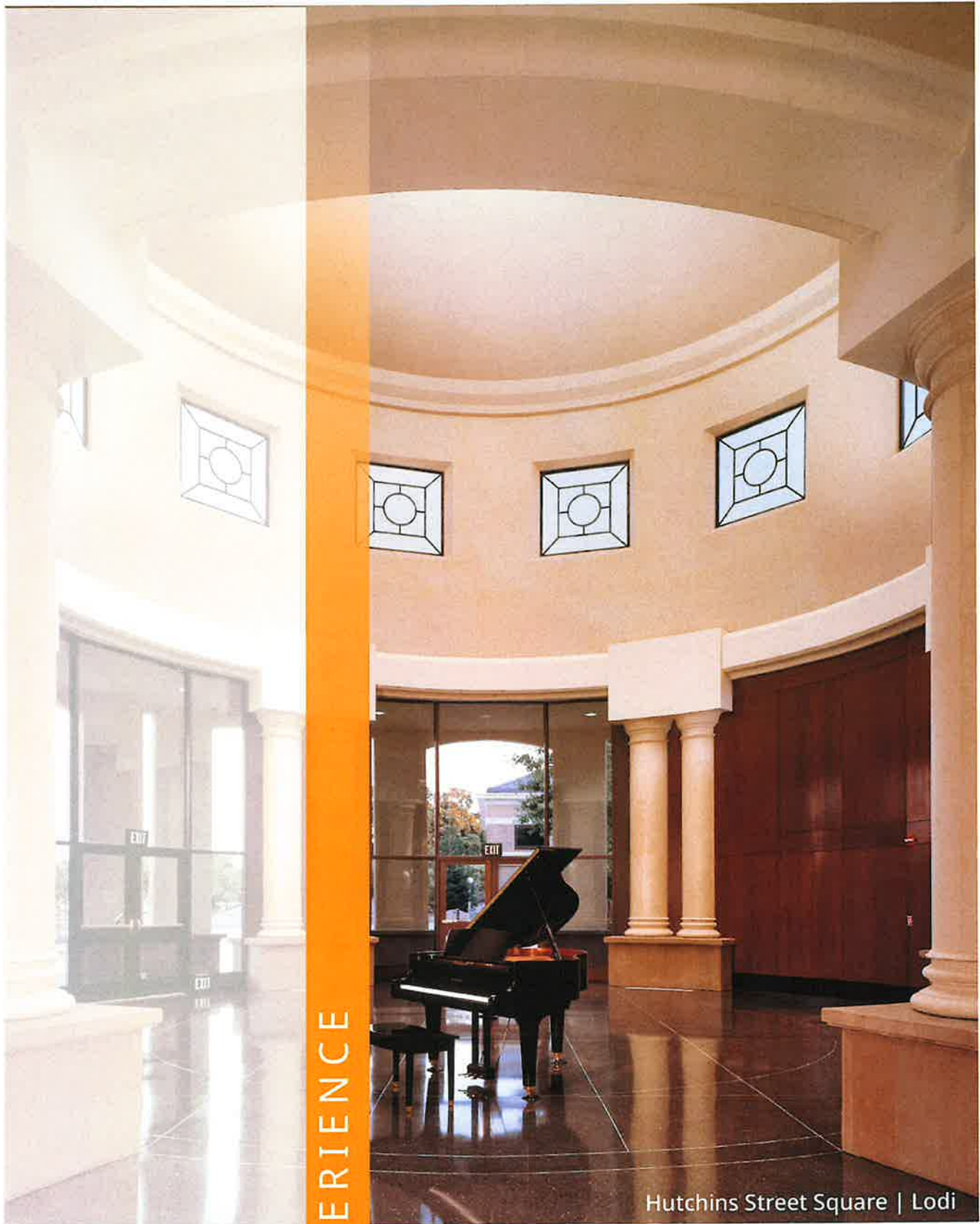
### STAFF AVAILABILITY

Phase	WMB		Mozaffari		HCS Eng		Scheffo	
	Principal	Staff	Principal	Staff	Principal	Staff	Principal	Staff
Investigation	5%	20%	10%	20%	5%	20%	5%	20%
Schematic Design	10%	20%	10%	25%	10%	20%	10%	20%
Design Dev.	10%	25%	10%	25%	10%	25%	10%	25%
Construction Docs	10%	30%	20%	30%	10%	30%	10%	30%
Permitting	5%	10%	5%	10%	5%	10%	5%	10%
Bid Phase	5%	15%	5%	15%	5%	10%	5%	15%
Construction Admin.	5%	30%	5%	20%	5%	30%	5%	30%

#### REQUIRED STATEMENT:

WMB Architects affirms that there will be no substitution or reassignment of the proposed staff members or subconsultants without the prior written approval of the City.





Hutchins Street Square | Lodi



WMB ARCHITECTS

EXPERIENCE



## EXPERIENCE



For four decades WMB has proudly partnered with the City of Lodi, delivering architectural services across a diverse portfolio of civic projects. In addition to prominent public facilities such as City Hall, the Lodi Public Library, and Zupo Field, WMB has led numerous master planning and renovation efforts for the City's administrative spaces.

Since the 1980s, WMB has completed over 30 projects at Hutchins Street Square—an iconic community landmark at the heart of Lodi. These initiatives have spanned the full spectrum of WMB's capabilities, including planning, renovations, additions, and interior design.

When the City undertook the renovation of City Hall in 1996, WMB was entrusted with enhancing this vital civic space. In 2009, the City looked to improve vehicle circulation and redesign the outdoor storage yard at the Transit Vehicle Maintenance Facility. WMB provided programming, master planning, and schematic design services to help the City maximize operational efficiency and site functionality.

That same year, the City also repurposed the Municipal Court #1 building to accommodate its Finance Department. WMB delivered a comprehensive suite of services for the project, including architectural design, construction documentation, and construction administration.

WMB values its longstanding relationship with the City of Lodi and remains committed to delivering thoughtful and functional design solutions. The following pages showcase a selection of projects that reflect our experience working with municipalities and private organizations, particularly in the design of office and workshop environments.



