



# JAS

Prepared for:  
**Culver City**

Community Development Department  
9770 Culver Blvd  
Culver City, CA 90232

City Clerk  
[www.culvercity.org](http://www.culvercity.org)

Proposal Submission: **May 18, 2017**

**RFP #1644 Plan Check Services**

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# EXECUTIVE SUMMARY

In a service-oriented industry, the demand and service levels for building and safety support services are dictated by an ever-fluctuating economy that affects all levels of government. Founded and incorporated in California in 1993, JAS Pacific has provided hands-on superior comprehensive building and safety services to numerous local and regional governmental entities addressing these needs.

With the management team possessing over 140 collective years of experience and a staff of nearly 100 qualified professionals from a number of disciplines, JAS Pacific provides each city, town, or county with a tailored service program including a sufficient labor commitment for both temporary and permanent staffing to meet their needs.



JAS Pacific is prepared to provide the City of Culver City, Community Development Department, with Plan Check Services as detailed in the request for proposals, through the contracting of Licensed Professional Engineers and ICC certified staff. Through contracting with JAS Pacific for these services, the City will maintain its building standards throughout the community thus ensuring compliance and minimize liability and risk factors. Additionally, JAS Pacific will provide said services in a responsive, cost-effective manner, not compromising thorough customer service to the City, its residents, businesses, and developers. Subcontractors will not be utilized

## Value Added Services

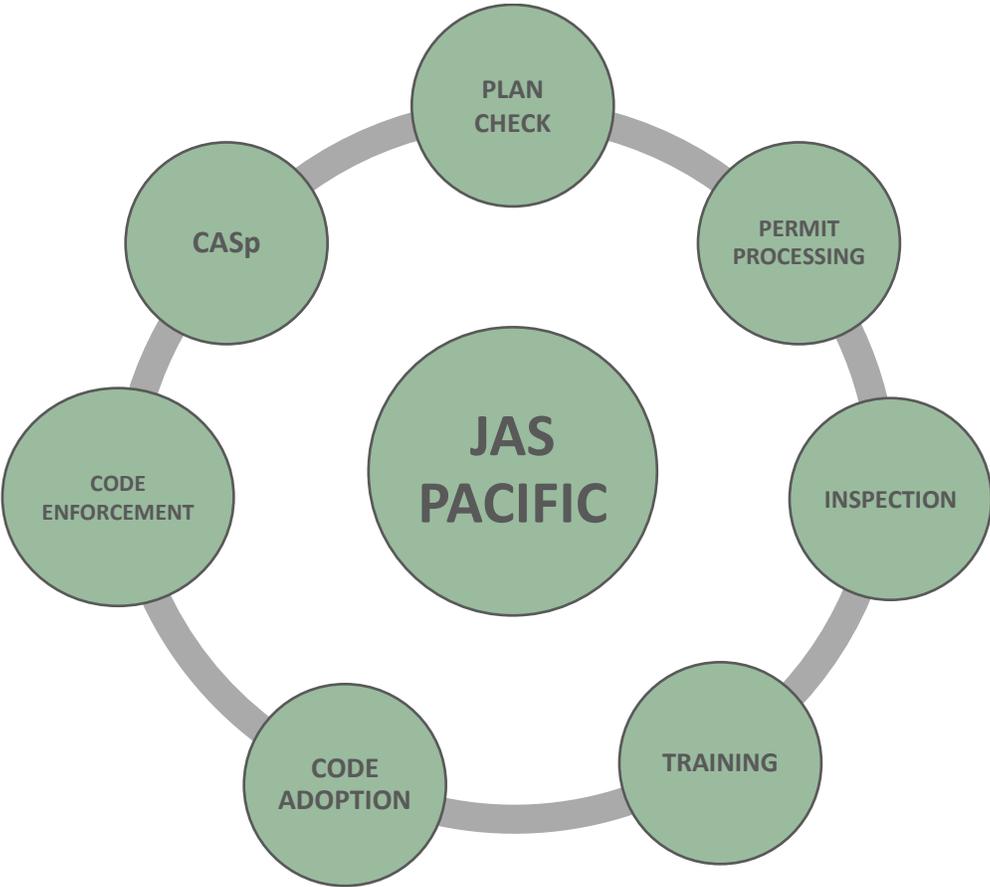
- ✓ Plan Review
- ✓ Inspection
- ✓ Permit Issuance
- ✓ Building Department Administration
- ✓ Code Enforcement
- ✓ Clerical Support
- ✓ Urban Planning and Public Works
- ✓ Specialized Management Services

