

PROPOSAL TO THE
County of San Mateo

RFP NO. 2022-2
PLAN CHECK AND BUILDING INSPECTION SERVICES



March 18, 2022



550 Pilgrim Drive
Foster City, CA 94404
650.522.2500 phone
650.522.2599 fax



www.csgegr.com

Employee-Owned

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Cover Letter

SECTION

1

March 18, 2022

Victoria Mejia, Administrative Services Manager
County of San Mateo
Department of Planning and Building
455 County Center
Redwood City, CA 94063

Re: Proposal for Plan Check and Building Inspection Services, RFP No. 2022-2

Dear Ms. Mejia,

CSG Consultants (CSG) appreciates the opportunity to submit our proposal for Plan Check and Building Inspection Services to the County of San Mateo (County). Our firm brings specialized expertise, proven digital plan review capabilities including experience with Bluebeam Studio, the ability to provide virtual inspections, a breadth and depth of knowledgeable and experienced plan review and inspection staff, offices within the County and in proximity to the County's offices, and an existing, successful relationship with the County providing offsite building plan review services.

We understand the County is seeking a firm to provide building plan check and building inspection services to minimize response time and improve customer services to supplement in-house staff. CSG can readily provide the requested services with our highly qualified staff. **No subconsultants will be used.** CSG personnel are registered engineers and/or ICC certified, with additional qualifications including LEED, DSA, and CASp experience and certification. Many of our proposed team members are cross-trained in multiple service levels, enabling delivery of efficient, seamless services and the ability to respond the County's fluctuating needs.

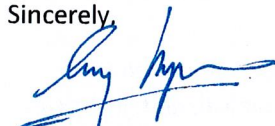
CSG, an employee-owned company, currently furnishes building and safety, fire prevention, code enforcement, public works, planning, and other services municipal services to over 250 public agency clients throughout California. For over 30 years, we have had a solutions-oriented approach to our work, leveraging our team's depth and breadth of experience and technical expertise to address code compliance challenges for our clients.

With our local office and headquarters in nearby Foster City, we can, given reasonable lead time, be available for meetings at the County's offices to, for example, review requirements for projects in preliminary design or work drawing stages. Michael Loomis, SE, CBO, CASp will serve as the primary contact for this contract. His contact information is as follows:

Michael Loomis, SE, CBO, CASp, Senior Principal Structural Engineer / Project Manager
550 Pilgrim Drive, Foster City, CA 94404
office (650) 522-2518 | cell (650) 696-0654 | michaelloomis@csgengr.com

Please feel free to contact Mr. Loomis with any questions you may have regarding our proposal. We greatly look forward to the opportunity to continue to provide building services to the County of San Mateo.

Sincerely,



Cyrus Kianpour, PE, PLS
President, CSG Consultants, Inc.



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Executive Summary

SECTION

2

CSG is excited at the prospect of offering additional services to the County of San Mateo. We clearly understand the requested scope of services to be performed as well as the importance of our role in the success of the County.

We will serve as a seamless extension of the County in delivering the scope of proposed services for County staff as well as the County's residents, architects, engineers, developers, and contractors. Our proposed team members have been selected to best support this contract and will provide comprehensive and responsive services through their application of technical expertise, knowledge of municipal processes and procedures, efficient and effective customer care, available electronic plan review and inspection services, and application of code compliance combined with innovative and helpful alternatives. From a foundation of expertise gained from over 30 years of experience serving solely public agencies, we offer:

- *A wealth of fully committed and qualified personnel;*
- *Customized, responsive services and proximity to the County;*
- *Rapid turnarounds and expedited services; and*
- *Leading-edge, cost-saving technology and methods.*

AS-NEEDED BUILDING PLAN REVIEW SERVICES

CSG staff will perform building plan review for conformance with California Codes and all applicable State, Federal, and local laws. CSG can also supply a CASp certified professional to review plans for accessibility and to facilitate compliance with regulations. All reviews will be conducted using the County's plan review policies and procedures and will be thorough, accurate and delivered in a timely manner. We take pride in maintaining the requested plan review times for all our clients—even delivering faster than our own deadlines.

CSG is well prepared to address the County's specific plan review needs including but not limited to **performing concurrent reviews with Bluebeam Studio** and providing an itemized list including all plan check comments for each submittal and re-submittal of plans and supporting documentation.

CSG also offers a convenient standard service enabling the County to check plan review status and comments on our secure Plan Check Status website. We will provide login credentials allowing staff as well as authorized applicants to view each project document and communicate with the plan checker via e-mail to facilitate resolution of corrections. In addition, and of particular relevance during these challenging times, we also offer proven electronic plan submittal, distribution and plan review services as part of our standard services. We have provided these services to clients for over 20 years.

AS-NEEDED BUILDING INSPECTION SERVICES

CSG will provide experienced, ICC/CSFM certified inspectors to perform all required inspections to determine conformance with the California Building and Fire Codes, and all applicable State, Federal, and local laws. Our inspectors work with a team approach to achieve compliance by educating stakeholders and providing solutions to mitigate potential risks and safety hazards to keep projects moving forward.

CSG is well prepared to address the County's specific inspection needs including but not limited to performing onsite building inspection services covering structural, plumbing, mechanical, and electrical systems related to the construction or alteration of residential and commercial structures. We also offer virtual inspections utilizing Google Duo, FaceTime, Skype, MS Teams or other agency-preferred platform.

Firm Profile

SECTION

3

PRIMARY CONTACT & FIRM PROFILE

CSG Consultants, Inc. (CSG) is an employee-owned California company with its local office and headquarters in Foster City, CA. Additional support is available from our other offices in San Jose, Pleasanton, Sacramento, Newman, Fresno, and Orange. Founded in 1991, **CSG performs work solely for public agencies**, eliminating the potential for conflicts of interest between developers and agencies. In this way, we can focus exclusively on the specific needs of our municipal clients.

NAME OF FIRM: CSG Consultants, Inc.

PROJECT MANAGER: **Michael Loomis, SE, CBO, CASp** | *Senior Principal Structural Engineer*

HEADQUARTERS: 550 Pilgrim Drive, **Foster City**, CA 94404
(650) 522-2500 *phone* • (650) 522-2599 *fax*
www.csngenr.com • csgstaff@csngenr.com

REGIONAL OFFICES: 3150 Almaden Expressway #255, **San Jose**, CA 95118
3875 Hopyard Rd., #141, **Pleasanton**, CA 94588s
1303 J Street, #270, **Sacramento**, CA 95814
930 Fresno St., **Newman**, CA 95360
5151 N. Palm Ave., #530, **Fresno**, CA 93704
3707 W. Garden Grove Blvd., #100, **Orange**, CA 92868

YEARS IN BUSINESS: 30 • Founded in 1991

OWNERSHIP: Employee-Owned

EMPLOYEES: 300+

TYPE OF BUSINESS: California Corporation • Incorporated June 15, 2000 • Federal ID: 91-2053749

STAFF COMPOSITION

The majority of the 300+ individuals within our firm have provided public agency services throughout their entire careers. Our talented personnel, having held positions within communities facing similar development opportunities as the County of San Mateo, bring a wealth of ideas, experience, and solutions. Depending upon the needs of our clients, we can serve in either a project-specific or on-call staff augmentation capacity.

Our multi-disciplined municipal services staff consists of the following types of professionals:

- ▶ *Building Plan Reviewers & Inspectors*
- ▶ *Fire Plan Reviewers & Inspectors*
- ▶ *Structural Engineers*
- ▶ *Plan Review Engineers*
- ▶ *Fire Protection Engineers*
- ▶ *Building Officials*
- ▶ *CASp Professionals*
- ▶ *Permit Technicians*
- ▶ *Planning Professionals*
- ▶ *Code Enforcement Officers*
- ▶ *Grading Improvement Plan Reviewers & Inspectors*
- ▶ *Civil Engineers*
- ▶ *Construction Managers*
- ▶ *Construction Inspectors*
- ▶ *Information Technology Professionals*
- ▶ *Sustainability Professionals*

COMPREHENSIVE MUNICIPAL SERVICES

CSG provides a wide range of services to community development and public works departments, often seamlessly serving as an extension of agency staff. We are customer-centric and organized into the lines of business outlined below, each managed by highly experienced industry experts. Many of CSG's personnel serve more than one line of business, which improves the quality of customer service and results in high employee retention.

BUILDING & FIRE LIFE SAFETY

*Building Department Administration
Building Plan Review and Inspection
Fire Plan Review and Inspection
Structural Plan Review
OSHPD3 Review
CASp Assessment and Inspection
Public Facilities Assessment
LEED/Green Building Services
Code Compliance/Enforcement
Staff Augmentation*

PUBLIC WORKS ENGINEERING & DESIGN

*Capital Improvement Project Design:
Transportation/Roadway, Water and
Sewer Utilities, Traffic Engineering
Development Review, Plan Check, Surveying
and Mapping, Storm Water Program
Compliance (NPDES, QSP/QSD)*

PLANNING & SUSTAINABILITY

*Staff Augmentation for Current and Advance
Planning
Project Management Including Plan
Amendments
CEQA Environmental Review
Energy Efficiency, Water Conservation, Solid
Waste Program Development
AB 32 Compliance/Climate Action Plan
Development and Implementation
Greenhouse Gas Reduction Strategies
Grant Writing and Grant Management*

CIP PROJECT & PROGRAM MANAGEMENT

*Capital Improvement Program Development
and Implementation
Federal and State Grant Administration
Rule 20A Undergrounding
Staff Augmentation Including: Design
Consultant Coordination, Project Scoping,
RFP Preparation*

INFORMATION TECHNOLOGY

*GreenVue Permitting Software
Digital Plan Review
Electronic Archiving
Web-Based Construction Management Asset
Management
Project Management
GIS and IT Support*

CONSTRUCTION MANAGEMENT & INSPECTION

*Contract Administration, including: Resident
Engineer Oversight, Inspection and
Construction Management
Constructability/Bidability Reviews
Cost and Schedule Control
Claims Avoidance*

CONTRACT REQUIREMENTS

CSG has reviewed the Sample Contract. In order to provide fair compensation and an equitable distribution of risk, CSG would appreciate consideration of the following proposed revisions.

- ▶ *Section 5. Termination, 1st Paragraph – Delete the last sentence and substitute “Such payment shall be actual cost of preparing the work/services calculated in accordance with Exhibit B.”*
- ▶ *Section 5. Termination, 3rd Paragraph – Add the following at the end of the paragraph “Contractor shall be entitled to receive payment of satisfactory work/services prior to termination of the Agreement. Such payment shall be actual cost of preparing the satisfactory work/services calculated in accordance with Exhibit B.”*
- ▶ *Section 8. Hold Harmless, Subsection a. General Hold Harmless, 2nd and 3rd Lines – Delete “this Agreement,” and insert “to the extent” before “resulting” and “negligent” before “performance”.*
- ▶ *Section 8. Hold Harmless, Subsection a. General Hold Harmless – Delete Items (A) and (B) and the first sentence of Item (D).*

INSURANCE

CSG certifies that it is able to provide proof that it maintains the County's requested insurance coverage . A copy of CSG's certificate of liability is provided in the Section 8: Appendix.