Community | Community Center | Theatre

## HUTCHINS STREET SQUARE COMMUNITY CENTER

Lodi, Ca

### PROJECT DATA

#### CLIENT

City of Lodi

Charlene Lange  
Former Center Director  
(209) 334-9780

#### PROFESSIONAL SERVICES

Programming  
Master Planning  
Community workshops  
Phasing strategies  
Design  
Construction  
Documents  
Construction  
Administration

#### FACILITY SIZE

10.9 acres

#### CONSTRUCTION COST

\$20 million for  
4 major phases

#### CONSTRUCTION COMPLETED

2000

#### PROJECT FEATURES

Adaptive reuse of a  
high school campus  
which had been heavily  
damaged by fire  
Performing arts theatre  
Conference & meeting  
rooms  
Senior complex  
Indoor pool  
Community recreation  
hall  
Black box theatre /  
gallery  
Children's day camp  
3 acre park



Community | Municipal

## LODI CITY HALL RENOVATION

Lodi, Ca

### PROJECT DATA

#### CLIENT

City of Lodi  
Gary Wiman, Project  
Manager  
(209) 333-6800

#### PROFESSIONAL SERVICES

Civic Center Master  
Planning  
Civic Center  
Programming  
Facility Evaluation  
Design  
Construction Documents  
Construction  
Administration

#### FACILITY SIZE

18,425

#### CONSTRUCTION COST

\$3 million

#### CONSTRUCTION

#### COMPLETED

1996

#### PROJECT FEATURES

Structural, mechanical,  
electrical renovation  
Interior remodel and  
renovation





Community

## TRANSIT VEHICLE MAINTENANCE FACILITY

Lodi, Ca

### PROJECT DATA

#### CLIENT

City of Lodi  
Gary Wiman  
(209) 333-6800

#### PROFESSIONAL SERVICES

Program  
Master Plan  
Schematic Design

#### FACILITY SIZE

10,000 sf

#### CONSTRUCTION COST

\$3.66 million

#### CONSTRUCTION

COMPLETED

2009

#### PROJECT FEATURES

Needs assessment and programming efforts included surveys, interviews and workshops

Master plan to re-design the outdoor storage yard, improve circulation patterns for vehicles and maximize safety.

Building to house work bays for vehicles up to 45 feet in length, welding shop, parts rooms, storage and staff support areas.



WMB ARCHITECTS

Community

## LODI PUBLIC LIBRARY TEENS@201

Lodi, Ca

### PROJECT DATA

#### CLIENT

Lodi Public Library  
Gary Wiman  
City Project Manager  
209-333-6800 x2054

#### PROFESSIONAL SERVICES

Programming  
Schematic Design  
Construction Documents  
Permitting  
Construction  
Administration

#### FACILITY SIZE

1,800 sf Interior  
Renovation  
900 sf Courtyard

#### CONSTRUCTION COST

\$830,000

#### COMPLETION DATE

2018

#### PROJECT FEATURES

A dedicated area within  
the Library for the teen  
population

***Built-In Booths*** and  
***Cubies*** for collaborative  
teen study

Digital displays and  
audio equipment for  
enhanced technology  
experience



WMB ARCHITECTS

Community

## CITY OF MANTECA ANIMAL CONTROL FACILITY & VEHICLE MAINTENANCE FACILITY

Manteca, Ca

### PROJECT DATA

#### CLIENT

City of Manteca

#### PROFESSIONAL SERVICES

Bridging Documents  
including schematic  
drawings and  
performance  
specifications

#### FACILITY SIZE

21,273 sf

#### COMPLETED

2011

#### COST OF CONSTRUCTION

\$4 million



WMB ARCHITECTS



Community

## ALL VETERANS PLAZA

Lodi, Ca

### PROJECT DATA

#### CLIENT

City of Lodi  
Gary Wiman, Project  
Manager  
(209) 333-6800

#### PROFESSIONAL SERVICES

Design  
Construction Documents  
Construction  
administration

#### CONSTRUCTION COST

\$450,000

#### CONSTRUCTION

#### COMPLETED

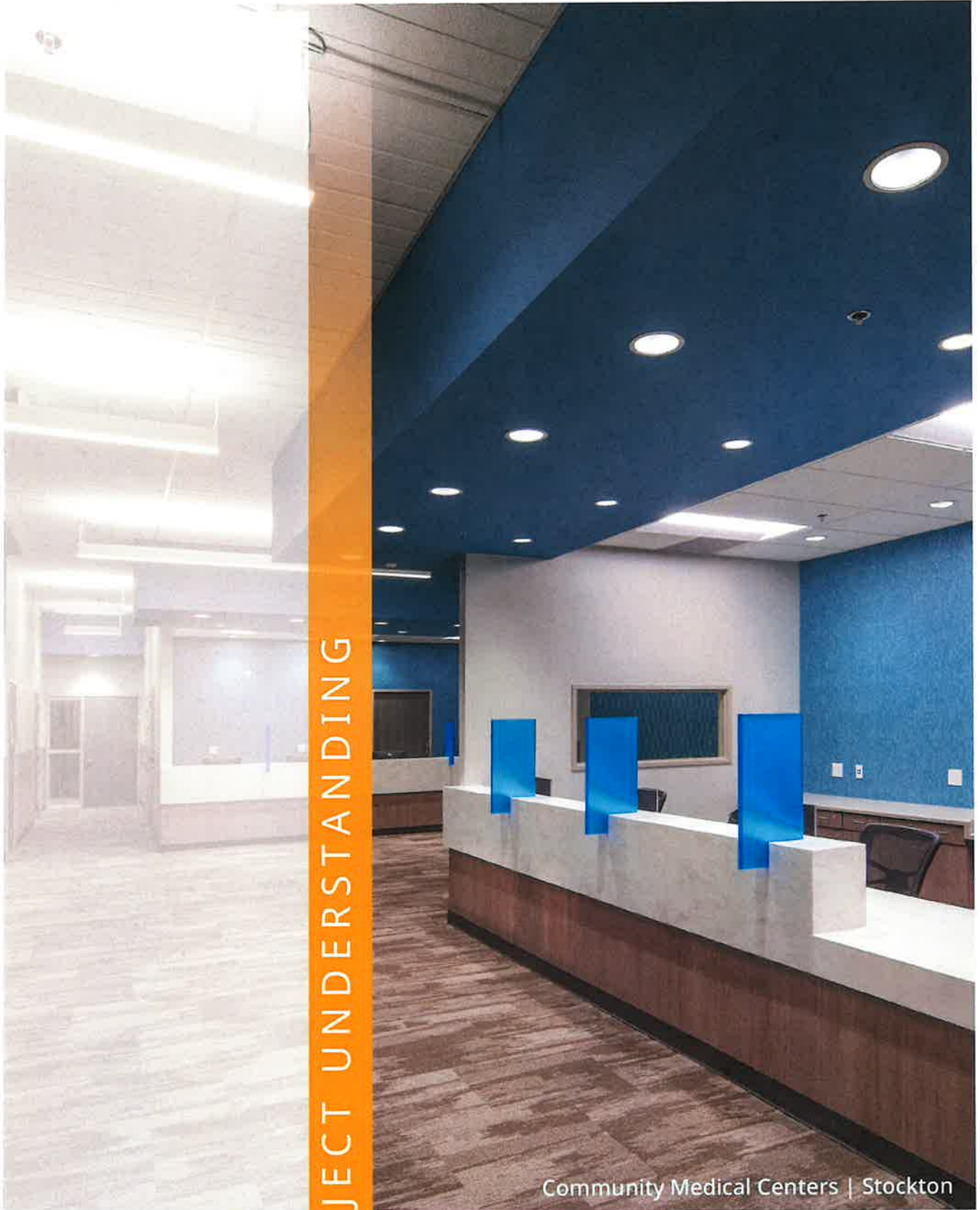
2002

#### PROJECT FEATURES

Linear plaza, fountain and  
sculpture create a civic  
memorial in the heart of  
downtown Lodi



WMB ARCHITECTS



WMB ARCHITECTS

PROJECT UNDERSTANDING

Community Medical Centers | Stockton



## PROJECT UNDERSTANDING

City of Lodi Parks and Recreation departments are currently working in separate buildings. The proposed project would give both Parks and Recreation departments an opportunity to work under the same roof and share resources.