## Affiliations

- ✓ International Code Council
- ✓ California Building Officials
- ✓ International Assoc. of Plumbing & Mechanical Officials
- ✓ American Public Works Association
- ✓ National Fire Protection Association
- ✓ American Planning Association
- ✓ California Association of Code Enforcement Officers
- ✓ National Pollutant Discharge Elimination System

**JAS Pacific has a multitude of resources from which the City may benefit from.**

JAS Pacific delivers all services in an adaptive, tailored, and responsive approach and clients' needs shape their service programs. Services are provided by trained, qualified, and experienced personnel from various disciplines including: Registered Engineers, Plans Examiners, Inspectors, Permit Technicians, Building Officials, and Code Enforcement Officers. With a diverse team of in-house professionals, boasting a full breadth of experience in all levels of local government, our team possesses extensive accreditation and affiliation with providing the following:



# COMPANY INFORMATION

To Whom It May Concern:

Please accept this proposal as prepared for the City of Culver City (City) for Plan Check Services, as submitted by JAS Pacific to be valid for a period of not less than 90 days from the date of submittal.

Founded and incorporated in California in 1993, JAS Pacific is a full-service comprehensive provider in building and safety services, including plan check, inspection, permit processing. Through contracting with JAS Pacific for these services, the City will maintain its building standards throughout the community thus ensuring compliance and minimize liability and risk factors. Additionally, JAS Pacific will provide said services in a responsive, cost-effective manner, not compromising thorough customer service to the City, its residents, businesses, and developers.

JAS Pacific has provided building and safety support services for over 24 years in California. With our main office located at 201 North Euclid Avenue, Suite A, Upland, California, we currently provide services to numerous local and regional governmental entities throughout the state ranging in size and geography, providing a sufficient labor commitment for both temporary and long term staffing. Our strong presence in the region offers the strength, stability, experience, and technical competence that is desired of a contractor of plan check, inspection, and permit processing services.

JAS Pacific staff can make available to the City a broad offering of expertise in all areas of building and safety services. With a diverse team of in-house professionals, boasting a full breadth of experience in all levels of local government, JAS Pacific has a solid foundation allowing for efficient contract implementation and service delivery. We understand local governmental agencies, challenges faced, and lessons learned which has enabled us to develop methodologies and business practices allowing for the delivery of said services seamlessly and efficiently. The City will benefit from our successes through contracting with JAS Pacific for the requested services. We believe our reputation and demonstrated experience throughout California speak for themselves and we look forward to working with you. If you have any questions, as the assigned contact for the City, please contact me directly at (800)818-3677 so that I may assist you.

Respectfully,

Jack Leonard, PE, CBO  
Vice President  
JAS Pacific  
201 N. Euclid Ave. Suite A  
Upland, CA 91786  
Office : 800.818.3677  
jack@jaspacific.com

## **JAS Pacific proposes to assign Mr. Jack Leonard, PE as the Project Manager and he will manage all aspects of the contract serving as the contact person for building and safety support services.**

A civil engineering graduate of California State University at Fresno, Jack Leonard's career encompasses over 30 years of experience in the Building & Safety, Code Enforcement, and Structural Engineering field. Upon graduation, Jack worked in the private sector as a structural design engineer. He later transitioned to the public sector with the City of Bakersfield. Design experience and comprehension of the building codes allowed him to advance his professional career, as he promoted to Building Official with the City of Bakersfield's Building & Safety Division. Desiring to relocate to southern California, he accepted the position of Building Official for the City of Santa Monica.