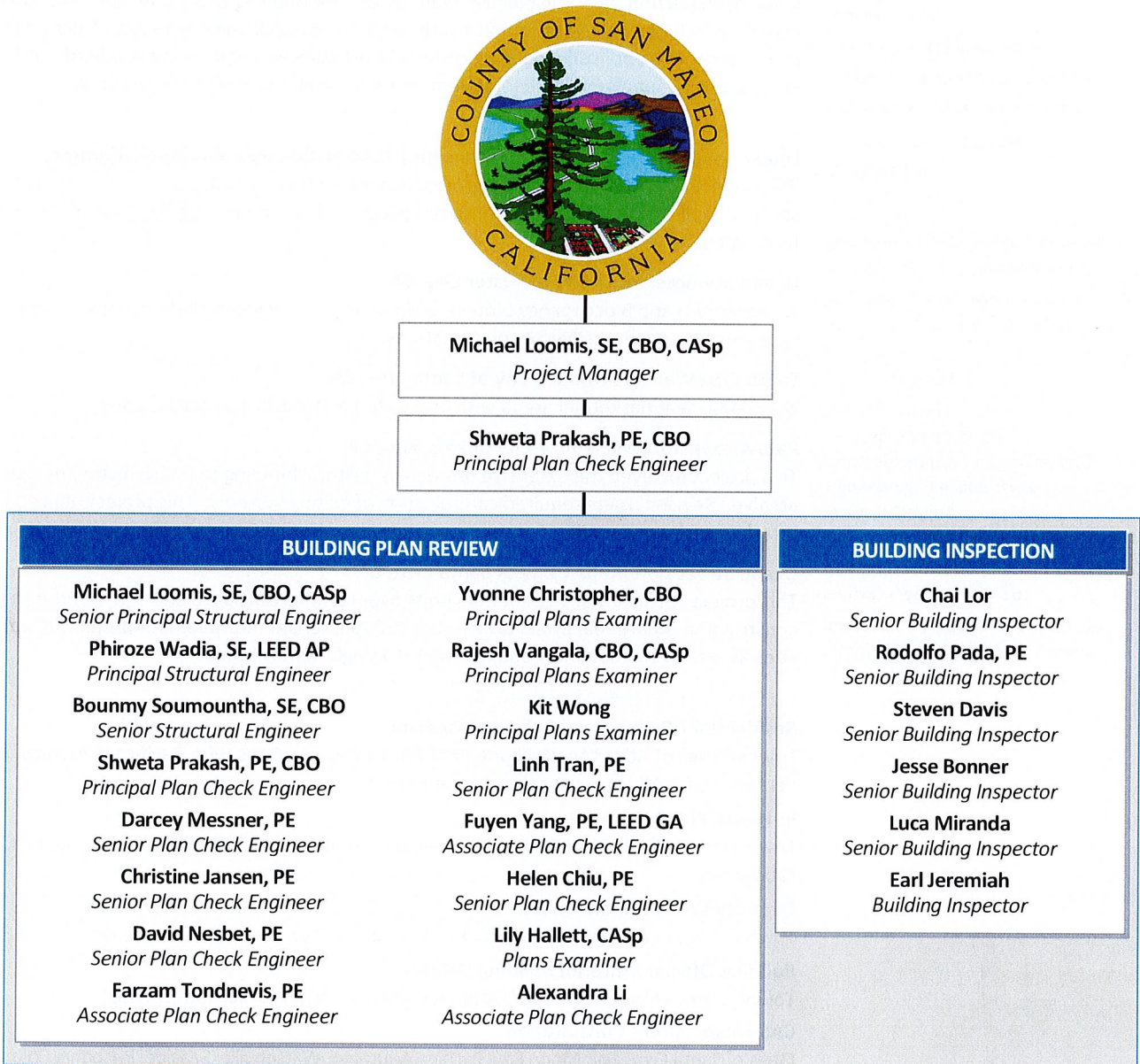
Qualifications & Personnel

SECTION 4

ORGANIZATIONAL CHART

CSG proposes the following organizational structure for this project. All services will be directed out of our Foster City office with additional resources available, if necessary, from our San Jose office and any of our other regional offices. **No subconsultants will be used for this project.**

Michael Loomis, SE, CBO, CASp will serve as primary contact for this contract. Mr. Loomis will ensure adequate resources are applied as well as oversight and quality control at all levels and will allocate appropriate staff and hours to complete all projects on time. Resumes for proposed personnel are provided on the following pages for the County’s review.



Michael Loomis

SE, CBO, CASp
Senior Principal Structural Engineer



LICENSES & CERTIFICATIONS

Professional Engineer
State of California | 60787
Professional Structural Engineer
State of California | 4824
Professional Structural Engineer
State of Nevada | 27152
Certified Access Specialist (CASp) 099
Certified Building Official
Certified Accessibility Inspector
Plans Examiner
CA Building Plans Examiner
CA Commercial Building Inspector
CA Residential Building Inspector
CALGreen Plans Examiner
| ICC 8000164

EDUCATION

Master of Science, Civil Engineering
Santa Clara University | Santa Clara, CA
Bachelor of Science, Civil Engineering
Santa Clara University | Santa Clara, CA

PROFESSIONAL AFFILIATIONS

Santa Clara University
Timber Design | Adjunct lecturer
Earthquake Engineering |
Adjunct lecturer
Strength of Materials | Adjunct lecturer
County of Amador | CASp presentation
to small business owners
ICC/Peninsula Chapter | Structural
Provisions of the 2010 California
Residential Code

Mr. Loomis offers CSG's clients expertise gained from over 24 years of professional experience in the building industry. Mr. Loomis' demonstrated knowledge of California and International Building Codes are reflected in his roles as both an adjunct lecturer at Santa Clara University and as a structural plan check engineer for CSG. Mr. Loomis has experience in all forms of structural construction, including steel, concrete, masonry, heavy timber, and light-gauge steel materials. He has also served as a peer reviewer for OSHPD and DSA projects. Mr. Loomis serves in a supervisory role in CSG's plan check division, managing and acting as a mentor to CSG's growing team of engineers and technical staff on a wide variety of projects throughout California. He provides consultation to local jurisdictions regarding structural, accessibility and green building compliance and has worked in-house for jurisdictions providing plan review, building inspection, over the counter plan review and Building Official services. Mr. Loomis' expertise includes review of complex commercial, industrial and residential structures for compliance with applicable building codes and ordinances, engineering standards and specifications, supplemental energy requirements, and accessibility regulations.

RELEVANT EXPERIENCE

Linear Coherent Light Source II Expansion | SLAC National Accelerator Laboratory

This project consisted of the underground expansion to an accelerator. Project included office space as well as special use experimental spaces and utilized mining design and construction techniques.

Gilead Sciences, Inc. | City of Foster City, CA

A five story H and B occupancy biotech building project included challenging occupancy separations as well as adverse soil conditions.

Santa Cruz Warriors Arena | City of Santa Cruz, CA

New 3,000 seat basketball arena with associated restrooms and concessions.

Palo Alto History Museum | City of Palo Alto, CA

This project involved the extensive remodel of historic building to house history museum and archive. Revised usage required careful study of exiting systems. This project utilized CBHC provisions for accessibility.

Ocean Street Commons | City of Santa Cruz, CA

This project consisted of 9 residential units over commercial space and was wood framed construction. Additional projects included multiple tenant improvement projects of varying sizes as well as multiple new and additions to single-family homes.

JURISDICTIONAL EXPERIENCE

Residential / Commercial Building Inspector

Towns/Cities of Atherton, Brisbane, Half Moon Bay, Los Altos Hills, Pacifica, Sausalito, Monte Sereno, and SLAC Linear Accelerator Laboratory

In-House Plan Review

Towns/Cities of Atherton, Santa Cruz, Salinas, San Jose, and SLAC National Accelerator Laboratory

Over the Counter Plan Review

Towns/Cities of Atherton, Belmont, Pacifica, Santa Cruz, Sausalito, Woodside

Building Official / Interim Building Official

Towns/Cities of Woodside (BO), Atherton (Interim BO), Pacifica (interim BO)

CASp Inspection / Consultation

Cities of Santa Cruz, Half Moon Bay, Pacifica, Sausalito, Watsonville, Seaside, Brisbane, Colma, Soledad, San Mateo, San Leandro, San Anselmo, and the Stanford Linear Accelerator

Shweta Prakash PE, CBO

Principal Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer
State of California | 79808

Certified Building Official
| ICC 8014122

Certified Building Plans Examiner
| ICC 8014122

EDUCATION

Master of Science, Civil Engineering
University of California | Berkeley, CA

Bachelor of Science, Civil Engineering
San Jose State University | San Jose, CA

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Society of Women Engineers

Chi Epsilon National Civil Engineering
Honor Society

As a Principal Plan Check Engineer, Ms. Prakash reviews plans for all types of construction including, building, electrical, plumbing, and mechanical systems for both commercial and residential structures. She has performed reviews of master plans, new construction, tenant improvements, and new commercial developments. She has a thorough understanding of Green Building and Energy Code regulations, having reviewed numerous projects for LEED status.

Ms. Prakash has worked both in the public and private sectors and has a thorough understanding of all state and local building safety regulations and enforcement of building and life safety codes. She keeps current within the building industry through routine seminar attendance through the International Code Council and the California Building Officials. Ms. Prakash is currently pursuing her CASp (Certified Access Specialist Program) certification.

RELEVANT JURISDICTIONAL EXPERIENCE

Senior Plan Check Engineer/Building Official | Multiple CSG Client Agencies

Ms. Prakash has provided plan review services for the various agencies/jurisdictions including:

- ▶ *City of Redwood City* *City of Fremont*
- ▶ *City of Atherton* *City of Millbrae*

Ms. Prakash has also provided Building Official services for the following agencies:

- ▶ *City of Millbrae* ▶ *City of Pacifica*
- ▶ *Town of Woodside* ▶ *Town of Portola Valley*

NOTABLE PROJECT EXPERIENCE

Apple Park (Campus II) | City of Cupertino, CA

Ms. Prakash provided on and off-site plan review for multiple new structures as part of the Apple Campus 2 project. The combined projects were a total of 731,994 sq. ft.

Artisan Crossing – Multi-Family Residential Building | City of Belmont, CA

Ms. Prakash provided plan review for a new 4 story, 319,893 sq. ft., privately funded multi-family residential building over a 1 story below grade parking garage basement.

Gateway at Millbrae – Mixed Use Building | City of Millbrae, CA

Ms. Prakash provided building plan review for the construction on a new 304,531 sq.ft. 6-story mixed-use building. This building is part of a proposed development which includes construction of new residential and hotel/hospitality buildings.

Fair Oaks Commons – Affordable Housing Project | San Mateo County, CA

Ms. Prakash provided building plan review for this affordable housing project which included construction of 67 dwelling units, 51 parking spaces, lobby, mail room, utilities rooms, and an outdoor courtyard.

Amazon Mixed Use Building Tenant Improvement | City of Cupertino, CA

Ms. Prakash was a building plan reviewer for 64, 726 sq. ft. tenant improvement project which consisted of 3 floors of office space in an 8-story building.

Nanosyn Mixed Use Building Tenant Improvement | City of Hayward, CA

Ms. Prakash was a building plan reviewer for the remodel of a lab space, new HVAC structural support, and MEP associated with the improvements.

YouTube | City of San Bruno, CA

Ms. Prakash provided the review of tenant improvements for this six-story office building. Improvements involved the conversion of 196,000 sq. ft. into YouTube's new headquarters.

Phiroze Wadia

SE, LEED AP

Principal Structural Engineer



LICENSES & CERTIFICATIONS

Professional Structural Engineer
State of California | 2020

Professional Civil Engineer
State of California | 20042

Professional General Building Contractor
State of California | 5021918

LEED Accredited Professional

EDUCATION

M.S.C.E, Structures and Soil Mechanics
University of Illinois | Urbana, IL

M.B.A, Management
Golden Gate University |
San Francisco, CA

PROFESSIONAL

AFFILIATIONS

American Society of Civil Engineers

Structural Engineers Association
of California

Earthquake Engineering
Research Institute

Applied Technology Committee

International Code Council

Mr. Wadia is a plan review engineer for CSG. He has over 40 years of experience in plan review, design and construction of residential, commercial, industrial and civil engineering projects. Mr. Wadia has expertise in the delivery of a wide range of municipal services, including:

- Plan review
- Encroachment permit application review including grading, structural, drainage and erosion control permits
- Code enforcement
- Enhancing and developing new and existing City ordinances
- Supervising renovation, rehabilitation and restoration of bridges
- Inspecting buildings and structures for structural integrity and condition
- Investigating structural failures and inspecting repairs

RELEVANT EXPERIENCE

Mr. Wadia's range of expertise has evolved as a result of the successful completion of a variety of projects including:

- 24 commercial buildings
- 60 residential wood frame buildings
- 32 seismic inspections, evaluations & retrofits
- 3 bridge and over-crossings projects
- 8 post-earthquake damage assessments
- 9 offshore, modular & Arctic projects
- 4 space & defense projects
- 3 war damaged re-construction projects
- 8 petrochemical plants
- 10 nuclear/power plants
- 8 research projects
- 5 transportation projects
- 2 telecommunications projects

Plan Review Engineer | Consultant to City of Larkspur, City of Sausalito, Town of Ross, Town of San Anselmo, CA

As Consultant to the abovementioned agencies in Marin County, Mr. Wadia performed a variety of services including plan and encroachment permit application review, inspection, code enforcement, and enhancing and developing existing and new city ordinances.

Associate | Skidmore, Owings & Merrill, San Francisco, CA

As an Associate at a San Francisco architectural and engineering firm, Mr. Wadia worked closely with multidisciplinary teams on building designs from concept through construction. He led structural engineering projects including high-rise office buildings, schools and colleges, hotels, sports stadiums, theaters, retirement communities, and shopping centers. Mr. Wadia also performed seismic inspections, evaluations, and retrofits of existing facilities.