Also included in this project are mechanical, solar panel, and EV upgrades as described in the ConSol recommendation report.

### Key Project Issues

The successful completion of this project will involve the phasing of work to enable the various Parks and Recreation staff to occupy new spaces as they become completed, thus setting the stage for subsequent phases to begin. Please see attached diagram to illustrate WMB's understanding of the project phases.

The following three phases are identified:

- **Phase I:** Tenant Improvement of existing office building at 125 N. Stockton Street for relocation of Parks staff (currently located at 111 N. Stockton Street).
- **Phase II:** Tenant Improvement of existing space at 111 N. Stockton Street to accommodate staff and equipment currently associated with the current maintenance shop. Construction of Phase II will commence after Phase I construction is completed and Parks staff have been relocated to their new offices at 125 N. Stockton Street.
- **Phase III:** Demolition of existing maintenance shop to accommodate new office building for the relocation of Recreation staff (currently located 230 W. Elm Street). Construction of Phase III will commence after Phase II construction is completed and maintenance shop has been relocated to 111 N. Stockton Street.

### Engineering Constraints

- **Mechanical, electrical, and plumbing:** Existing systems shall be evaluated to ensure that their capacity is adequate to serve new and remodeled areas. Expansions or modifications to existing systems will be proposed if required.
- **Structural Engineering:** New foundation and superstructure shall be designed for Phase III new construction. It is not anticipated that structural work will be required for Phase I & II tenant improvements, however, an allowance is proposed to cover any unforeseen conditions.
- **Civil Engineering:** Modifications to stormwater drainage and utility connections may be required for Phase III depending on design of new building. An allowance for civil engineering is proposed to cover this possible scope. Civil engineering scope is not anticipated for Phases I & II.



## PROJECT UNDERSTANDING

### Milestones

- **Program Confirmation:** Series of meetings with Parks and Recreation staff to confirm programming needs and project requirements.
- **Schematic Design:** Preliminary layouts for three phases, concept design of new construction (Phase III Recreation offices).
- **Design Development & Construction Documents:** Integration of building systems and detailing.
- **City Approvals:** Phase I to be permitted first, Phase II and III permit submittals to follow as described below.
- **Bidding and Construction:** Although these services are not requested by the RFP and it is assumed that they will be provided as an additional service.

### Required Approvals

It is anticipated that all three phases will go through the City of Lodi permitting process to obtain building permits. As stated above, the timing of permit submittals will be considered to allow for construction time and to prevent permits from expiring.

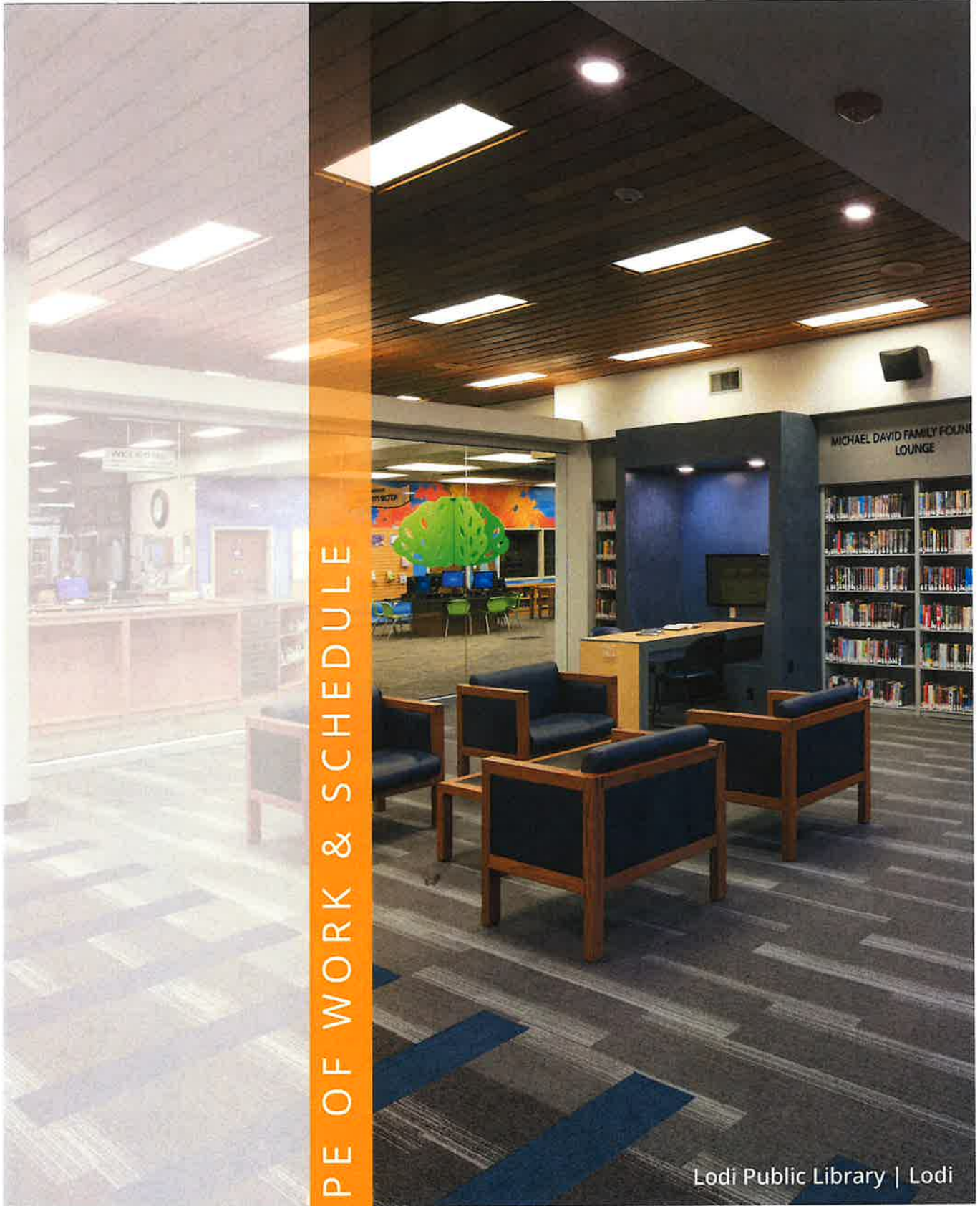
It is anticipated that Phase III will be required to undergo design review through City of Lodi Planning department. The design review package will be submitted to allow time for planning approvals to be obtained prior to Phase III building permit submittal.