Jack returned to the private sector where he currently serves as Vice President for JAS Pacific providing consulting services throughout southern California. Mr. Leonard has worked on behalf of JAS Pacific clients in various capacities including, but not limited to, Building Official, Project Manager, Client Liason and Plan Check Engineer. He is currently the Interim Building Official for the City of Santa Monica and has paralleled this position in the cities of Yorba Linda, El Monte, Hawaiian Gardens and Hermosa Beach. Additionally, Mr. Leonard has acted as the Project Manager on numerous clients including Culver City. Mr. Leonard's contact information is as below:

**Jack Leonard, PE, CBO**

Vice President

201 N. Euclid Ave. Suite A

PO Box 2002

Upland, CA 91786

**Office : 909.605.7777**

**Cell: 310.383.3255**

**jack@jaspacific.com**

# QUALIFICATIONS

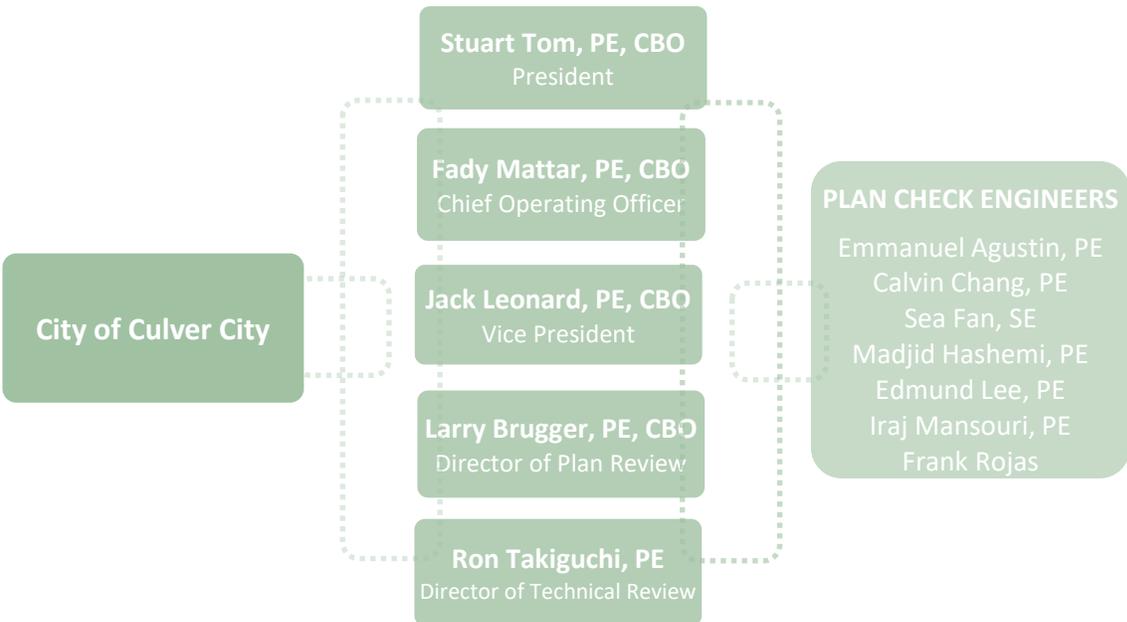
## Firm Experience

JAS Pacific primary function over the past 24 years has been providing building and safety support services for in California and has a solid foundation allowing for efficient contract implementation and service delivery. Our strong presence in the region offers the strength, stability, experience, and technical competence that are desired of a contractor of plan check services. JAS Pacific has obtained substantial experience in providing local governmental entities with building and safety services. We understand local governmental agencies, challenges faced, and lessons learned which has enabled us to develop methodologies and business practices allowing for the delivery of said services seamlessly and efficiently. The City will benefit from our successes through contracting with JAS Pacific for the requested services.

Because of our reputation and expertise, JAS Pacific is both organizationally and financially sound. Below is our detailed clientele base demonstrating our experience, including both long-term and new clients, for which we perform work of similar nature as proposed for the City. We have a long-standing reputation of excellent customer service and accuracy in the completion of services with the entities we serve including the cities Santa Monica, Long Beach, and various communities such as Marina Del Rey, Rolling Hills Estates and Rolling Hills.

## Organizational Structure

Understanding that the structure of an organization can have a major impact on project management, JAS Pacific’s organizational structure is strategically balanced. Our management team boasts one of the most qualified and affluent building and safety administrations in the industry. Below is JAS Pacific’s organizational chart demonstrating the organization of the contracting group:



## Local Clients

*CITY OF CULVER CITY, CALIFORNIA*  
**COMMUNITY DEVELOPMENT DEPARTMENT,  
BUILDING & SAFETY DIVISION**  
9770 Culver Blvd  
Culver City, Ca  
(949)644-3282  
Contract Services: Plan Review  
Contract Period: 2009 to Present



JAS Pacific currently provides the city with plan review services in their building & safety department and Fire Division. JAS Pacific has been responsible for the structural review of various high profile, complex projects. projects including mixed use, residential and commercial structures. Examples of these projects are listed below.