Chief Engineer | Bechtel, San Francisco, CA

As Chief Engineer of Bechtel, Mr. Wadia was responsible for leading a group of over 200 technical personnel including architects, structural engineers, civil engineers and designers. His work included establishing standards, reviewing technical quality, recruiting, and establishing training programs. His projects included bridges and industrial and mining facilities such refineries, oil fields, LNG plants, chemical waste treatment plants, offshore construction, modularized construction, arctic and extreme hot weather construction, space launch facilities, solar and geothermal power plants, and nuclear facilities.

Bounmy Soumountha SE, CBO

Senior Structural Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer
State of California | 32213
Structural Engineer
State of California | 3062
Certified Building Official

EDUCATION

Master of Science
Structural Engineering
Washington University | St. Louis, MO
Bachelor of Science, Civil Engineering
UC Berkeley | Berkeley, CA
A.S., Engineering
Santa Rosa Junior College
Santa Rosa, CA

PROFESSIONAL AFFILIATIONS

Structural Engineers' Association of
Northern California
California Building Officials

Mr. Soumountha has over 38 years of experience in civil and structural engineering analysis, public works engineering and land development, project development review and approval, and building inspection plan review and permit services. He managed hundreds of projects in his 22 years of service at the City of Santa Clara including the 49ers Stadium, large development projects such as the Gallery at Central Park consisting of 500 plus single family and multifamily buildings and other projects worth more than 200 million dollars of all complexities in terms of fire and life safety and structural engineering systems.

RELEVANT EXPERIENCE

Permit Service Manager | City of Santa Clara, CA

Prior to joining CSG, Mr. Soumountha worked as a Permit Service Manager and managed 3 in-house and outside consultant Plan Check Engineers who were licensed civil and structural engineers, 3 Permit Technicians, and 1 Customers' Representative. He supported and acted on behalf of the Building Official for all functions as assigned or in the Building Official's absence.

Senior Plans Examiner | City of Santa Clara, CA

Mr. Soumountha served as Senior Plans Examiner where he verified, reviewed, inspected and approved construction of all commercial, industrial, and residential structures in the City of Santa Clara, with an annual construction volume valued at over \$500 million. His other responsibilities included: comprehensive review of all structural and life-safety aspects of building construction; providing code interpretation to inspection staff, architects and contractors; responding to city council inquiries in matters of urban planning and zoning issues; and assisting in supervision of Building Inspection staff as assigned.

City Engineer I & II | City of Santa Clara, CA

As City Engineer II, Mr. Soumountha supervised the Title Section of the Land and Property Division of the Engineering Department. Some of his responsibilities included:

- Assisting in the formation of assessment districts and redistribution of surplus assessment district funds
- Reviewing and processing agreements for developments for City departments such as Silicon Valley Powers (the City Electric Department)
- Permitting encroachments into public easements and right-of-ways
- Parcel and final maps inspection for the legal subdivision of private and public properties
- Preparing the Engineering Department operating budget for 5 years

Structural Engineering Designer and Code Consultant | Various Jurisdictions

- Since 1980, prior to his service at the City of Santa Clara, Mr. Soumountha provided structural analysis and design, consultation on construction issues, and code consulting services for numerous projects outside of City of Santa Clara jurisdiction.

Darcey Messner PE

Senior Plan Check Engineer



LICENSES & CERTIFICATIONS

Building Plans Examiner
| ICC 5058093

Permaculture Design Certificate
| No. 11452

California Professional Civil Engineer
| License No. C59754

Nevada Professional Civil Engineer
| License No. 015599

EDUCATION

M.S., Civil Engineering
University of Nevada, Reno | Reno, NV

B.S., Mechanical Engineering
Stanford University | Stanford, CA

PROFESSIONAL AFFILIATIONS

Builders Without Borders: Member

California Straw Building Association
(CASBA): Member

International Code Council (ICC):
Member

Tahoe Truckee Engineers Association
(TTEA): Member, Structural
Committee, Former President

Truckee Talkers
Toastmasters Competent
Communicator, Advanced
Communicator Bronze, Effective
Coaching 1 & 2

Sierra Green Building Association
(SIGBA): Former Member, Cofounder

Ms. Messner is a Senior Plan Check Engineer with over 36 years of engineering experience. Ms. Messner offers a wealth of California and Nevada Building Code knowledge to CSG's clients. To this role, she brings leadership and management experience, and excellent organizational and time management skills.

RELEVANT EXPERIENCE

Plans Examiner II | Town of Truckee, CA

Ms. Messner performed plan review for residential and commercial plans, specifications, and calculations submitted to the Building Division for structural and non-structural compliance with building codes, regulations, and ordinances. She provided information and assistance to engineers, architects, builders, and the public relating to the codes and regulations. Her responsibilities also included updating forms, checklists, informational handouts, municipal code sections and code petitions as well as training and mentoring Plans Examiner I. Ms. Messner also participated in the Town's Sustainability Committee and Energy Reach Code research.

Owner/Civil Engineer | EcoEngineering, Truckee, CA

Ms. Messner was the sole proprietor of a design and structural engineering practice which specialized in ecologically orientated residential design with an emphasis on straw bale and natural building, passive solar, and green building materials and methods. She provided service for new construction, additions, conversions, and remodels in seismically active, high snow load areas.

Cofounder/ Advisory Board/Technical Consultant | Pakistan Straw Bale and Appropriate Building (PAKSBAB)

Ms. Messner designed an affordable, climate-friendly, and locally appropriate straw bale building system to promote natural and sustainable building for marginalized families in Pakistan. Her responsibilities included organizational oversight, mentoring and training, strategic planning, design and engineering, grant and proposal writing, and presentations. She was also the principal investigator for PAKSBAB's seismic research project.

Civil Engineer | Elise Fett & Associates, Ltd., Incline Village, NV

Ms. Messner performed structural engineering calculations for residential new construction, additions, remodels, and minor commercial projects. She designed retaining walls, custom trusses, and connections and produced architectural and structural plans using AutoCAD. She also created site maps per County and Tahoe Regional Planning Agency (TRPA) coverage, BMP, and permitting requirements.

Project Engineer | Gary Davis Consulting Civil Engineers, Tahoe City, CA

Ms. Messner produced structural engineering calculations for new residences and garages, additions, remodels, retaining walls, decks, covered walkways, re-roofing projects, and docks. She also inspected foundations and framing for engineering conformance. She performed as-builts to document structural layout and coverage, and to create site maps for the TRPA.

Designer/Builder | Messner-Howlett Construction, LLC, Truckee, CA

Ms. Messner was a partner in a residential construction business. She was involved in all phases of construction for two custom houses in Tahoe Donner. She designed and drafted architectural and engineering plans. Ms. Messner was also responsible for agency processing, selecting and ordering materials, evaluating bids, and project scheduling.

Product Design/Development Engineer | Raychem Corporation, Menlo Park, CA

Ms. Messner designed, prototyped, and developed telephone related products with an emphasis on environmentally sealed indoor and outdoor connectors.

Christine Jansen PE

Senior Plan Check Engineer



LICENSES & CERTIFICATIONS

California Professional Civil Engineer
| License No. 79594

EDUCATION

M.S., Civil Engineering
California State University, Sacramento
| Sacramento, CA

B.S., Civil Engineering
California State University, Sacramento
| Sacramento, CA

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers:
Member

SEAOC: Member

Ms. Jansen is a Senior Plan Check Engineer with over 17 years of engineering experience. Ms. Jansen offers a wealth of California and Nevada Building Code knowledge and project management experience to CSG's clients. To this role, she brings leadership experience, and excellent communication, time management, and customer service skills.

RELEVANT EXPERIENCE

Consultant Plan Review Engineer / Plan Review Coordinator

Ms. Jansen reviewed building plans for compliance with the California building codes and City ordinances for both public and private commercial and residential structures for permit issuance. She also provided structural plan check for projects ranging from small non-habitable structures to complex multi-story commercial buildings. Additional responsibilities included structural plan review coordination and management throughout California and Nevada.

Associate Civil Engineer | City of Sacramento, CA

Ms. Jansen provided building and structural plan check for public and private commercial and residential structures. She also served as an intern supervisor and her responsibilities included processing expedited requests and application extensions, providing over the counter structural plan review, and assisting applicants with code questions.

Civil Engineer | Bureau of Reclamation, Sacramento, CA

Ms. Jansen prepared and reviewed designs and specifications for projects relating to dams and waterway infrastructure in the Central Valley federal waterways. She was also responsible for completing budgets, construction schedules, and inspections for the dams and infrastructures.

Temporary Project Engineer – Single Project | Syblon Reid Engineering Contractor

Ms. Jansen was responsible for general engineering, specification submittals, materials management, site management and oversight, sub-contractor organization, and payroll assistance for a 5-million-dollar project.

Assistant Engineer | Dokken Engineering, Inc., Folsom, CA

Ms. Jansen was responsible for the design, analysis, detailing, specifying, research, calculations, plan check, and planning studies of moderate to complex highway infrastructure assignments.

Intern Engineer | David Evans and Associates, Inc.

Ms. Jansen's responsibilities included roadway modeling, quantities, estimating, creating project reports, utility coordination, public infrastructure design, and the design and analysis of highways and highway interchanges.

Assistant Engineer | Wood Rogers, Inc.

Ms. Jansen's tasks included project coordination, assisting with project and construction management, drafting, submittal processing, and cost estimations for subdivisions, major roadways, and parks.

Intern Engineer | Frayji Design Group

Ms. Jansen's tasks included grading improvement plans, subdivision improvement plans, cost estimations, site design, project coordination and forward planning.

David Nesbet PE

Senior Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Engineer
State of California | 72981
Certified Plans Examiner
| ICC 8259817
ATC-20 Certified for
Post-Disaster Evaluations

EDUCATION

Master of Science, Structural and
Earthquake Engineering
San Francisco State University
| San Francisco, CA
Bachelor of Science,
Mechanical Engineering
San Francisco State University
| San Francisco, CA

PROFESSIONAL AFFILIATIONS

Member of American Society of
Civil Engineers
Member of Structural Engineers of
N. California

Mr. Nesbet is a licensed Civil Engineer and Plan Reviewer for CSG Consultants, Inc with over 12 years of experience. He has a strong background in reviewing structural engineering for a broad range of projects, including high-end residential projects, commercial tenant improvements, seismic retrofit of existing structures, seismic anchorage of mechanical equipment for commercial facilities, and upgrades to historical structures.

Prior to joining CSG, Mr. Nesbet worked for seven years as a Structural Plan Review Engineer for Kutzmann and Associates in Fremont, CA. While employed by Kutzmann, he spent four months working as a plan checker for the City of Menlo Park. He also has gained practical experience through his experience in remodeling his 1892 home in San Francisco.

RELEVANT EXPERIENCE

Tantau Research & Development Facilities Apple Campus 2 | City of Cupertino, CA

Mr. Nesbet provided plan review for the Tantau R&D facilities which was comprised of two adjacent buildings totaling 225,000 square feet of GFA for research and development. The buildings include ground level testing chambers, shield room and other research laboratory spaces, with one above ground office level, and one mechanical roof level.

Alameda Landing Phase III | City of Alameda, CA

Mr. Nesbet provided building plan review for phase III of this 72 acre development. He reviewed plans for four housing types as part of this 285 unit subdivision.

Various Custom Homes | Cities and Towns of Woodside, Hillsborough, Los Altos Hills, Portola Valley, Palo Alto, CA

Mr. Nesbet performed review of custom and historical residences ranging from 2,000 sq. ft. to over 20,000 sq. ft. and included accessory structures, pools, barns, vehicle bridges, and landscaping features.

Additional building plan reviews for which Mr. Nesbet performed services include:

- **South Whisman Development | Mountain View, CA**

Mr. Nesbet performed review of this \$38,173,920 valuation project of all new detached row houses.

- **Altamont Road Residence | Los Altos Hills, CA**

Architectural and structural review of an 8,814 sq.ft. 3 story custom home with basement in Los Altos Hills. Project incorporated 30-foot-high retaining walls, steel braced frames, and non-structural rammed earth architectural site walls. Project valuation was \$15,000,000.

- **Black Mountain Road residence | Hillsborough, CA**

Architectural and structural review of a 5350 sq.ft. split level home with a 946 sq.ft. lower level garage. Project required compliance with WUI regulations.