## PROJECT UNDERSTANDING







SCOPE OF WORK & SCHEDULE

Lodi Public Library | Lodi



WMB ARCHITECTS

## SCOPE OF WORK

### Task 1 Investigation

- 1.1 Conduct a site/building visit to examine and document existing conditions. Measure and document as-built conditions.
- 1.2 Develop CAD/Revit base plans for the building utilizing as-built drawings and field measurements.
- 1.3 Establish design team and Client contact information list, with designated points of contact and communication.
- 1.4 Initiate geotechnical investigation and report.
- 1.5 Schedule, prepare and conduct program interviews with designated stakeholders.
- 1.6 Diagram of the size and requirements to be met by all the spaces in the facility - along with a square footage summary.
- 1.7 Send the Program and square footage summaries to the Client for review.

#### *Deliverables:*

- A. *Program square footage summary.*

### Task 2 Schematic Design

- 2.1 Develop Revit base models of the buildings. Distribute to design team.
- 2.2 Develop a preliminary CAD site plan. Distribute to design team.
- 2.3 Conduct a design team and Client meeting at the site for site inspections of existing utility points of connections.
- 2.4 Receive Client's testing results of fire and domestic water pressure from the existing on-site systems.
- 2.5 Develop the building designs based on the confirmed program, and critique of the initial proposed design plans.
- 2.6 Conduct initial building code compliance evaluation.
- 2.7 Conduct internal design team meetings of building and site development.
- 2.8 Prepare schematic design plans and model views to represent the proposed project site and building designs. Distribute schematic design drawing copies and files for review by Client.
- 2.9 Develop a schematic design cost estimate.
- 2.10 Conduct a review meeting with Client of proposed design and cost estimate.

#### *Deliverables :*

- A. *Schematic building design drawings and model renderings; site plan, floor plans, typical building section, exterior elevations and perspective views.*
- B. *Schematic cost estimate.*

## SCOPE OF WORK

### Task 3 Design Development

- 3.1 Prepare Design Development documents to fix and describe the building systems for the entire project. Documentation to represent a 60% completion of construction documents.
- 3.2 Conduct final building code compliance evaluation.
- 3.3 Prepare cut sheets for all site and building system components –architectural, structural, mechanical, plumbing, and electrical.
- 3.4 Prepare initial interior finishes design for finish materials and color palettes. Conduct a separate review meeting with Client for review of interior finishes.
- 3.5 Coordinate with all approving agencies for utility services.
- 3.6 Provide Client with 60% plans set documents for their review. Conduct an internal design team quality control document coordination review.
- 3.7 Develop a 60-% budget level cost estimate.
- 3.8 Conduct a review meeting with the Client to discuss their review of developing design/ construction documents and the cost estimate.
- 3.9 Attend one meeting with Client to adjust design/building based on achieving value engineering goals.

#### *Deliverables:*

- A. *Design development drawings representing 60% completion of construction documents for all building systems - architectural, structural, mechanical, plumbing, electrical power, lighting, and signal systems.*
- B. *Cut sheets of all equipment and fixtures for all building systems.*
- C. *Samples and cut sheets of Initial interior material finishes palette selections.*
- D. *60% completion budget level cost estimate.*
- E. *Summary of value engineering recommendations and decisions.*

### Task 4 Construction Documents

- 4.1 Update base Revit model with changes from Client value engineering meeting.
- 4.2 Prepare 90% Construction Documents including drawings, specifications and calculations as required for obtaining City of Lodi building permits and for bidding and constructing the projects.
- 4.3 Prepare cut sheets for all site and building system components.
- 4.4 Prepare San Joaquin Valley Air Pollution Control District Air Quality
- 4.5 Prepare final interior finishes design for finish materials.
- 4.6 Complete Title 24 Energy Performance Calculations for HVAC and lighting/power systems.
- 4.7 Coordinate with all approving agencies for utility services.
- 4.8 Prepare specifications for all building systems.
- 4.9 Provide Client 90% completion plans set documents for review. Conduct an internal quality control review of all documents. Distribute all review comments to team for coordination and development of 100% drawings.

## SCOPE OF WORK

- 4.10 Conduct a review meeting with Client to discuss their review of the 90% construction documents. Discuss final value engineering modifications and bid alternatives.
- 4.11 Prepare 100% construction documents – drawings, specifications and calculations- for permitting.
- 4.12 Present the final construction documents to the Client.

### *Deliverables :*

- A. *Design development drawings representing 95% and subsequently 100% completion of construction documents for all building systems - architectural, structural, mechanical, plumbing, electrical power, lighting, and communications.*
- B. *Cut sheets of all equipment and fixtures for all building systems.*
- C. *Samples and cut sheets of final interior material finishes palette selections.*
- D. *Structural calculations.*
- E. *Mechanical, envelope and electrical Title 24 Energy Compliance Calculations.*
- F. *Green Building Code compliance schedules.*
- G. *Specifications for all building systems.*
- H. *Summary of value engineering recommendations and decisions.*
- I. *100% Construction Documents – drawings, specifications, calculations.*

### **Task 5 Permitting**

- 5.1 Prepare construction document drawings, specifications and calculations required for City of Lodi construction permit submittals: Building, Fire, and Public Works.
- 5.2 Prepare applications and documentation drawings and details necessary for utility agency service permits.
- 5.3 Prepare permit applications, and submit document sets for permitting.
- 5.4 Retrieve plan review comments; distribute comments and plan sets to design team.
- 5.5 Provide responses to plan review comments: modify documentation as required.
- 5.6 Resubmit documents and responses to the Building Department.

### *Deliverables:*

- A. *City department applications and Construction Documents: 100% Drawings, specifications and calculations required for submittal.*
- B. *Review comment modifications to drawings, calculations and specifications as required; prepare review comment response letters for all disciplines.*

**Only services specifically described above are included in this proposal.** All other tasks are considered Additional Services and are subject to a Change in Scope.

## SCOPE OF WORK

### Client's Responsibilities

The following areas are to be the responsibility of and paid for by the Client:

1. Designate a representative authorized to act in the Client's behalf with respect to the project.
2. Furnish a legal description and a certified land survey of the site, giving, as applicable, grades and lines of streets, pavements, and adjoining property, rights-of-way, restrictions, boundaries and contours of the site; locations, dimensions and complete data pertaining to existing buildings, other improvements and trees; and full information concerning available services and utility lines both public and private, above and below grade, including inverts and depths.
3. Furnish a water pressure test for the local water system at potential points of connection.
4. Pay all jurisdictional and utility agency costs and fees required for permit approval and inspection.
5. Provide a geotechnical investigation and report.
6. Provide hazardous materials survey of the existing building.
7. Separately contract and pay for all testing and special inspections of the project construction as required by the Building Code and the jurisdictional agencies.
8. Provide and pay for additional studies and reports as may be required by the jurisdiction, including but not limited to Environmental Impact Reports, Noise and Acoustic Analysis, Full traffic studies, biologist studies and historical artifact archaeology.