**IVY STATION**  
8824 National Blvd.  
Culver City, CA

- 500,000 square feet mixed use structure
- Five-story apartment
- Retail and office space on ground level
- Multi-story hotel, restaurants
- Five-level subterranean parking structure



**CORPORATE  
POINTE**  
9300 Culver Blvd.  
Culver City, CA

- 209,355 square feet
- 4-story structure
- Retail and office space
- Auto ramp and tunnel
- Two-level subterranean parking structure



**MIXED USE  
PROJECT**  
12803 Washington  
Blvd  
Culver City, CA

- 5-story mixed use structure
- 7,000+ square feet retail space
- Ground level consists of retail/commercial
- 4-story 37 residential units
- 1-level subterranean parking with tandem parking spots



*CITY OF SANTA MONICA, CALIFORNIA*  
**COMMUNITY DEVELOPMENT DEPARTMENT,  
 BUILDING & SAFETY DIVISION**  
 1685 Main Street, Santa Monica, CA 90401  
 (310)880-7614  
 Contract Services: Inspection, Permit Issuance, Plan  
 Review, Interim Building Official, Clerical  
 Contract Period: 2002 to Present

JAS Pacific has provided a full spectrum of building consulting services including administration, building plan review, Projects that we have been responsible for conducting multi-discipline reviews on include, but are not limited to, the construction of the **Hampton Inn** (six story, 92,000 square foot hotel, 2 levels of subterranean parking), the **Courtyard by Marriott** (6 story, 90,000 square foot, 136, room hotel with onsite restaurant and 2 levels of subterranean parking), and **Santa Monica Place** (included numerous tenant improvement on retail and restaurant projects( and various profile upgrades.

*COUNTY OF LOS ANGELES, CALIFORNIA*  
**DEPARTMENT OF PUBLIC WORKS,  
 BUILDING SAFETY DIVISION**  
 900 S. Fremont Ave.  
 Alhambra, CA 91803-1331  
 (626)458-3164  
 Contract Services: Plan Review, Inspection, Permit  
 Issuance, Code Enforcement  
 Contract Period: 1999 to Present



JAS Pacific currently provides Building Inspection, Plan Review, Permit Technician and Code Enforcement services. We have assisted the County with plan review and inspection on various high profile projects including the **Neptune Mariner Apartments** ( 830,000 square foot project included five buildings with 526 units, boating slips and associated facilities, retail space and miscellaneous assembly space are incorporated into this waterfront plan), **Pier 44** (80,000 square foot sea wall project with Boating Facility Requirements, supply store, restaurant, dry dock storage, boater’s lounge boat repair shop, sales offices, community room and promenade.



*CITY OF IRVINE, CALIFORNIA*  
**COMMUNITY DEVELOPMENT DEPARTMENT,  
 BUILDING & SAFETY**  
 One Civic Ctr. Plaza  
 Irvine, C 92623-9575  
 (949)724-6320  
 Contract Services: Inspection, Code Enforcement, Permit  
 Issuance, Plan Review  
 Contract Period: 2010 to Present

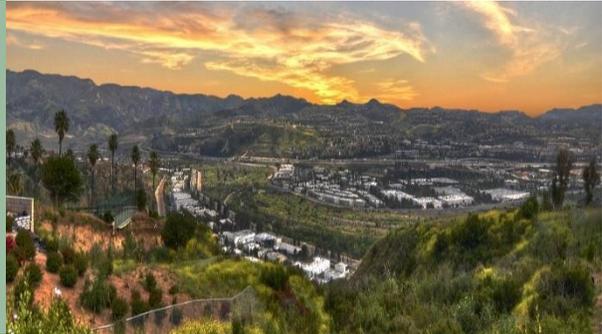
JAS Pacific currently provides Building Inspection, Plan Review, Permit Technician and Code Enforcement Technician services to the City of Irvine. We have performed Plan Review and Inspections on large projects, including but not limited to, **Alton Place Apartments** (5 story complex with roof top amenities, multiple swimming pools and underground parking) and **Cambria Hotel** (5 story hotel with 122 rooms, pool area, meeting areas and restaurants.)