Farzam Tondnevis PE

Associate Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer,
State of California | PE-82602
State of Nevada | PE-26708

Certified Build. Plans Examiner | ICC 8414453
ATC's Safety Assessment Program | 73313

EDUCATION

2nd Master of Science, Construction
Management/Minor in Geotechnical Eng.
San Jose State University, San Jose, CA

1st Master of Science
Structural Engineering
Stanford University, Stanford, CA

Bachelor of Science, CE Engineering
San Jose State University, San Jose, CA

Associate of Science in Math & Sciences,
De Anza College, Cupertino, CA

PROFESSIONAL AFFILIATIONS

San Jose State University
Reinforced Concrete Design Laboratory
Encompassing BS' Senior Project
| Adjunct Lecturer

Introduction to Construction
Management
| Adjunct Lecturer

Build. Information Modeling
| Adjunct Lecturer
SEAONC Member

Mr. Tondnevis is a plan check engineer with over seven years of engineering design and review experience. He has extensive civil and structural engineering experience. He performs all types of residential plan review. He also plan reviews structural aspects of various commercial projects. He is an adjunct faculty member at San Jose State University.

RELEVANT EXPERIENCE

Innovation Hotel | City of Sunnyvale

Performed structural plan review of a new 7-Story Hotel over parking garage podium of type IA and IB construction with floor area of 172,430 sq.ft.

1 Hotel | City of Sunnyvale

Performed structural plan review of a new 11-Story Hotel and Parking Garage structure of type IB construction with and complete renovations to the existing buildings located within the site.

Google Campus | City of Sunnyvale

Performed structural plan review of a 5-story Office Building with 536,750 sq.ft floor area of type IB construction; multi-Story parking garage and utility structures.

Marriott Residence Inn | City of Alameda

Performed structural plan review of the new modular 5-story hotel development with 131,396 sq.ft. buildings of type IIIA construction.

Other structural Plan Review & Light Commercial Non-Structural Tenant Improvements

New Nissan car dealership in Gilroy; New gas station in Millbrae; New brewery in Pacifica; Remodeling chain restaurants (Taco Bell in Morgan Hill); Shell-construction of shopping mall in Watsonville, town homes plan review; commercial canopies; retaining walls; cell-towers; etc.

Residential Plan Review

Building plan review of new construction, remodels, additions, retrofit, and repair of residences of all sizes and complexity throughout the San Francisco Bay Area.

JURISDICTIONAL EXPERIENCE

In-House Plan Review

- City of San Jose
- SLAC National Accelerator Laboratory's Structural Subject Matter Expert. Sole structural plan check engineer, as a part-time consultant at Building Inspection Office reviewing all new construction, improvements, and equipment installation for entire campus including the LCLS-II Linear Accelerator upgrade project)

ENGINEERING PRACTICE EXPERIENCE

Staff/Project Engineer, Building Information Modeling (B.I.M.) Coordinator & Educator | Peoples Associates Structural Engineers (PASE), Milpitas, CA (2012 to 2016)

Mr. Tondnevis worked as a staff engineer and worked closely with multidisciplinary teams on building designs. A small sampling of projects on which he has worked includes:

- Designed two schematic new steel framing data center structures with SCBF lateral system & composite system floors as well as estimated & optimized weight of steel for alternative building systems for bidding
- Designed & detailed gravity & lateral systems for a 4-story mixed-use R.C. structure with underground parking (20,400 S.F.) in Palo Alto using ETABS and ADAPT software; also, modeled, annotated, & detailed the structure using Revit for creating a complete set of structural plans for city submittal package
- Designed & detailed slab-column connections for 7-story Marriott Hotel (Skyport Drive by BSB); in addition, reviewed all reinforced concrete & rebar-related submittals for compliance with latest design documents; also, designed cold-form façade elements
- Designed wood framing members for gravity & lateral systems for many multi-family residential complexes (Hayward Bart, Elanwood, Riverview, Station Park Green, Gateway SC)

Yvonne Christopher CBO

Principal Plans Examiner



LICENSES & CERTIFICATIONS

Certified Building Official,
Certified Plans Examiner
Building Inspector – UBC
Plumbing Inspector-UPC
Electrical Inspector- NEC
Mechanical Inspector-UMC
Combination Inspector
Rehab/Conservation Inspector
Commercial Combo Inspector
| ICC 1026471

EDUCATION

AA, Building Inspection
Technology
Butte Community College
| Oroville, CA

AA, General Education
Cosumnes River College
| Sacramento, CA

PROFESSIONAL AFFILIATIONS

USGBC- LEED
National Fire Protection
Association (NFPA)
Sacramento Valley Association of
Building Officials

Ms. Christopher brings over 30 years of experience to CSG. Having served as Building Official, Inspector and Plans Examiner for multiple jurisdictions in California, Ms. Christopher offers a wealth of knowledge and expertise to CSG's clients.

RELEVANT EXPERIENCE

Chief Building Official | City of Brentwood, CA

Ms. Christopher managed the daily operations of the Building Division, including staffing, budgeting, and interdepartmental committees. She performed non-residential and residential plan reviews and field inspections on a regular basis. Ms. Christopher served as the flood plain administrator, managing all FEMA FIRM maps, LOMR and LOMC. In addition, she was manager of the housing division, including the management of 12 City owned rental units, two loan programs, and the affordable housing program for new developments. Ms. Christopher also managed all Code Enforcement staff and activities, which included the rental inspection program, business license enforcement, and SWPPPs.

Building Official / Director of Development Services | Butte County, Oroville, CA

As a Building Official, Ms. Christopher applied model code knowledge to plan review, inspections, and code enforcement. Her role included training staff in all aspects of building codes and administration. Ms. Christopher provided code interpretation, assistance to the public and staff, and interfaced regularly with the Valley Builder's Exchange, citizen's groups and BIA. She implemented electronic permitting and fee justification through a nexus study, and created a permit center to address customer service needs. Ms. Christopher implemented the California state abandoned vehicle program through code enforcement. As Director, she oversaw the daily operation of the Building Department, Planning Department, and countywide Geographic Information System (GIS). In addition, Ms. Christopher was responsible for setting the vision for the department through a new strategic plan, implementing a new coordinated approach to land use with the other land use departments, while handling a budget of \$4.2 million and a staff of 46. She updated the housing elements of the General Plan with approval through HCD.

Chief Building Official / Assistant Director of Planning and Building / Permit Center Supervisor | County of Monterey, Salinas, CA

As Chief Building Official, Ms. Christopher made technical decisions regarding federal, state, and local code interpretations. She interfaced regularly with 15 separate fire districts and implemented residential fire sprinkler installations based on ordinances. She directed the daily workload in 3 separate offices with a staff of 123. As Assistant Director, Ms. Christopher was responsible for daily operations of the Planning, Building and Administrative Divisions with a budget of over \$11 million. As Permit Center Supervisor, she was responsible for creating the permit assistance team concept for the department and directly supervised building inspectors, plan check engineers, land use technicians, planners and clerical staff.

Plans Examiner | City of Rocklin, CA

Ms. Christopher reviewed and coordinated all plan reviews for commercial and residential projects. She provided plan check services for the building department and supervised the front building department counter. She attended meetings with architects, engineers, contractors and other city agencies and departments, and acted as building official in his absence.

Rajesh Vangala

CASp, CBO

Principal Plans Examiner



LICENSES & CERTIFICATIONS

Certified Access Specialist (CASp) 711
Certified Building Official
Certified Building Plans Examiner
| ICC 8166142
CA Energy Code Compliance for Non-Residential Project

With over 12 years of experience as a Plan Check Examiner, Mr. Vangala provides a wealth of knowledge of California Building Codes to CSG. For CSG, he examines plans of commercial, industrial, and single and multi-family projects to determine compliance with the provisions of the California Building, Mechanical, electrical, Plumbing and Energy Codes, as well as OSHPD (OSHPD3). He is also adept at analyzing structural engineering aspects of all designs and calculations, evaluates test reports, and approves plans that comply with California Codes and regulations.

Mr. Vangala has also provided onsite plan review and over the counter services for the City of Foster City and the Town of Woodside.

EDUCATION

Master of Engineering
Andhra University
Visakhapatnam, Andhra Pradesh
Bachelor of Engineering
Andhra University
Visakhapatnam, Andhra Pradesh

RELEVANT EXPERIENCE

Half Moon Village Senior House | City of Half Moon Bay, CA

Mr. Vangala provided performed complete building plan review services for this affordable senior housing. The 115 unit complex consisted of a 3-story multi use building, four 2-story garden apartments, and one 2-story multi use building (multi-use buildings include community room, laundry room and gym.).

Veterans Affairs Outpatient Clinic | City of Marina, CA

Mr. Vangala provided complete building plan review for this integrated Department of Veterans Affairs and Department of Defense joint health-care clinic, the first in California. This new 146,000 square foot, three-story structure will serve as a state-of-the-art medical clinic. The facility will provide primary and specialty care to including subspecialty clinics, audiology, indoor and outdoor physical therapy, occupational therapy, a mental health center, and imaging and laboratory space. This project achieved LEED Gold certification per the LEED for Healthcare 2009 Edition.

Lincoln Centre Campus - BioMed | City of Foster City, CA

Mr. Vangala provided building review of the redevelopment of an existing 280,000 square foot campus into a nearly 600,000 square foot biomedical and life science research campus.

Atria at Foster Square | City of Foster City, CA

Mr. Vangala provided building plan review of this six-story new construction building. The senior living mixed-use structure includes 155 senior living units, common space, courtyards.

Sutter Health Memorial Hospital | City of Los Banos, CA

Mr. Vangala provided building plan review of this 5,153 sq.ft. single story non-residential building with \$1,286,742 valuation project.

The Promontory | City of Marina, CA

Mr. Vangala provided complete building plan review for this 174 unit apartment complex. The project consisted of three new 4-story apartment buildings, as well as a 1-story clubhouse, and community center (including a 1-story clubhouse within an apartment building). The 270,000 sq. ft. project had a construction cost of \$28.9 million.

Kit Wong

Principal Plans Examiner



LICENSES & CERTIFICATIONS

Certified Plans Examiner,
| ICC 5300662

Certificate of Completion
"Fire & Life Safety Plan Review" (DSA)

EDUCATION

Bachelor of Science, Civil Engineering
University of California, Davis
| Davis, CA

Ms. Wong serves as a Principal Plans Examiner in the Plan Review Division of CSG Consultants. Her expertise includes enforcement of Building Codes for several jurisdictions throughout California. Her experience in complex commercial and residential structures provides CSG and our clients with the highest quality plan review.

Prior to her employment with CSG, Ms. Wong developed her skills as a Design Engineer for a structural engineering firm in San Francisco. She was instrumental in developing a wide variety of engineering projects including lateral analysis and design, design of concrete, masonry, steel and wood building elements, design of deep shoring and underpinning systems and preparation of structural assessment reports. Ms. Wong's field work has included building investigations, pre-construction damage surveys and special inspection of deep shoring and underpinning systems.

RELEVANT EXPERIENCE

Genentech Development | City of South San Francisco, CA

Ms. Wong has served as the main point of contact between CSG and Genentech for the past 11 years. She provides plan review services (building, mechanical, electrical, plumbing, energy and CALGreen) for all buildings (~65 count) on Genentech's South San Francisco campus. Scope of work includes:

- Complete office and lab build outs; new control areas; installation of mechanical units, fume hoods, bio-safety cabinets, warehouse freezers, nitrogen bulk tanks; HVAC remediation upgrade; gas monitoring improvements; electrical switchgear replacement; glycol piping replacement and insulation; cafeteria remodel; site improvements, etc.
- Weekly meetings at Genentech campus with project managers, project architects and engineers and the City Fire Marshall to review project drawings prior to plans submittal.
- Provide digital plan review services. Manage the Genentech Greenvue website.

New Shell Building | City of Hayward, CA

Ms. Wong performed review for this new 1-story shell building of 42,098 sq.ft. with civil improvements (Phase 1).

El Granada Fire Station | County of San Mateo, CA

Ms. Wong performed review of this new single story 12,425 sq.ft. essential services fire station including 7 bunk rooms, 3 drive through apparatus bays, kitchen & dining room, day room, training room, offices, turnouts, fitness room, extractor, laundry, storage room, 72 hour run generator & fueling tank, and trash and recycle containment.

Apple Campus | City of Cupertino, CA

Ms. Wong performed review for the new visitor's center and two (2) new reception buildings (named Wolfe and Tantau).

City of San Mateo Regional Operational Center | County of San Mateo, CA

Ms. Wong performed review for new 2 story 35,000 square feet building.

Shops at the Dunes | City of Marina, CA

Ms. Wong performed review for two new buildings with restaurants "Chipotle" and "Deli Delicious".

Southland Mall | City of Hayward, CA

Ms. Wong performed review of tenant improvements for the Southland Mall.

Residential Development | City of Mountain View, CA

Ms. Wong performed review for new three (3) stories 6 units residential development.

Linh Tran PE

Senior Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer
State of California | 85451
Certified Plans Examiner
| ICC 8297568

Mr. Tran is an Associate Plan Check Engineer with over 7 years of engineering experience. Mr. Tran offers a wealth of California Building Code knowledge to CSG's clients. For CSG, he examines plans of single and multi-family projects to determine compliance with the provisions of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Codes.