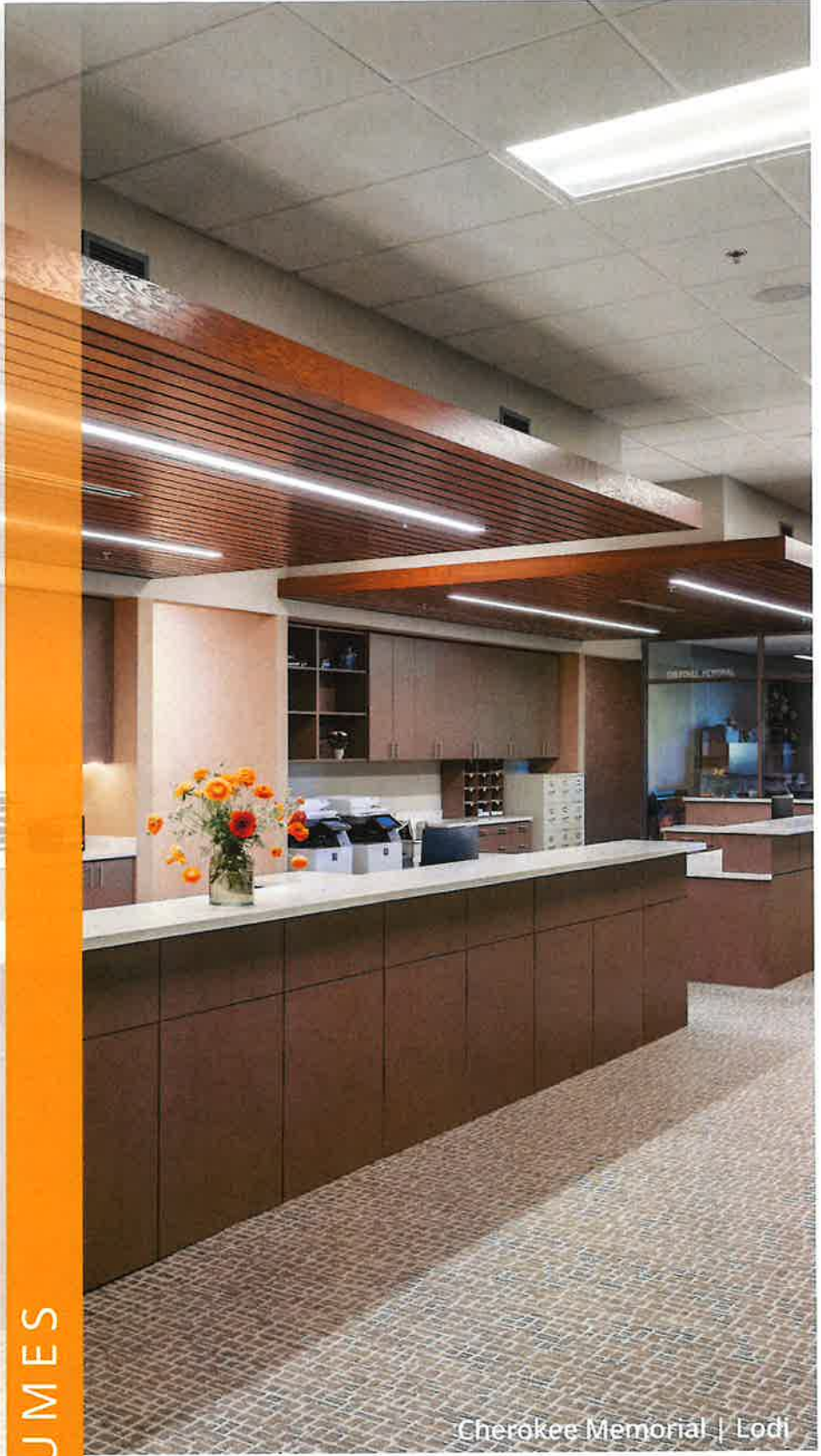


SCHEDULE



TASK	2025						2026												2027
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan
Notice to Proceed																			
Investigation																			
Investigation: Programming																			
Schematic Design																			
Design Development																			
Construction Documents																			
Permitting (Phase 1 & 2)																			
Design Review (Phase 3)																			
Building Permitting (Phase 3)																			





Cherokee Memorial | Lodi



WMB ARCHITECTS

RESUMES



## RESUME

# Melanie Vieux

Principal Architect

With over 31 years of experience at WMB, Melanie is driven by a passion for shaping the built environment and cultivating strong client relationships. As a Firm Leader, she specializes in community and commercial projects, valuing the collaborative process with clients, team members, and consultants. Melanie plays a key role in transforming clients' visions into reality, ensuring successful project outcomes.

### Education

BArch 1992 Architecture  
California Polytechnic State University  
San Luis Obispo, California

### License

2006 Architecture, California C30857

### Accreditations

LEED® AP

### Projects

#### **BOB HOPE THEATRE RENOVATION | Stockton**

Project Architect for \$8.5 million theater renovation and restoration. Assessment study, conceptual design and construction administration and support.

2005 California Preservation Foundation Design Award Winner

#### **STOCKTON FIRE DEPT. FIRE STATION #2 | Stockton**

Project Architect for various remodels including kitchen and window wall system replacement. Full Architectural Services through Construction.

#### **LINCOLN CENTER RETAIL & RESTAURANT RENOVATIONS | Stockton**

Project Architect for multiple commercial spaces. Full Architectural Services through Construction.

#### **FALLEN FIREFIGHTER MEMORIAL | Stockton**

Architect for a memorial, honoring firefighters lost in the line of duty since the department's founding in 1850. Full Architectural Services through Construction.

#### **GOSPEL CENTER RESCUE MILSSION, BILL BROWN BUILDING | Stockton**

Project Architect for \$6 million, 7,855 sf renovation of a residential facility serving women and children. Full Architectural Services through Construction.

### Affiliations

San Joaquin County Building Board of Appeals, Board Member  
City of Stockton Cultural Heritage Board, Past Board Member  
Mary Graham Children's Foundation, Board President  
Goodwill Industries of San Joaquin, Board Member  
Rotary Club of Stockton, Past President  
San Joaquin Delta College, Adjunct Instructor

### Experience

Architectural and Interior Design  
Project Management  
Historic Restoration  
Construction Support Services



## RESUME

### Brandon Kleinert

Architect

Approaching each project with excitement, Brandon brings a broad understanding of technical building systems with an attentiveness to detail, knowing that each project has unique opportunities that necessitate creative solutions.