*CITY OF LONG BEACH, CALIFORNIA*  
**BUILDING AND SAFETY DEPARTMENT**  
 333 W. Ocean Blvd.  
 Long Beach, CA 90802  
 (562)570-6921  
 Contract Services: Inspection, Plan Review  
 Contract Period: 2009 to Present

JAS Pacific currently provides plan review and Inspection services to the City’s Building and Safety Department including ensuring compliance with all applicable building laws and providing expedited plan review services as needed. JAS Pacific has been contacted on numerous occasions to provide expert advice on high profile projects including the \$520,000,000 civic center update and the recently passed legislation regarding the legalization of canabus. The city is expecting a significant increase in canabus production due to it’s accessibility to the Port.

*CITY OF YORBA LINDA, CALIFORNIA*  
**COMMUNITY DEVELOPMENT DEPARTMENT,  
 BUILDING & SAFETY DIVISION**  
 4845 Casa Loma  
 Yorba Linda, CA 92885  
 (714)961-7100  
 Contract Services: Plan Review, Permit Issuance,  
 Building Official, Inspection  
 Contract Period: 2002 to Present



JAS Pacific is the Building Official and we are providing plan review and inspection services to the City and formerly provided permit services. Projects that we have been responsible for conducting multi-discipline reviews on include, but are not limited to, the **Yorba Linda Town Center** (new construction, 10 acre commercial redevelopment project consisting of high end markets and retailers, luxury movie theatre, restaurants and a 5 story parking structure), **National Community Renaissance** (new construction, three two-story apartment buildings, a preschool and carpools with a combined valuation of \$8,829,682 and totaling 59,000 square feet), and **Yorba Linda Water District Filtration Plant** (17,000 square foot maintenance facility with numerous offices, storage area and work shops.)



*CITY OF RANCHO CUCAMONGA, CALIFORNIA*  
**COMMUNITY DEVELOPMENT DEPARTMENT,  
 BUILDING & SAFETY DIVISION**  
 10500 Civic Center Dr.  
 Rancho Cucamonga, CA 91701  
 (909)477-2700  
 Contract Services: Plan Review  
 Contract Period: 2012 to Present

## City Clients

**City of Anaheim: 2015 to Present**

141 Plumtree Dr., Anaheim, CA (714)765-4311  
Inspection, Plan Review

**City of Arroyo Grande: 2003 to Present**

300 E. Branch St., Arroyo Grande, CA 93420 (805)473-5400  
Inspection

**City of Arvin: 2004 to Present**

141 Plumtree Dr., Arvin, CA 9203 (661)854-3134  
Inspection, Building Official, Plan Review, Permit Technician

**City of Beverly Hills: 2006 to Present**

Inspection, Plan Review, Code Enforcement, Permit Technician

**City of Cathedral City: 2002 to Present**

68700 Lao Guerrero, Cathedral City, CA 92234 (760)202-2405  
Inspection

**City of Culver City: 2009 to Present**

9770 Culver Blvd., Culver City, CA 90232 (310)253-5700  
Plan Review

**City of El Segundo: 2007 to Present**

350 Main Street, El Segundo, CA 90245 (310)520-2307  
Inspection, Permit Technician

**City of Glendale: 2013 to Present**

633 E. Broadway #101, Glendale CA 91206 (323)520-2307  
Plan Review, Inspection

**City of Grover Beach: 2002 to Present**

154 2 8th St, Grover Beach, CA 93433 (805)473-4520  
Plan Review, Inspection, Building Official, Code Enforcement