EDUCATION

Master of Science, Civil Engineering
San Jose State University, San Jose, CA
Bachelor of Science, Civil Engineering
San Jose State University, San Jose, CA

RELEVANT EXPERIENCE

918 Lafayette | City of Alameda, CA

Provided plan review of a lower level addition to a three-story building of five residential units, approximately 4,400 square feet, including replacement of existing foundation with new retaining walls.

Camden Place | City of Hayward, CA

Mr. Tran master plan submittal for new tract homes of four different models ranging from 2,300 square feet to 2,900 square feet.

614 Grande Ave | City of South San Francisco, CA

Conducted plan review for a new three-story building of two residential units, approximately 3,300 square feet, with covered parking spaces at the bottom level.

27640 Sherlock Road | Town of Los Altos Hills, CA

Performed plan review of first and second floor additions with complete remodel of existing dwelling unit utilizing Wildland Urban Interface in high fire hazard zone. The size of the structure was approximately 5,500 square feet.

739 Clearfield Drive | City of Millbrae, CA

Reviewed plans for a two-story addition with internal remodel utilizing conventional construction.

2135 Leland Ave | City of Mountain View, CA

Provided plan review of a demolished existing home to building a new one-story house of approximately 3,300 square feet.

Fuyen Yang

PE, LEED GA

Associate Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer
State of California | 88823

Certified Building Plans Examiner
| ICC 9063700

EDUCATION

Master of Science, Civil Engineering
Santa Clara University
Santa Clara, CA

Bachelor of Science, Civil Engineering
University of California, Davis
Davis, CA

Fuyen Yang is an Assistant Plan Check Engineer for CSG with over 8 years of experience in the construction and design fields.

RELEVANT EXPERIENCE

Assistant Plan Check Engineer | Multiple CSG Client Agencies

Mr. Yang currently provides plan review services for a variety of CSG client agencies.

BIM Modeler/Junior Engineer | Structus, Inc.

As a BIM Modeler/Junior Engineer, Mr. Yang prepared structural drawings based on mark-ups by engineers, architectural drawings, and as-built drawings, using Revit and AutoCAD. His work involved modeling a variety of structures including commercial, public and custom homes. He also assisted the BIM Manager and project engineers by developing construction documents and typical details, and preparing accurate material quantities.

Staff Engineer | Element Structural Engineers, Inc.

Mr. Yang designed and analyzed different types of structures including existing and new single-family dwellings and commercial structures utilizing wood, steel, concrete and light gage. His work included reviewing existing structural drawings, analyzing soil reports to design foundations, coordinating with the in-house design team and architects, developing structural plans and details, preparing structural calculation packages, addressing plan check comments, reviewing shop drawings, addressing RFI's, and providing site visit reports.

Assistant Estimator/Project Manager | Green Growth Industries

As an estimator and project manager, Mr. Yang performed on-screen takeoffs of plans and details, and assessed and evaluated addenda and specs to ensure accurate takeoffs. He also assisted the senior estimator in developing proposals, attended pre-bid walk-thoughts recording important job information, and converted as-built drawings using CAD as well as by hand.

Manager's Assistant | T. Chen Construction

In this role, Mr. Yang oversaw a new building project from an empty lot to seven single family homes including permitting and all necessary approvals/documents to complete the project. He also maintained 32 apartment units including renovations.

Engineering Intern | Taiwan Mass Rapid Transit Engineering Office, Bureau of High-Speed Rail, Ministry of Transportation and Communications

Mr. Yang participated in meeting and site inspections, observing construction techniques and project management tasks at an airport construction site. He also made presentations to agency executives and performed document translations.

Helen Chiu PE

Senior Plan Check Engineer



LICENSES & CERTIFICATIONS

Professional Civil Engineer, State of California | 90321

Certified Plans Examiner
| ICC 8213824

EDUCATION

Bachelor of Science, Civil Engineering
Concentration in Structural Design
California Polytechnic State University
| San Luis Obispo, CA

PROFESSIONAL AFFILIATIONS

Engineers Without Borders (EWB)
Society of Civil Engineers (SCE)
Society of Women Engineers (SWE)
Mathematics Engineering Science
Achievement (MESA)

Ms. Chiu is an Associate Plan Check Engineer with over 9 years of experience in the building industry. She currently provides building plan review services to CSG clients throughout California.

RELEVANT EXPERIENCE

Associate Plan Check Engineer | Multiple CSG Client Agencies

Ms. Chiu provides plan review services to wide range of CSG clients throughout California.

Permit Technician | City of San Mateo, CA

Ms. Chiu served as Permit Technician responsible for processing building permit applications; providing plan check review for non-structural over-the-counter permits; and providing information to the public regarding permit process requirements, general building codes and inspection procedures.

Assistant General Contractor | CDX Builders, San Francisco, CA

Ms. Chiu worked closely with the project manager on site to assist with construction scheduling and provide specific instructions for workers to build according to plan details and specifications. Through her work, she gained extensive exposure to construction products and techniques typically used in the industry today, (i.e. Simpson hold down, strong-tie, clips, angles, epoxy grout), special inspections (i.e. ultrasonic test on welded beams & columns, core samples on CMU walls, torque test on electrical mounts, and soil compaction test), rebar placement, concrete pour, structural framing, and interior/exterior finishes.

Summer Intern | Santos & Urrutia Structural Engineers, San Francisco, CA

Ms. Chiu worked closely with multidisciplinary teams in designing and calculating structural beams, moment frames, and generating seismic and geologic evaluation reports for the following projects:

- “Green” Emergency Housing Unit (new portable modular housing to be available throughout the United States)
- Renovation design of a 4-story existing apartment building (San Francisco)
- Structural design on a 5-story new apartment building (Burlingame)



Lily Hallett CASp

Building Plans Examiner



LICENSES & CERTIFICATIONS

Certified Access Specialist | CASp 363
 Building Plans Examiner | ICC 8077385

EDUCATION

B.S. Interior Architecture and Design,
 San Jose State University | San Jose, CA

Ms. Hallett provides building plan review and CASp review services for CSG and its clients. She has over 19-years of experience in construction design and space planning. She is a highly motivated industry professional with extensive knowledge of space planning, plan review for code compliance, and accessibility issues. In performing plan review services for her clients, Ms. Hallett leverages the skills she has gained throughout her prior planning and design work experience.

RELEVANT EXPERIENCE

Building Plans Examiner | CSG Client Agencies

Ms. Hallett is a building plans examiner for CSG Consultants and its client agencies. She is responsible for all aspects of residential building plan review projects including mechanical, electrical, and plumbing reviews.

Designer | Steelwave CDS, San Mateo, CA

Ms. Hallett had an active role in the preparation of space planning and programming and performed field surveys for existing conditions to generate accurate as-built plans. She provided code search and analysis for egress and accessibility compliance prior to developing construction drawings. Additionally, she coordinated with MEP engineers, reviewed constructability with construction project managers as well as coordinated with agency plan reviewers regarding the building permit process.

Designer | Lily Hallett Design, Half Moon Bay, CA

As a designer, Ms. Hallett met with clients to evaluate space requirements, needs and budgets. She also reviewed preliminary plans and developed construction designs for clients. She coordinated with other professionals, such as contractors and MEP engineers to ensure project success. Ms. Hallett also performed CASp inspections for client projects and was also hired by homeowners to perform project surveys to check for any accessibility issues before starting projects.

Designer/Space Planner | SJ Sung and Associates, San Mateo, CA

Ms. Hallett advised clients on interior design factors such as planning, layout and utilization of furnishings or equipment, and color coordination. Her responsibilities also included reviewing shop drawings and using computer-aided drafting (CAD) and related software to produce space plans and construction documents.

Alexandra Li

Associate Plan Check Engineer



LICENSES & CERTIFICATIONS

Certified Building Plans Examiner
| ICC 8213824

Ms. Li is an Assistant Plan Check Engineer with over three years of experience in the building industry. For the past two years, she has provided building plan review for CSG clients throughout California.

EDUCATION

Bachelor of Science, Civil Engineering
San Jose State University
| San Jose, CA

For CSG, Ms. Li performs building plan review of new residential construction, including remodels and additions throughout the San Francisco Bay Area. She communicates with the clients and the applicants effectively to make the plan review process easier and faster.

Ms. Li is currently in the process of obtaining her Engineer in Training license. Additionally, she keeps up to date on the latest training through CALBO.

PROFESSIONAL AFFILIATIONS

Chi Epsilon Honor Society
American Society of Civil Engineers
(ASCE)

RELEVANT EXPERIENCE

Residential Plan Review | Various Bay Area Jurisdictions

Ms. Li performs residential plan review for agencies throughout the San Francisco Peninsula. She possesses extensive knowledge of the California Residential Code, California Building Code, California Green Building Code, and California Energy Code pertaining to residential construction. Agencies she has performed review for include:

- City of Pacifica
- City of Millbrae
- City of Alameda
- County of San Mateo
- City of Sausalito
- City of San Bruno
- Town of Hillsborough
- Town of Brisbane

Engineering Intern | Department of Conservation and Development, Contra Costa County, CA

Ms. Li performed various engineering services for the County of Contra Costa. Her job responsibilities included performing over the counter review for residential plans of County projects under the guidance of a licensed engineer. She also provided written responses, verified corrections, and communicated with customers at the County's counter.



Chai Lor

Building Inspection Services Manager



LICENSES & CERTIFICATIONS

Certified Building Inspector
California Plumbing Inspector
California Electrical Inspector
| ICC 5266158

Certified Stormwater Inspector
| CET-4192

EDUCATION

Associate of Science
Building Inspection Technology
Butte College | Oroville, CA

Mr. Lor performs field inspections of residential, commercial and industrial projects for CSG and its clients. Using his 15 years of experience, he combines inspection expertise with outstanding customer service. Prior to joining CSG, Mr. Lor was a building inspector for the City of Red Bluff. Mr. Lor has examined construction and alterations of buildings and other structures, and enforced building, plumbing, mechanical, electrical and zoning codes, and laws adopted by his municipal clients. While with CSG, Mr. Lor's work has included performing inspection and/or plan review services for the following jurisdictions.

RELEVANT JURISDICTIONAL EXPERIENCE

Building Inspection | SLAC National Accelerator Laboratory Campus, Menlo Park, CA
Inspection projects included the SLAC Laboratory Campus.

Building Inspection | City of South San Francisco, CA
Inspection projects included the Genentech Laboratory and Office Park.

Building Inspection and Plan Review | City of Millbrae, CA
Inspection projects included: new two-story Safeway store, 120 South El Camino Real five story condominiums, 151 El Camino Real new three story condominiums, Millbrae Estates Sub-Division of new single family dwellings.

Building Inspection and Plan Review | City of Half Moon Bay, CA
Inspection projects included: 925 South Main Street new three-story housing building, 801 Arnold Way new mixed-use three story building.

Building Inspection and Plan Review | City of Pacifica, CA
Inspection projects included: New Walgreens store, Connemara Sub-Division of 23 new SFD, New Shoreview Dental Office, New Oceana Pet Hospital, Cypress Walk sub-division, New City of Pacifica community center accessibility bathroom.

Building Inspection | Jackson Rancheria Casino, CA
Projects included: new block retaining wall, casino defects phase II demolition, standard hotel demolition, tower hotel destructive testing.

Additional municipalities for which Mr. Lor has performed services include:

Building Inspection & Plan Review

- | | |
|---------------------------|-----------------------------|
| City of Brisbane, CA | City of Monte Sereno, CA |
| City of Brentwood, CA | City of Seaside, CA |
| City of Campbell, CA | Town of Los Altos Hills, CA |
| City of Capitola, CA | Town of Portola Valley, CA |
| City of Half Moon Bay, CA | County of San Benito, CA |

Building Inspection

- | | |
|--------------------------|---------------------------|
| Town of Woodside, CA | City of Sausalito, CA |
| Town of Hillsborough, CA | City of San Bruno, CA |
| County of San Benito, CA | City of Scotts Valley, CA |
| City of Cupertino | City of Soledad, CA |
| City of Gilroy, CA | City of Redwood City, CA |
| City of Hayward, CA | City of Gonzales, CA |
| City of Los Altos, CA | City of Soledad, CA |
| City of Marina, CA | Town of Carmel, CA |
| City of Mill Valley, CA | |

Rodolfo Pada PE

Senior Building Inspector



LICENSES & CERTIFICATIONS

Professional Engineer
State of California | C-042749

Certified Building Inspector

Certified Building Plans Examiner

Certified Special Inspector in
Reinforced Concrete

Special Inspector in Prestressed
Concrete
| ICC 0841139

EDUCATION

Master of Science, Civil Engineering
Santa Francisco State University
| San Francisco, CA

Bachelor of Science, Civil Engineering
University of Baguio
| Baguio City, Philippines

Building Inspection Program Certificate
College of San Mateo | San Mateo, CA

Mr. Pada has more than 40 years of experience in the principles and practices of civil engineering administration and building inspections. He is a highly trained Special Inspector with experience in reinforced and prestressed concrete. Mr. Pada has exceptional leadership qualities and is skilled at providing solutions to code challenges for CSG client agencies and their customers.