#### Education

BArch 2010 Architecture  
California Polytechnic State University  
San Luis Obispo, California

#### License

2019 Architecture, California C37777

#### Accreditations

NCARB Certification

#### Projects

Municipal Services Center | City of Brentwood  
Manteca Police Department Property Evidence Building | City of Manteca  
Electric Utility Office Remodel | City of Lodi  
Tony Zupo Field Restoration | City of Lodi  
Crossway Residences | Housing Authority of SJC  
Stanislaus Veterans Center Remodel | Stanislaus County  
Mission Springs Sports Court and Amphitheater | Scotts Valley  
Stockton Collegiate International Schools | Stockton

#### Experience

Project Management  
Architectural Design  
BIM Coordination  
Engineering Consultant Coordination  
Construction Support Services



### ANDRE MOZAFFARI

*President*

*Mozaffari Engineering INC*

#### Education

- || B.S. Civil Engineering, California State University, Fresno 1985
- ✧ A.S. Architectural, Modesto Junior College

#### Registrations/Affiliations

- || Civil Engineer - California: 43695
- || Structural Engineer - California 3959
- || Civil Engineer - Territory of Guam 1014
- || Structural & Civil Engineer - Nevada 12161
- || Professional Engineer- New Mexico 23172
- || Structural Engineer Arizona 82695

#### Qualifications/ Experience:

Owner and Principal, Mozaffari Engineering since 1990 with over 9800 projects completed.

Project Engineer for Hawn Engineering, Inc. in Modesto, CA from 1985 to 1990.

#### Experience (recent projects, partial list)

- ✧ SaveMart Supermarkets Store, various locations
- ✧ In-Shape Health clubs- 92 locations
- ✧ Modesto Covenant church remodel/ addition.
- ✧ Sunny valley Meat plant, Manteca.
- ✧ Rush Creek resort, Yosemite National Park
- ✧ Jelly Belly Warehouse, Fairfield
- ✧ City of Lodi, various projects.
- ✧ Cherokee Memorial Park, Lodi.
- ✧ Ag structures.
- ✧ Custom residences.
- ✧ Stanislaus County Housing Authority Projects
- ✧ Merced County Housing Authority Projects
- ✧ Livingston Fire Station
- ✧ Mason Center, Vacaville.
- ✧ Walgreens, Rite Aids, Cost Plus.
- ✧ Medical offices, various locations..
- ✧ Ripon First Christian Reformed Church

**Joshua Easter, S.E.**  
3424 Friar Tuck Way  
Modesto, CA 95355  
(209) 614-4199  
josh@mozaffari.net

## Experience

### Mozaffari Engineering, Inc.

- Engineer I January 2017 – Present
  - Structural design and detailing of wood framed structures, including but not limited to single family homes, apartment complexes, hotels, and commercial buildings
  - Structural design and detailing concrete and CMU commercial buildings including the vertical and lateral designs required to meet the current building code requirements.
  - Foundation design for metal building structures
  - Building and site retaining walls (concrete and CMU)
  - Coordination with the architectural, mechanical, and other design professionals for final design requirements.
  - Retrofit and repair of existing buildings
  - Seismic upgrade of existing structures

### Justin W. Capp Engineering and Design

- Staff Engineer August 2015 – January 2017
  - Design and detailing of commercial and industrial building types, including wood framed, concrete tilt up, prestressed concrete, and steel framed structures.
  - Site visits to projects to verify existing conditions
  - Retrofit and repair of damaged structures
  - Producing a project estimate including the estimated cost, time frame for design, and engineering cost
  - Engineer of Record for site projects including the organization of varies submittal sheets and submittal to the city of county

### American Building Company - Modesto, CA

- Design Engineer I January 2014 – June 2016
  - Design high-complexity metal buildings, of which include mezzanines, cranes, parapets, facades, etc.
  - Check low to mid-complexity designs performed by all levels of engineering
  - Attend various in-house training opportunities
  - Aid in interviewing co-op/ intern candidates for hire
  - Complete design requirement package for drafting references
  - Respond to builder, EOR, architect, and detailer questions as necessary
  - Provide a value engineering solutions to builders, architects, EOR's, etc.
  - Train interns and new employees
  - Organize and regulate engineering meetings
  - Control and run engineering schedule, providing support where needed
  - Handle plan check reviews and work with Plan Checkers on an as needed basis
  - Responsible for learning a new software to compare the efficiency and output with the software currently being used
- Engineer Trainee – Internship June 2013 – August 2013
  - Design mid-complexity metal buildings, of which include mezzanines, overhangs, canopies, lean-to's, etc.
  - Check low complexity designs performed by all levels of engineering
  - Attend various in-house training opportunities
  - Aid in interviewing co-op/ intern candidates for hire
  - Complete design requirement package for drafting references
  - Respond to builder, EOR, architect, and detailer questions as necessary
  - Update new hire training manuals
  - Provide a value engineering resource for builders, architects, EOR's, etc.

## **Richard Smith, P.E. (Principal Electrical Engineer)**

**Education:** Bachelor of Science in Electrical Engineering with Honors  
California State University, Sacramento, 1990  
Bachelor of Science in Computer Science,  
California State University, Chico, 1987  
Master of Science in Electrical Engineer, 2005  
University of Idaho, Moscow

**Registrations:** Registered Electrical Engineer in California - E14303  
Registered Electrical Engineer in Oregon - E17605  
Registered Electrical Engineer in Arizona - E30833  
Registered Electrical Engineer in Nevada - E013006  
Registered Electrical Engineer in Idaho - EE8786  
Certification by National Council of Engineering Examiners

Mr. Smith is the principal of HCS Engineering and has over 23 years of experience in electrical engineering. Mr. Smith's approach to engineering is based upon trying to clearly define and describe the operational process of the system. Design the measurements of system and the economics of the project. Throughout his career he has actively participated in lighting, power systems and controls design, project management, and construction oversight of various public and private projects. He is proficient in all aspects of project management including running construction meetings, technical design, and construction cost reviews. Mr. Smith is currently responsible for coordination and management of electrical projects beginning with initial project feasibility, through design, and construction support. He takes pride in managing each of his projects from inception through construction and he utilizes his diverse engineering background to provide projects with unique and cost effective solutions.



## **ALEXANDER SCHEFLO**

### **and ASSOCIATES, Inc.**

CONSULTING MECHANICAL ENGINEERS

2926 PACIFIC AVE. P. O. BOX 4183 STOCKTON, CALIF. 95204

### **Mitchell Scheflo, Principal Project Design Engineer**

#### **Education**

1983 BS Environmental Engineering  
California Polytechnic State University  
San Luis Obispo, California

#### **Registration**

Mechanical Engineer M-025588 CA 1988

#### **Membership**

American Society of Heating, Refrigerating and Air Conditioning Engineers

#### **Experience**

27 years with Alexander Scheflo & Associates.