**City of Guadalupe: 2003 to Present**

918 Obispo St., Guadalupe, CA 93434 (805)343-1340  
Plan Review, Building Official, Inspection, Public Works

**City of Hanford: 2011 to Present**

317 N Douty St , Hanford, CA 92330 (559)585-2581

**Plan Review, Inspection**

**City of Irvine: 2010 to Present**

1 Civic Center Plaza, Irvine, CA (949)724-6320

**Plan Review, Inspection, Code Enforcement, Permit Technician**

**City of Industry: 2016 to Present**

PO Box 3366, City of Industry, CA 91744 (626)333-2211

**Inspection**

**City of La Quinta: 2006 to Present**

78495 Calle Tampico, La Quinta, CA 92253 (760)777-7015

**Plan Review, Inspection**

**City of Newport Beach: 2014 to Present**

100 Civic Center Dr, Newport Beach, CA 92660

**Plan Review, Inspection, Code Enforcement**

**City of Palmdale: 2014 to Present**

38250 Sierra Hwy, Palmdale, CA 93550 (661)267-5100

**Plan Review, Inspection**

**City of Pasadena: 2014 to Present**

175 N. Garfield Ave., Pasadena, CA 91101 (626)744-7087

**Inspection**

**City of Pico Rivera: 2006 to Present**

6615 Passons Blvd., Pico Rivera, CA (562)801-4421

**Plan Review, Inspection**

**City of Rancho Cucamonga: 2013 to Present**

10500 Civic Center, Rancho Cucamonga, CA 91730 (909)477-2710

**Plan Review**

**City of Santa Clarita: 2008 to Present**

23920 Valencia Blvd., Santa Clarita, CA 91355 (661)284-1442

**Inspection, Permit Technician**

**City of Santa Monica: 2002 to Present**

1685 Main Street, Santa Monica, CA 90401 (310)458-6158

**Plan Review, Building Official, Code Enforcement, Permit Technician**

**City of Selma: 2012 to Present**

1710 Tucker Street, Selma, CA 93662 (559)891-2208

Plan Review

**City of Shafter: 2012 to Present**

336 Pacific Ave, Shafter, CA 93263 (661)746-5002

Plan Review

**City of Wasco: 2003 to Present**

764 E St, Wasco, CA 93280 (661)758-7200

Plan Review, Inspection

**City of Yorba Linda: 2005 to Present**

4845 Casa Loma Ave, Yorba Linda, CA 92886 (714)961-7125

Plan Review, Inspection, Building Official, Permit Technician

## County Clients

**County of Fresno: 2012 to Present**

2220 Tulare St, Fresno, CA 93721 (559) 600-4232

Plan Review

**County of Los Angeles: 2001 to Present**

900 S. Fremont Ave, Alhambra, CA 91802 (626)458-

Plan Review, Inspection, Code Enforcement, Permit Technician

**County of Riverside: 2015 to Present**

PO Box 1440, Riverside, CA 92520 (909)955-2514

Plan Review, Inspection

**County of San Bernardino: 2014 to Present**

385 N. Arrowhead, San Bernardino, CA 92415 (909)387-8311

Plan Review, Inspection, Building Official, Permit Technician

**County of San Diego: 2014 to Present**

5510 Overland Ave, San Diego, CA 92123 (858)571-7723

Plan Review, Inspection

## Project Examples

Project	Description	Scope of Work
<b>Distribution Warehouse</b>	New construction, 700,712 square feet, the building has a total of 137 dock-high and three grade-level doors, 4,000-amp heavy power, 36-foot clear heights and a 185-foot truck court.	<b>Building &amp; Fire Life Safety</b>
<b>AMLI Mariner Del Rey</b> (Mixed use Apartment Complex)	New construction, mixed use project consisting of six, 5 story buildings covering over totaling 585 units. Each building has a roof top deck or garden and feature amenities including pool areas, fireplace structures, monument walls, trellises, plazas and promenade. Retail space and boat dock will also be on the grounds.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Aviation Station</b> (Mixed use Apartment Complex)	New construction, mixed use, 264 unit, 420,000 square feet, 5 story apartment complex wrapping around a 5 story parking structure. It has about 30,000 square feet of commercial space on the ground floor.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Terrancia Apartments</b> (Apartment Complex)	New construction, CDC project consisting of 120,000 square feet, 72 units, community room with computer lab, barbeque areas, children's playground.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Millennium Luxury Apartments</b> (Apartment Complex)	New construction, 3-4 story apartment buildings surrounding 4 story parking garage. Amenities include fitness center, pool are and TV viewing room	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Oceana Retirement Home</b> (Apartment Complex)	New construction of 228,000 square foot, 114 unit retirement home with salon, restaurant, parking garage and theatre.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Mountain Grove</b> (Commercial – Retail)	New construction, over 670,000 square feet of retail and restaurant space. Performed multi-discipline review, including structural, on various retail shops and restaurants including Nordstrom Rack, buybuy Baby, TJ Maxx, HomeGoods, Hobby Lobby, 24 Hour Fitness, Gap, Banana Republic, Old Navy, ULTA.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Pier 44</b> (Commercial Retail)	New Construction, 8 building project with 83,253-square-foot redevelopment included a Trader Joe's grocery store, a West Marine boating supply store, a updated yacht club and a mix of other retailers and restaurants along a waterfront promenade.	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Quartz Hill Library</b>	New Construction 13,000 square foot project, rooftop photovoltaic panels, bioswales, drought-tolerant landscaping, maximized controlled daylighting and controlled interior lighting, achieves a minimum certification of LEED® Silver	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>
<b>Neptune Mariner Del Rey</b> (Apartment Complex)	New Construction, 830,000 square feet, 526 unit apartment complex with Garage, Boater facility, theater room, pool and clubhouse	<b>Structural, Accessibility, Electrical, Mechanical, Plumbing</b>