RELEVANT JURISDICTIONAL EXPERIENCE

Senior Building Inspector and Building Official | Multiple CSG Client Agencies

Mr. Pada has served the following agencies:

Building Inspection Services	Building Official Services
<ul style="list-style-type: none"> City of Millbrae City of Brisbane City of San Bruno 	<ul style="list-style-type: none"> Town of Los Altos Hills

Building Plans Engineer / Civil Engineer / Senior Inspector | City and County of San Francisco, Department of Building Inspection

Prior to joining CSG, Mr. Pada provided a wide range of services to the City and County of San Francisco's Department of Building Inspection. Se supervised plan check engineers, structural engineers, civil engineers and building inspectors. Additional experience and responsibilities included but were not limited to:

- Conducting building field inspections and drive along with district building inspectors in performing inspections;
- Performing field inspections of structural failures including earthquake-damaged buildings, and making recommendations for resolution of failures;
- Reviewing and reporting on applications for complex alterations and new construction permits for buildings and structures;
- Conferring with engineers, architects and applicants in connection with application review and preliminary planning, and providing solutions to technical problems related to building code requirements; and
- Interpreting code requirements relating to fire and architectural safety, mechanical design, energy conservation and disabled access to buildings.

NOTABLE PROJECT EXPERIENCE

Mission Bay Neighborhood | City of San Francisco, CA

Mr. Pada provided structural plan check for the maximum development program for the Mission Bay neighborhood which included housing units, 4.4 million sq. ft. of commercial space for office/lab uses, Chase Center, UCSF research campus and medical campus, 419,000 sq. ft. of city and neighborhood-serving retail space, a hotel, 41 acres of new public open space, a public school and other community facilities.

Los Altos Community College Administration Building | Town of Los Altos Hills, CA

Mr. Pada was the Senior Building Project Inspector for the 4,000-square-foot facility, which was built on a portion of an existing parking lot adjacent to the Foothill College campus. The two-story building has office space for about 70 district administration employees. Additionally, a connected single-story elliptical boardroom will seat up to 215 people.

Chase Center | City of San Francisco, CA

Mr Pada provided peer review for the structural plans and foundation plan review for the 18,000-plus seat arena anchors 11 acres of restaurants, cafes, offices, publicly accessible plazas and other amenities that the neighborhood formerly lacked and triggered the development of a 5.5-acre public park on the waterfront.

Steven Davis

Senior Building Inspector



LICENSES & CERTIFICATIONS

Combination Inspector
| 5314100

California B-General Building
Contractors License
| 935042

EDUCATION

West Valley College
| Saratoga, CA

Mr. Davis has over 25 years of experience in the construction industry with longtime work as a general contractor as well as a building inspector. He has provided inspections of both commercial and residential projects, performed plan reviews, and provided support at permit counters.

RELEVANT EXPERIENCE

CSG Building Inspector | Cities of Redwood City, Pacifica, Scotts Valley, Watsonville, and Brisbane, CA

As a CSG Building Inspector, Mr. Davis has performed building inspections for a variety of projects including new mixed-use condominiums and new and existing commercial buildings and residential structures, enforcing local and state building codes.

Building Inspector | City of Campbell, CA

Mr. Davis provided inspection of new and existing commercial and residential buildings. He also approved architectural drawings.

Building Inspector Intern | City of Santa Cruz, CA

Mr. Davis performed scheduled inspections, assisted in the issuing of permits, and performed plan check on residential plan checks.

General Building Contractor

Mr. Davis performed remodels on residential and commercial structures.

Jesse Bonner

Senior Building Inspector



LICENSES & CERTIFICATIONS

Certified Building Inspector
| ICC 5028451

IAPMO Certified Plumbing Inspector

IAPMO Certified Mechanical Inspector

General Contractor | 581331

SAP Evaluator Training

Basic Disaster/EOC Procedures for
Building and Fire

EDUCATION

Associate of Science, Building
Inspection Technology

College of San Mateo | San Mateo, CA

Mr. Bonner serves as a senior building inspector for CSG and its clients. He is an experienced, highly-reliable, and dedicated professional with a proven record of success in assuming increasing levels of responsibility.

RELEVANT EXPERIENCE

Building Inspector | Multiple CSG Client Agencies

As a CSG Building Inspector, Mr. Bonner has performed residential and commercial inspections for the following agencies:

- ▶ City of Millbrae
- ▶ City of Brisbane
- ▶ City of San Bruno
- ▶ City of Pacifica
- ▶ City of Half Moon Bay
- ▶ City of Monte Sereno
- ▶ City of Pacifica
- ▶ Town of Colma
- ▶ City of Sausalito
- ▶ Town of Woodside
- ▶ Town of Hillsborough

Building Inspector & Fire Inspector | City of South San Francisco

Mr. Bonner served as a Building Inspector for the City of South San Francisco for ten years, where he further expanded his building expertise and broad level of experience performing review and inspection of buildings, and electrical, plumbing and mechanical systems for both residential and commercial properties. For seven of those years, he worked with the City's Fire Department, where he held the title and performed duties of Fire Inspector, responsible for the inspection of fire sprinklers, fire alarms and all facets of emergency life safety for commercial, industrial and multi-family residential buildings. As a Fire Inspector, he prepared inspection reports and worked closely and proactively with building owners to resolve code violations and bring buildings into compliance with codes.

Project Manager | Crociani Construction

Prior to his employment with CSG Consultants, Mr. Bonner worked ten years as a Project Manager for General Contractor, Crociani Construction. In this role, he gained extensive knowledge and expertise in building trades. He worked with owners and design professionals to develop plans to renovate residences and businesses to enhance their utility, improve safety and achieve code compliance. He prepared cost estimates and coordinated work with other contractors to perform and complete projects.

NOTABLE PROJECT EXPERIENCE

Genentech | City of South San Francisco, CA

Mr. Bonner served as the building inspector for Building B40, a new 8-story office building, Building B50, a new 2 story research building at Genentech's South San Francisco campus.



Luca Miranda

Senior Building Inspector



LICENSES & CERTIFICATIONS

- Residential Combination Inspector
- Commercial Electrical Inspector
- Plumbing Inspector UPC
- Building Inspector
- Mechanical Inspector UMC
- Electrical Inspector
- ATC-20 Post Disaster Evaluator
- Green Building Inspector

Luca Miranda is an experienced, certified CSG senior building inspector who leverages his experience as a licensed contractor and construction foreman in working with contractors to resolve code compliance challenges.

RELEVANT EXPERIENCE

CSG Senior Building Inspector | Cities of Brisbane, Pacifica and Towns of Colma, Woodside, and Los Altos Hills, CA

As CSG Senior Building Inspector, Mr. Miranda provides inspections on a wide range of project types for the jurisdictions he serves.

Senior Building Inspector | City of San Bruno, CA

Mr. Miranda served as Senior Building Inspector for the City of San Bruno. His primary duties included conducting inspections of commercial and residential projects as well as for business compliance, code enforcement cases, and storm water pollution prevention. He excelled at maintaining working relations with staff, builders, design professionals and other community members while enforcing codes and regulations and providing guidance to contractors and residents. His communications skills are exemplified by his work in developing educational brochures for the public including the San Bruno Residential Construction Guide, City website content, and design of the City’s Construction Site Management and Building Division Information handouts for contractors and property owners used in pre-construction meetings.

Additional duties included reviewing and approving plans, and issuing permits. Mr. Miranda also maintained inspection records and permit files, performed data entry, prepared reports for project requirements, provided support to the Building Official and assisted Code Enforcement in researching and inspecting cases.

Earl Jeremiah

Building Inspector



LICENSES & CERTIFICATIONS

Certified Building Inspector
| ICC 8456930

Certified Stormwater Inspector |
National Stormwater Center
| 7330

California Contractors License
| 826272

Mr. Jeremiah is a building inspector for CSG and its clients and has over 35 years of experience in the construction industry. He has provided inspections of both commercial and residential projects during various stages of construction and remodeling to ensure compliance with applicable codes and regulations. He is skilled at reading plans and specifications, providing code interpretation, and resolving code compliance challenges for clients with building professionals and other members of the public.

RELEVANT EXPERIENCE

Building Inspector | Multiple CSG Client Agencies

As a CSG Building Inspector, Mr. Jeremiah has performed residential and commercial inspections for the following agencies:

- ▶ City of Millbrae
- ▶ City of Brisbane
- ▶ City of San Bruno
- ▶ City of Pacifica
- ▶ Town of Portola Valley
- ▶ Town of Los Altos Hills
- ▶ City of Gilroy
- ▶ City of Sausalito
- ▶ Town of Colma

Carpenter Foreman | Donecho Construction, Los Altos, CA

Mr. Jeremiah designed and constructed custom-build, ground-up residential projects, as well as home additions/remodels, flooring installations and various home improvement projects. His work included reading plans and executing complex craft work, communicating with clients and project managers regarding designs and plans, supervising journeyman and apprentice level carpenters, and working closely with building inspectors, construction crews, subcontractors, structural and soil engineers throughout the planning and development of projects.

Journeyman Carpenter | Denis Brothers Construction, CA

Working for this general contractor, Mr. Jeremiah was responsible for carpentry from foundation and framing to finish work.

Carpenter | Rider Construction, Brisbane, CA

Mr. Jeremiah worked as a carpenter on residential and commercial addition and remodel projects.

Carpenter | Fleming Development

Mr. Jeremiah served as a framing subcontractor for high-end residential spec homes.

Scope of Services & Capabilities

SECTION

5

APPROACH TO WORK

CSG's proposed team has been selected to best support the specific needs of County and will deliver exceptional service through its application of technical expertise, knowledge of municipal processes and procedures, efficient and effective customer care, and application of code compliance combined with innovative and helpful alternatives. Our extensive experience in furnishing comprehensive building and fire life safety services to jurisdictions provides a consistent, strong technical foundation to all projects. From providing leading-edge digital plan review and online plan check status reporting to delivering faster-than-scheduled turnaround times and code interpretations, CSG will deliver the highest quality services to the County of San Mateo. CSG's approach to work includes the following methodologies and key benefits:

- ▶ **A wealth of fully committed and qualified personnel.** *We maintain staff that is fully licensed and certified at the highest level of industry standards. To keep our personnel on the industry's leading edge, many serve as instructors and lecturers and sit on boards and committees for organizations developing and implementing important code regulations. We also keep current with the latest in procedures and use of products by attending regional, state and national training opportunities and industry provided product/materials training.*
- ▶ **Customized, responsive services.** *We are skilled at assessing time commitments, developing accurate work plans and applying dedicated, professional personnel with the skills and experience best-suited for the project. We can quickly fine-tune staffing levels to match or adjust to changes in plan review, inspection, and front counter activity and ensure responsiveness to customers. With our digital plan review capabilities, we are able to utilize plan review resources from any of our regional offices. In addition, we excel at coordinating with all agency departments as well as outside agencies.*
- ▶ **Rapid turnarounds and expedited services.** *With extensive experience in both code application and the digital plan review process, our staff excels at performing expeditious turnarounds while delivering thorough and accurate reviews. We easily match and more often beat any required review turnaround deadlines.*
- ▶ **Leading-edge, cost-saving technology and methods.** *CSG delivers a suite of digital options—speedy digital plan reviews and electronic versions of plan comments; an easy-to-use online application for plan submittal, tracking and approval of digital plans; and available full scanning and archiving services. In addition, through knowledge gained from service to over 200 public agencies, we are constantly improving and adapting to provide our clients with the most cost-effective services.*
- ▶ **Environmentally friendly practices.** *Our corporate policy on sustainability supports a healthy environment, reduces our carbon footprint and promotes environmental stewardship through environmentally preferable purchasing and other actions including use of a digital plan review system that bypasses paper consumption, and use of duplexing and recycled, post-consumer content paper when printing is necessary.*

BUILDING PLAN REVIEW SERVICES

Our team of professionals is ready to assist in all aspects of plan review and to focus on the special needs and requirements of each of our clients. We pledge thorough and accurate reviews and prompt turnaround times and offer proven digital plan review services and comprehensive online status reports. CSG serves as an active partner, working as a seamless extension of our public agency clients in performing the requested services and working closely with the development community and public as directed.