Experience in hydraulic, plumbing and air conditioning design, plumbing and industrial piping systems, plumbing plant design, preparation of analysis, cost estimates and reports of mechanical systems, engineering valuations and appraisals, solar feasibility studies and rate studies. Experience working with both private sector clients and public agency clients including City of Stockton, City of Tracy, City of Modesto, City of Lodi and San Joaquin County.

The following is a partial list of religious facility experience working on WMB Architects projects.

- Calvary Bible Church, Lodi
- Cathedral of the Annunciation Restroom Remodel, Stockton
- Church of the Presentation Youth Center, Stockton
- First Baptist Church, Lodi
- Immanuel Christian Reformed Church, Ripon
- St. Bernadette Church Classroom Wing, Stockton
- St. Michaels Church Ministry Center, Stockton
- University Covenant Church, Davis



Baumbach & Piazza, Inc.  
Civil Engineers & Land Surveyors

**Steven E. Pechin, P.E**  
Principal Engineer/Project Manager

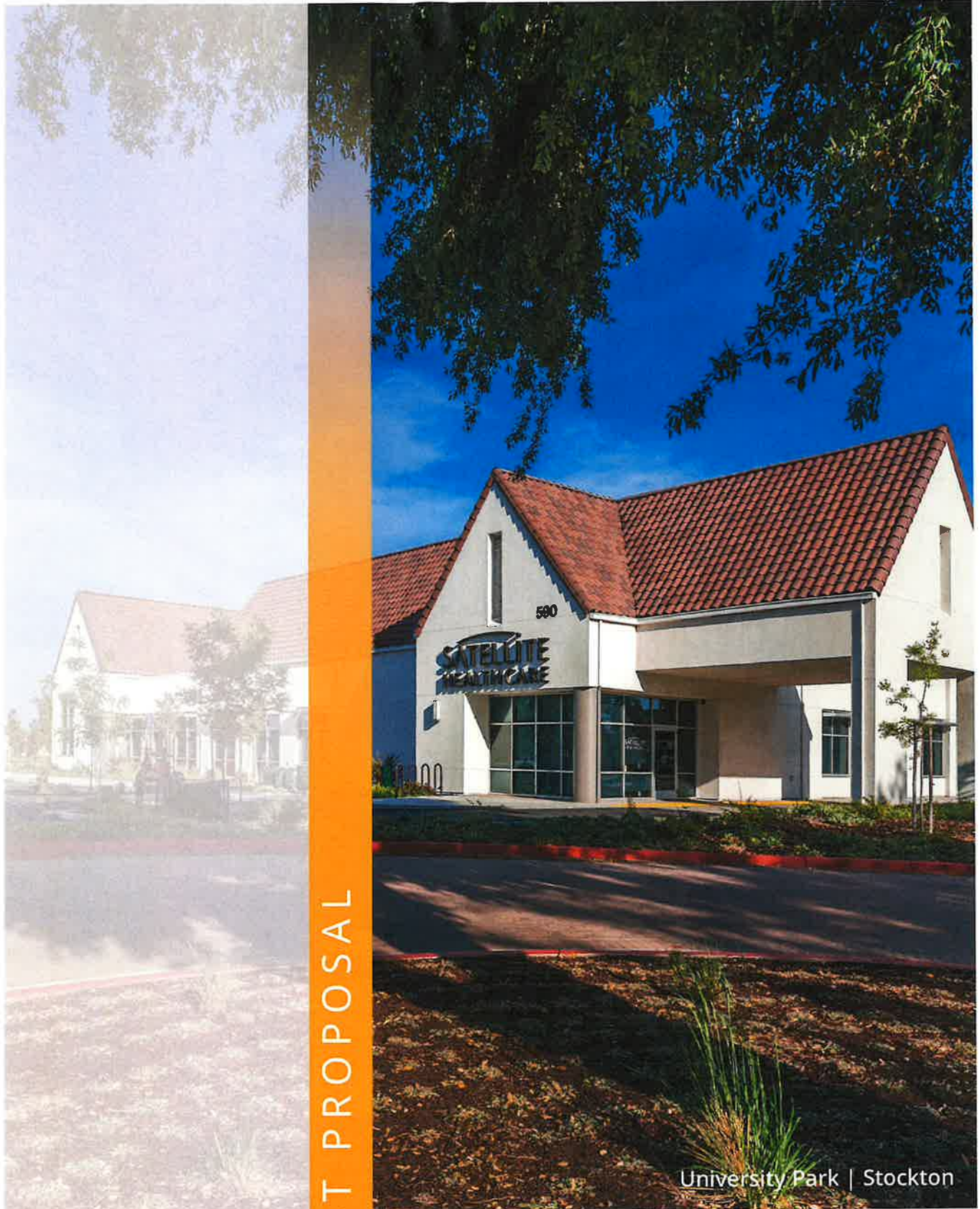
**Education** University of California Berkeley, BSCE, 1982

**Registrations** Professional Engineer, California - RCE 42764

**Affiliations** American Society of Civil Engineers  
Lodi Chamber of Commerce  
Builder's Exchange

### **EXPERIENCE**

Principal Engineer for Baumbach & Piazza, Inc. for 35 years; 40+ years total as an Engineer with the firm. Steve has a high level of experience with a variety of Civil Infrastructure and Site Design Projects involving: grading, paving, drainage, stormwater management and utilities.



COST PROPOSAL



WMB ARCHITECTS

University Park | Stockton

## COST PROPOSAL

WMB will provide these services for a **Fixed Professional Services Fee of \$199,920**, as itemized by task and discipline below.

Reimbursable expenses, estimated at \$1,000 are in addition to the fee and will be billed as incurred at cost plus 10 percent. The contract will also include a Fee Contingency in the amount of \$19,992.

TASK	WMB Architect	B&P Civil	Mozaffari Structural	Scheffo Mechanical	HCS Electrical	Totals By Task
1 INVESTIGATION	\$ 10,950	\$ -	\$ 650	\$ 1,635	\$ 1,130	\$ 14,365
2 SCHEMATIC DESIGN	\$ 18,600	\$ -	\$ 1,200	\$ 1,635	\$ 1,355	\$ 22,790
3 DESIGN DEVELOPMENT	\$ 48,300	\$ -	\$ 2,400	\$ 10,500	\$ 10,360	\$ 71,560
4 CONSTRUCTION DOCUMENTS	\$ 50,950	\$ -	\$ 4,600	\$ 7,980	\$ 7,560	\$ 71,090
5 PERMIT/ BACKCHECK	\$ 13,500	\$ -	\$ 375	\$ 4,435	\$ 1,805	\$ 20,115
	\$ 142,300	\$ -	\$ 9,225	\$ 26,185	\$ 22,210	

TOTAL PROFESSIONAL SERVICES FEE	\$ 199,920
CONTINGENCY (10% of Professional Services Fee)	\$ 19,992
REIMBURSABLES	\$ 1,000
PROPOSED CONTRACT VALUE	\$ 220,912

Add Alternates for Professional Service fees that may or may not be required within the scope

Civil Engineering Allowance for Building 3: \$19,100

Structural Engineering Allowance for Building 1: \$8,000

Structural Engineering Allowance for Building 2: \$9,000

Bid Phase Professional Services: \$9,565

Construction Administration Phase Professional Services: \$62,185

Reimbursable expenses include costs incurred by the Architect, the Architect's employees and Consultants directly related to the Project including but not limited to out-of-town mileage, printing, reproductions, plots, renderings, and postage/shipping. It is assumed that all Permit, Bid, and Construction Documents will be distributed electronically. The printing of these drawing sets is not included in the Reimbursable Allowance above.