Compliance Standards

Our engineers and plan reviewers carefully review all plans and documents for compliance with building codes, fire codes, energy conservation standards, and accessibility regulations adopted by the State of California, and all local policies and ordinances including but not limited to:

- ▶ *California Building Code, Volumes 1 and 2*
- ▶ *California Residential Code*
- ▶ *California Electrical Code*
- ▶ *California Plumbing Code*
- ▶ *California Mechanical Code*
- ▶ *California Fire Code*
- ▶ *California Energy Code*
- ▶ *California Green Building Standards Code (CALGreen)*
- ▶ *California Existing Building Code*
- ▶ *California Health and Safety Code*
- ▶ *National Fire Protection Association (NFPA) Standards as adopted and referenced by the State of California (California Code of Regulations, Title-19)*
- ▶ *State Historical Building Code*
- ▶ *NPDES/WQMP/SWPPP Compliance*
- ▶ *Local adopted ordinances and amendments relative to building, fire and municipal codes, including project Conditions of Approval from other agency departments, divisions, and regulating agencies*

Digital Plan Review



plan reviewers.

Our plan reviewers furnish electronic versions of their plan comments conforming to each client's established correction list templates. Any additional forms utilized by the agency will be incorporated into the correction comments and returned with the appropriate recommendations. Plan check comments can be delivered electronically by email or other agency-approved means, enabling staff to immediately modify CSG's checklist for incorporation with other department comments. We provide

CSG has been providing digital plan review services for over 20 years, leading the consultant field with this ground-breaking service. All paper plans submitted to CSG for building and fire plan review are immediately scanned into digital files and stored on CSG's servers for quick and easy access by both our clients and our

Leading the field in digital plan review services for over 20 years.

CSG is well-versed with utilization of **Bluebeam Studio** and a pure digital, concurrent review workflow.

convenient, environmentally friendly digital storage of all construction-related documents, and on request, can provide clients with a set of digitally scanned plans at no additional cost.

In addition, for jurisdictions requesting a pure digital plan review workflow, we can enable an applicant to submit digital files—**with no size limitations**—directly to CSG via our web-based application. Our application includes an online portal for the applicant/jurisdiction to retrieve comments and marked-up digital plans including redlines. Importantly, this service tracks the status of all submittals and re-submittals until the plans have been approved.

Key features of our digital plan review service include:

- **Efficient.** Plans are pushed to plan review staff the same day they are received.
- **User-friendly.** CSG developed its own online portal specifically to manage the electronic file submittal process. Through use of this interface, the applicant is no longer faced with size restrictions on email attachments or required to learn complex file transfer settings.
- **Proven.** We have provided a digital plan review option to our clients for over 20 years.
- **Non-Proprietary.** CSG's electronic review process is 100% PDF-based with no additional software required to view redlines.



All paper plans submitted to CSG are immediately scanned into digital files for quick and easy access by our clients and plan reviewers.



Online Plan Check Status

CSG offers a convenient service allowing clients to check plan review status and comments online. By accessing our secure Plan Check Status website, agency staff as well as authorized applicants can view their project documents and plans and communicate with the specific plan checker via e-mail. Staff and authorized

applicants can download comments upon completion of the plan check. **There is no additional cost for this service.**

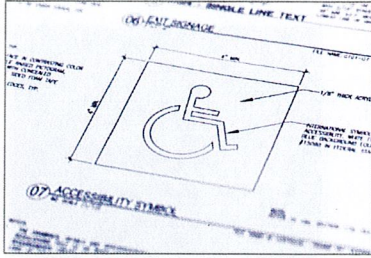
Plans Pickup and Delivery

CSG will coordinate pickup and delivery of plans and other materials from/to the agency via CSG personnel or an approved alternative service.

Green Building and LEED Accreditation

Our Building Division team is experienced in plan review and inspection for compliance with CALGreen and local green building ordinances and includes LEED Accredited Professionals. In addition, CSG Consultants has the qualifications necessary to assist with both the development of policy and the implementation of green and sustainable building practices. CSG's Sustainability Programs division can assist, for example, with construction and demolition debris recycling programs and public outreach to the building industry.

CASp Review Services



We understand California Building Departments are required to have CASp certified staff in place and available for technical questions and interpretations. Our CASp certified team members are knowledgeable of state and federal accessibility laws and regulations and possess the expertise necessary to promote access to facilities for persons with disabilities. In accordance with current regulations, CSG can provide CASp certified professionals to review plans for accessibility and to facilitate compliance with regulations when requested.

OSHPD 3 Reviews

Our professional engineers and certified plans examiners are well-versed in the differences between CBC and OSHPD 3 facilities and have successfully completed OSHPD 3 plan reviews for multiple client agencies.

PLAN CHECK TURNAROUND TIMES

CSG strives to provide the highest quality and most timely service in the industry. We take pride in maintaining the requested plan review times for all our clients—even delivering faster than our own deadlines. Our goal is to approve code-complying projects and to move work quickly and successfully through jurisdictional processes. CSG will ensure that all building and safety duties and follow-up actions will be performed in a timely and responsive manner.

The following are CSG’s proposed plan check turnaround times:

TYPE OF REVIEW	INITIAL REVIEW (BUSINESS DAYS) ²	RE-CHECK (BUSINESS DAYS) ²
Residential New Construction	10	5
Residential Additions	10	5
Small Residential Remodels	10	5
Commercial New Construction & Large/Complex Projects ¹	10	5
Commercial Additions	10	5
Small Commercial Remodels/Tenant Improvements	10	5
Expedited	5	5

¹Turnaround time may vary with the complexity and magnitude of the project. If a review is anticipated to take longer than the maximum turnaround time, CSG will notify the County’s representative and negotiate additional time required to ensure an appropriate level of review.

²The number of working days associated with the plan check turnaround time is based on time of project submittal. The first working day will be the day the project is received by CSG if submitted by 3:00 PM. For a project that is received by CSG after 3:00 PM, the first working day will be the next business day.

Expedited Plan Check Services

At the County’s request, we can perform plan check services on an accelerated schedule based on the fees indicated in our fee schedule.

BUILDING INSPECTION SERVICES



CSG provides fully integrated, multi-disciplined building inspection services for residential, commercial, and industrial projects. Our inspection personnel have an outstanding mixture of technical expertise and experience in all construction types. We provide experienced, ICC certified inspectors

who work with a team approach to ensure compliance with applicable codes and requirements and provide solutions to mitigate potential risks and safety hazards. Using well-honed customer service and communication skills our inspectors excel at educating stakeholders to keep projects moving forward. Our inspectors also utilize current technologies and equipment to view plans and documents, research related code requirements, document field conditions and progress, and share that information with stakeholders while in the field.

Key services include but are not limited to the following:

- *Providing inspection services to ensure project compliance with State adopted codes and local amendments including building, electrical, mechanical and plumbing codes*
- *Offering code interpretation and education*
- *Seamlessly integrating into client organizations and consistently enforcing policies and procedures*
- *Addressing and resolving inquiries*
- *Maintaining records and files*
- *Providing all vehicles, fuel, maintenance and other equipment necessary for inspectors to carry out duties.*

CSG offers virtual inspections utilizing Google Duo, FaceTime, Skype, MS Teams or other agency-preferred platform.

CSG provides all vehicles, fuel, maintenance, and other equipment necessary for inspectors to carry out duties, with no additional charges.

CASp Inspection Services

To facilitate the County's compliance with current rules and regulations, CSG will provide a CASp certified professional for technical questions and interpretations and to perform accessibility compliance inspections upon request.

AVAILABILITY AND CUSTOMER SERVICE

We clearly understand the importance of our role in the success of the County and commit to providing project stakeholders and County staff with the highest level of service while functioning as a seamless extension of the County. We believe effective communication, responsiveness and an intense focus on customer service are essential to developing and continuing a successful working relationship between County staff, project stakeholders and CSG's team members.

Office Hours and Meeting Availability

Plan Review

CSG plan checkers are available for inquiries anytime during normal business hours via phone or email, Monday through Friday. Our plan checkers can typically respond to the County for all questions or requests generated during any plan review on the same day, but no later than the following day a request is received.

We recognize the value of pre-design consultation and are available to provide this important service.

To assist the County of San Mateo, we can also meet in-person with County staff and project stakeholders or can utilize video conferencing with all parties involved. We recognize the value of pre-design consultation with prospective applicants and are available to provide this service as well. Our designated Project Manager and/or technical staff will be available in-person for consultation and meetings with a reasonable lead time.

Inspection

CSG inspectors can be ready to provide services upon request to CSG's designated project manager. We are flexible and can alter our hours to meet the County's needs. Evening and weekend inspections for special construction needs can be accommodated with sufficient notice. CSG staff can typically respond to the County for all questions or requests generated during field inspections on the same day, but no later than the following day a request is received.

COMMITMENT TO EXCELLENCE

Our People

Our clients benefit from the expertise of our team members who hold a wide variety of project experiences and are motivated to achieve the highest level of technical proficiency and certification. Knowing technical excellence is vital to successful service to our clients and to meeting their jurisdictions' level of safety and code compliance, our team members are ICC certified, include registered engineers, and possess additional required professional certifications. They routinely update their knowledge and skills through attendance of specialized training classes and continuing certification seminars in the most current building codes and standards as well as approved and modern methods, materials, tools and safety practices used in the industry. In addition, we understand that integrity, responsive customer service, and excellent communication and interpersonal skills are critical to on-the-job success, and we actively seek these qualities in our team members.

We also support our team members in their participation in and contributions to the many important associations and organizations within our industry. Many of our team members hold or have held key positions within the organizations listed below and have served as in-demand instructors and trainers.

- League of California Cities*
- International Code Council*
- California Building Officials*
- County Building Officials Association of California*
- ICC Chapters of Peninsula, East Bay, Monterey, Sacramento Valley, Napa-Solano, Yosemite, Shasta Cascade, Central Coast, Redwood Empire, Los Angeles Basin, Orange Empire, Foothill, Coachella*
- Certified Access Specialist Institute (CASI)*
- California Fire Chiefs Association*
- Northern California Fire Prevention Officers*
- Southern California Fire Prevention Officers*
- National Fire Protection Association*
- California Automatic Fire Alarm Association*
- American Fire Sprinkler Association*
- National Fire Sprinkler Association*
- American Public Works Association*
- American Society of Safety Engineers (ASSE)*
- Institute of Transportation Engineers*
- Structural Engineers Association of Northern California*
- Structural Engineers Association of Southern California*



Quality Assurance

Key to our approach to quality assurance is that it must occur throughout the entirety of the project and with the right people involved every step of the way. Our team's unwavering integrity and commitment are combined with our internal processes and leading-edge digital technology to consistently produce quality work products and maintain highly satisfied clients. At project outset, CSG's project manager assigns the most technically specialized team members who, through their experience and training, best understand the needs of our client. Our quality control processes include verifying procedures and code requirements, defining and applying standards used in code applications, and assessing work products to ensure that jurisdictional requirements and expectations are met.

Proposed Billing Structure

SECTION 6

CSG’s fee schedule which includes fees for personnel providing the proposed scope of work is provided in the table below. We will coordinate the pickup and return of all plans via CSG staff or a licensed courier service.

Plan review based on a percentage of plan check fees includes initial plan review and two subsequent reviews. Additional reviews, deferred submittals, revisions and RFIs will be charged at the appropriate hourly rate below. RFIs for larger developments will be performed at an hourly rate, and turnaround times will be agreed upon in advance with the County.

PERSONNEL / REVIEW TYPE	ALL INCLUSIVE FEE / HOURLY RATE
BUILDING PLAN REVIEW SERVICES	
Off-site Building Plan Review	65% of County’s Plan Check Fee
Expedited Plan review percentage	95% of County’s Plan Check Fee
Certified Building Plan Reviewer	\$125
Licensed Engineer (Structural Only Plan Review)	\$165
Expedited Plan Review hourly	1.5 x Hourly Rate
CASp Consultation	\$140
BUILDING INSPECTION SERVICES	
CASp Inspector	\$140
Certified Senior Building Inspector	\$120
Certified Building Inspector	\$110

All hourly rates include salaries, benefits, workers compensation insurance, local travel and miscellaneous office expenses. Should the scope of work change, or circumstances develop which necessitate special handling, CSG will notify the County prior to proceeding. Overtime services will be billed at 1.5x the applicable hourly rate. On each anniversary of the contract start date, CSG will increase hourly rates based on change in CPI for the applicable region. CSG will mail an invoice every month for services rendered during the previous month. Unless otherwise agreed, payment terms are 30-days from receipt of invoice.