The Fee Contingency is intended to cover work by the Architect and/or Architect's Consultants that is unforeseen, unanticipated, or otherwise not included in the scope of work but is necessary or desirable for the project. The Architect shall inform the Client prior to utilizing any of the Fee Contingency funds.

If additional services are required beyond the Scope of Services described above, a Change in Project Scope agreement will be prepared and submitted for the Client's authorization prior to the performance of Additional Services.

***The terms of this proposal are valid for 90 days.***



WMB ARCHITECTS



# COST PROPOSAL

## SCHEDULE OF HOURLY RATES

### WMB Architects

Senior Principal Architect	\$250
Principal Architect	\$230
Associate Architect	\$215
Project Architect	\$195
Architect II	\$185
Architect I	\$170
Designer II	\$160
Designer	\$150
BIM Technician	\$135
Administrative Support	\$90

### Mozaffari Engineering

Structural Engineer	\$275
Engineer	\$200
Drafting	\$110
Administration	\$95

*Overtime will be charged (1.5 times normal rates), if required and requested by the client.*

### HCS Engineering

Principal	\$225
Principal Electrical Engineer	\$195
Electrical Engineer	\$165
Designer	\$125
Draftsman	\$90
Project Administration Support	\$75

### Alexander Scheflo & Associates

Principal Mechanical Engineer	\$255
Mechanical Engineer	\$155
Designer	\$125
Drafter	\$95
Computer Input	\$95
Secretarial	\$95

### Baumback & Piazza

Principal Engineer	\$210
Senior Engineer	\$164
Engineer	\$138
Chief Draftsman	\$120
Draftsman	\$84
Clerical	\$84

### Field Crew

Principal Surveyor	\$210
Survey Party Chief	\$164
Field Technician I	\$138
Field Technician II (prevailing Wage)	\$84

### Field Crew Prevailing Wage

Principal Surveyor	\$250
Survey Party Chief	\$210
Field Technician I	\$188
Field Technician II	\$150







## EXHIBIT C

**NOTE:** The City of Lodi is now using the online insurance program PINS Advantage. Once you have been awarded a contract you will receive an email from the City's online insurance program requesting you to forward the email to your insurance provider(s) to submit the required insurance documentation electronically

### Insurance Requirements for Design Professionals- Architects/Engineers

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

#### **MINIMUM SCOPE AND LIMIT OF INSURANCE**

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto or if Contractor has no owned autos, then hired, and non-owned autos with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease.
4. **Professional Liability (Errors and Omissions)** Insurance appropriate to the Consultant's profession, with limits not less than **\$2,000,000** per occurrence or claim.

#### Other Insurance Provisions:

- (a) Additional Named Insured Status  
The City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers are to be covered as additional insureds on the CGL and auto policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used
- (b) Primary and Non-Contributory Insurance Endorsement  
The limits of insurance coverage required may be satisfied by a combination of primary and umbrella or excess insurance. For any claims related to this contract, the Contractor's insurance coverage shall be primary coverage **at least as broad** as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
- (c) Waiver of Subrogation Contractor hereby grants to City of Lodi a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City of Lodi by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City of Lodi has received a waiver of subrogation endorsement from the insurer

**NOTE:** (1) The street address of the **CITY OF LODI** must be shown along with (a) and (b) and (c) above: 221 West Pine Street, Lodi, California, 95240; (2) The insurance certificate must state, on its face or as an endorsement, a description of the project that it is insuring.

- (d) Severability of Interest Clause  
The term "insured" is used severally and not collectively, but the inclusion herein of more than one insured shall not operate to increase the limit of the company's liability under the Contractors commercial general liability and automobile liability policies.
- (e) Notice of Cancellation or Change in Coverage Endorsement  
This policy may not be canceled nor the coverage reduced by the company without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

(f) Continuity of Coverage

All policies shall be in effect on or before the first day of the Term of this Agreement. At least thirty (30) days prior to the expiration of each insurance policy, Contractor shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the minimum requirements of this Agreement. Contractor shall provide proof of continuing insurance on at least an annual basis during the Term. If Contractor's insurance lapses or is discontinued for any reason, Contractor shall immediately notify the City and immediately obtain replacement insurance. Contractor agrees and stipulates that any insurance coverage provided to the City of Lodi shall provide for a claims period following termination of coverage which is at least consistent with the claims period or statutes of limitations found in the California Tort Claims Act (California Government Code Section 810 et seq.).

(g) Failure to Comply

If Contractor fails or refuses to obtain and maintain the required insurance, or fails to provide proof of coverage, the City may obtain the insurance. Contractor shall reimburse the City for premiums paid, with interest on the premium paid by the City at the maximum allowable legal rate then in effect in California. The City shall notify Contractor of such payment of premiums within thirty (30) days of payment stating the amount paid, the name(s) of the insurer(s), and rate of interest. Contractor shall pay such reimbursement and interest on the first (1st) day of the month following the City's notice. Notwithstanding any other provision of this Agreement, if Contractor fails or refuses to obtain or maintain insurance as required by this agreement, or fails to provide proof of insurance, the City may terminate this Agreement upon such breach. Upon such termination, Contractor shall immediately cease use of the Site or facilities and commence and diligently pursue the removal of any and all of its personal property from the site or facilities.

(h) Verification of Coverage

Consultant shall furnish the City with a copy of the policy declaration and endorsement page(s), original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. **Failure to exercise this right shall not constitute a waiver of the City's right to exercise after the effective date.**

(i) Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

(j) Insurance Limits

The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives or subcontractors. Contractor's obligation to defend, indemnify and hold the City and its officers, officials, employees, agents and volunteers harmless under the provisions of this paragraph is not limited to or restricted by any requirement in the Agreement for Contractor to procure and maintain a policy of insurance.

(k) Subcontractors

Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that City is an additional insured on insurance required from subcontractors

(l) Claims Made Policies

If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for **at least** five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

(m) Qualified Insurer(s)

All insurance required by the terms of this Agreement must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the AM Best Ratings Guide, and which are acceptable to the City. Non-admitted surplus lines carriers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet City requirements.