References

SECTION

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Our track record of success with our clients is outstanding and we encourage you to contact our references with any questions or clarification you might require. The following is a partial list of regional references for which CSG has provided similar services as those requested by the County.

Town of Woodside

Sean Rose

Director of Public Works/Town Engineer
255 Woodside Road
Woodside, CA 94062
(650) 851-6790
srose@woodsidetown.org
Building Plan Review and Inspection, and CASp Services
2007—Ongoing

City of Cupertino

Albert Salvador

Building Official
10300 Torre Avenue
Cupertino, CA 95014-3202
(408) 777-3200
alberts@cupertino.org
Building Plan Review and Inspection Services
2011—Ongoing

City of Pacifica

Tina Wehrmeister

Planning Director
540 Crespi Drive
Pacifica, CA 94404
(650) 738-7341
wehrmeister@ci.pacifica.ca.us
Building Plan Review and Inspection Services
2006—Ongoing

City of Alameda

Gregory McFann, Building Official

2263 Santa Clara Avenue, #190
Alameda, CA 94501
(510) 747-7400
buildingofficial@ci.alameda.ca.us
Building Plan Review
2014—Ongoing

City of Scotts Valley

Taylor Bateman

Community Development Director
One Civic Center Drive
Scotts Valley, CA 95066
(831) 440-5630
tbateman@scottsvalley.org
Building Plan Review and Inspection, and CASp Services
2019 – Ongoing

City of Brisbane

Clay Holstein

City Manager
50 Park Place
Brisbane, CA 94005
(415) 508-2110
clayh@ci.brisbane.ca.us
Building Plan Review and Inspection, and CASp Services
1991—Ongoing

County of Monterey

Josh Bowling

Chief of Building Services
1441 Schilling Place, Second Floor
Salinas, CA 93901
(831) 755-5227
bowlingj@co.monterey.ca.us
Building Plan Review and Inspection Services
2007—Ongoing

Town of Los Altos Hills

Sofia Mangalam

Planning & Building Director
26379 Fremont Road
Los Altos Hills, CA
(650) 947-2507
smangalam@losaltoshill.ca.gov
Building and Fire Plan Review and Inspection, Building Official Services
2005—Ongoing

PROJECT EXAMPLES

The following is a small sampling for projects for which CSG has provided services similar to those requested by the County.

COUNTY OF SAN MATEO REGIONAL OPERATIONS CENTER | CITY OF REDWOOD CITY, CA

Building Plan Review

This project consisted of a new \$64.5 million, 2-story 37,000 sq. ft. San Mateo County Regional Operations Center located within the civic core of downtown Redwood City. This new building will house San Mateo County's mission critical emergency operations which include 9-1-1 dispatching and a secure data center. The Regional Operations Center features 345 columns sunk 40 feet for seismic support and was designed for LEED Silver certification. CSG provided architectural, mechanical, electrical, plumbing, energy and CALGreen review.



MAPLE STREET CORRECTIONAL CENTER | COUNTY OF SAN MATEO, CA

Building Plan Review



CSG performed building plan review for the County of San Mateo's replacement correctional facility in the City of Redwood City. The new facility is located on a 4.85-acre site, is approximately 276,000 sq. ft., utilizes primarily steel frame construction, and contains three general areas including housing, support services, and a central utility plant. The project will initially house 576 beds with future expansion to 832 beds. The structure has an occupancy classification of I-3 Condition 4 Typical, B at support services, A-3 zoned occupancy, and non-

separated at Warm Shell. The construction is I-A, unlimited area. The number of stories of the building are 3 +3 tiers and it has a height of 68 feet to top of steel. Sprinklering included complete AFSS coverage and has complete automatic and manual fire alarms.

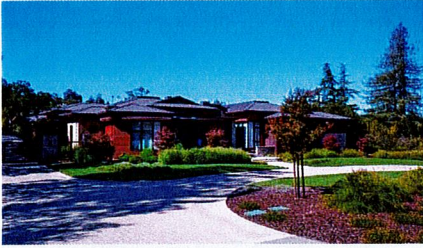
COUNTY LIBRARY | CITY OF HALF MOON BAY / COUNTY OF SAN MATEO, CA

Building & Fire Plan Review, Fire Inspection



CSG performed building plan review and fire plan review and inspection for this new 22,000 SF library building with parking and related site improvements. This project achieved LEED Gold status and was designed as a "net zero" energy building.

NEW SINGLE-FAMILY HOMES | CLIENT AGENCIES THROUGHOUT CA



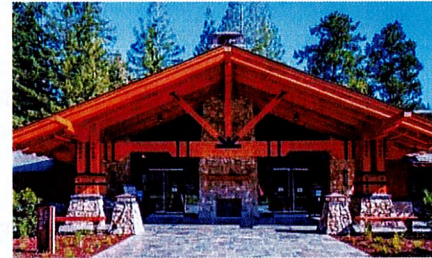
Building Plan Review, Building Inspection, Engineering Review, Construction Inspection

From new construction to bathroom remodels, CSG has performed thousands of building and fire life safety plan reviews, engineering reviews, building inspections and construction inspections of single-family residences for our client agencies throughout California and Nevada.

1440 MULTIVERSITY CENTER | CITY OF SCOTTS VALLEY, CA

Building Plan Review, Building Inspection, Fire Plan Review & Fire Inspection, CASp Inspection

This project involved reconditioning, repurposing, rebuilding of seven old structures that previously made up a private college campus. In addition to the reconditioned buildings, there are also four new buildings to replace previously lost buildings, or to add additional program capabilities. Structures range in uses from the administrative lodge building, to dormitories, meeting rooms, a large commercial kitchen and dining hall, fitness center, healing center and outdoor auditorium. All structures have been updated to the current building and fire codes and as a result, have been retrofitted with fire sprinkler systems and fire alarm systems. CSG staff were responsible for fire plan reviews for all phases of the building and grounds (e.g., access, water supplies and fire lanes) including assistance during project design. Plan reviews included CASp, water system upgrade and replacement, fire sprinkler systems, fire suppression systems and fire alarm systems. In addition, CSG's team performed CASp, building and fire inspections.



ALAMEDA LANDING | CITY OF ALAMEDA, CA

Building Plan Review and Fire Plan Review

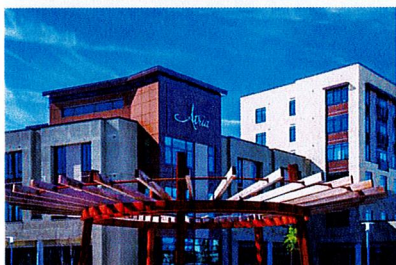


CSG has been performing building and fire plan review for this large 72-acre development in the City of Alameda which, after completion, will include 285 single-family homes, townhomes and condominiums, a 50,000 sq. ft. waterfront district of mixed-used/commercial space, and a shopping center featuring a Target and Safeway grocery store. An example of CSG's plan review work includes review of 9 different townhome condominium buildings

arranged into 4-plexes, 5-plexes, 6-plexes and 7-plexes. The condominiums include both 2-story (accessible) units and 3-story units. Construction is type V-B occupancies including R-2 and U. All buildings are sprinklered per NFPA 13.

ATRIA AT FOSTER SQUARE | CITY OF FOSTER CITY, CA

Building Plan Review and Development Review



CSG performed building plan review and development review for this mixed-use (57,501 sf residential and 10,560 sf commercial) development featuring specialty retail, recreation and age-qualified housing options. Specifically, the building contains 66 units of senior rental apartments housed in three floors over one floor of lobby, community, mechanical and retail spaces. The upper three levels are type V-A wood framed over the one story of type A-1 concrete podium.

TAROB COURT 2 & 3 | CITY OF MILPITAS, CA

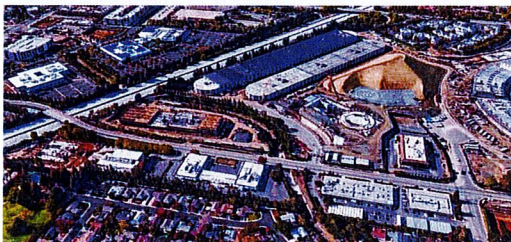
Building Plan Review

CSG performed building plan review for this \$100 million valuation attached single-family home project which is part of the City's Transit Area Specific Plan. The Tarob Court 2 project includes 8 three-story buildings consisting of 53 townhomes, R-2 & U occupancy and VB type construction. The Tarob Court 3 project is comprised of 13 buildings consisting of 89 condominium-style townhomes with R-2 & U occupancy and VB type of construction.



APPLE CAMPUS 2 | CITY OF CUPERTINO, CA

Building Plan Review



CSG provided on- and off-site plan review for multiple new structures that are part of the Apple Campus 2 Development. Plan review included foundation, shell, and tenant improvements for the new structures. CSG's services also included providing an on-site plan review engineer for 2 days a week during the duration of the project to help expedite reviews, answer code clarification questions, and to attend weekly meetings

with the design team, owners and the City. Throughout the project, CSG assisted architects and engineers with code inquiries and clarifications; provided expedited review of RFIs and deferred submittals; and coordinated with City departments to ensure review and approval of submittals. The total project size was 1.3 million sq. ft. Examples of buildings for which CSG provided review include:

- ▶ *Steve Jobs Theater with ground level lobby and below ground 1,000 seat theater*
- ▶ *A four-story, 410,000 sq. ft. building consisting of office, restaurant and below grade parking.*
- ▶ *2 two-story research & development buildings totaling 212,000 sq. ft.*
- ▶ *A five-story, 304,000 sq. ft. parking structure, data center and energy center*
- ▶ *A 206,000 sq. ft. visitor center with below-grade parking and a viewing deck*
- ▶ *A 3,300 sq. ft. "Tantau" reception building*
- ▶ *A 1,870 sq. ft. "Wolfe" reception building*
- ▶ *2 outdoor, open air cafeterias at 2,586 sq. ft. each*
- ▶ *A 2,238 sq. ft. maintenance building*

CALIFORNIA FLATS SOLAR FARM | COUNTY OF MONTEREY, CA

Building Plan Review

CSG has performed building plan review for a variety of large-scale solar power plants including this massive solar farm on a 2,900-acre site in Monterey County. The project included plan review for 280-megawatt power station with over 1 million solar panels capable of serving the energy needs of approximately 100,000 homes.



PACIFIC COLLEGIATE SCHOOL | CITY OF SANTA CRUZ, CA

Building Plan Review, Accessibility Review, Fire Plan Review

This project involved a change of use on existing 47,000 square foot 2-story commercial building into a private school serving grades 7 through 12. The project scope included classrooms, assembly areas, cafeteria with food preparation area, and site improvements. A separate modular music building was installed along with new exterior common areas. Challenges included installing a new area separation wall with horizontal exit and coordination of evacuation areas within the parking lot with fire access on the small site. CSG's services included fire-life safety review, structural, accessibility and mechanical/electrical/plumbing review, as well as inspection.

VETERANS AFFAIRS OUTPATIENT CLINIC | CITY OF MARINA, CA

Building and Fire Plan Review



CSG provided complete building and fire plan review for this integrated Department of Veterans Affairs and Department of Defense joint health-care clinic, the first in California. This new 146,000 sq. ft., three-story structure on 14.3 acres will serve as a state-of-the-art medical clinic. Additionally, part of this project included Imjin Office Park, a 5-acre LEED-certified Civic Center office site for the Marina Coast Water District, Fort Ord Reuse Authority offices, Carpenters Union Local 605, and Bureau of Land Management. The facility will provide primary and specialty care to including subspecialty clinics, audiology, indoor and outdoor physical therapy, occupational therapy, a mental health center, and imaging and laboratory space. This project achieved LEED Gold certification per the LEED for Healthcare 2009 Edition.

Appendix

SECTION

8

Provided on the following pages is a copy of CSG's certificate of liability for the County's review.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/16/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: Alliant Insurance Services, Inc. 575 Market St Ste 3600 San Francisco, CA 94105. CONTACT NAME: Melissa Hill. E-MAIL ADDRESS: Melissa.Hill@alliant.com. INSURER(S) AFFORDING COVERAGE: Travelers Property Casualty Company of America (25674), Arch Insurance Company (11150).

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, Workers Compensation and Employers' Liability, Professional Liab, and Retro Date.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) County, its officers, agents, employees, and servants are included as Additional Insured as respects General Liability and Auto Liability on a Primary and Non-Contributory basis.

CERTIFICATE HOLDER CANCELLATION

Department of Planning and Building Attn: Victoria Meija, Administrative Services Manager 455 County Center Redwood City, CA 94063. SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.