# Team Qualifications

JAS Pacific understands the importance of the role assigned staff take and their impact on the overall success in the delivery of plan check for the City. With a management team possessing over 140 collective years of experience, JAS Pacific boasts one of the most qualified and affluent building and safety administrations in the industry. Below is a summary of the proposed key personnel who will be assigned to the City and assisting in the delivery of plan check services followed by their individual resumes.

## Principal Team Members

Personnel	Education Licenses/Certifications	Experience
<b>Stuart Tom, PE, CBO</b> President	<p><b>International Code Council:</b> Building Official, Building Plans Examiner</p> <p><b>State of California:</b> Licensed Civil Engineer</p> <p><b>Education:</b> Bachelor of Science, Civil Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b> – President</li> <li>• <b>City of Glendale</b> - Fire Marshal Building Official</li> <li>• <b>City of Los Angeles</b> Engineering Bureau Training Officer Structural Engineering Specialist Earthquake Division Leader</li> </ul>
<b>Fady Mattar, PE, CBO</b> Chief Operating Officer	<p><b>International Code Council:</b> Building Official, Mechanical Inspector, Plumbing Inspector, Instructor</p> <p><b>State of California:</b> Licensed Mechanical Engineer</p> <p><b>Education:</b> Master of Science, Mechanical Engineering, Bachelor of Science, Mechanical Engineering</p>	<p><b>Over 40 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b> – Chief Operating Officer</li> <li>• <b>City of Long Beach</b> Acting Director of Planning &amp; Building Superintendent of Building &amp; Safety</li> <li>• <b>County of Los Angeles</b> Asst Superintendent of Building District Engineer Section Head, Funding</li> </ul>
<b>Jack Leonard, PE, CBO</b> Vice President Project Manager	<p><b>International Code Council:</b> Building Official</p> <p><b>State of California:</b> Licensed Civil Engineer</p> <p><b>Education:</b> Bachelor of Science, Civil Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b> – Vice-President</li> <li>• <b>City of Santa Monica</b> – Building Director</li> <li>• <b>JLeonard Engineering</b> – Engineer</li> <li>• <b>City of Bakersfield</b> – Building Director</li> <li>• <b>Minner &amp; Davis</b> – Design Engineer</li> <li>• <b>Boyle Engineering Corp.</b> – Asst. Engineer</li> </ul>
<b>Larry Brugger, CBO</b> Director of Plan Review	<p><b>International Code Council:</b> Building Official</p> <p><b>State of California:</b> Licensed Civil Engineer Licensed Structural Engineer</p> <p><b>Education:</b> Bachelor of Science, Civil Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b> – Director of Plan Review</li> <li>• <b>International Code Council</b> – Gov’t Liason</li> <li>• <b>City of Long Beach</b> – Building Official</li> <li>• <b>City of Los Angeles</b> - Plan Review Enginee, Case Management Assistant Office Manager</li> <li>• <b>Jacobs Engineering</b> – Design Engineer</li> </ul>
<b>Ron Takiguchi, PE</b> Principal Engineer	<p><b>State of California:</b> Licensed Elecgrirrcial Engineer</p> <p><b>Education:</b> Bachelor of Science, Electrical Engineering</p>	<p><b>Over 20 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b> – Director of Technical Services</li> <li>• <b>City of Santa Monica</b> – Building Official</li> <li>• <b>County of Los Angeles</b> – Deputy Building Official</li> </ul>

# STUART TOM, PE, CBO, PRESIDENT

## Responsibilities: Lead Consultant, Building and Safety Support Services

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### Building and Safety Work History

With over 30 years of public sector experience, Mr. Tom has thorough knowledge and expertise in various aspects of building and safety services along with fire services. As a State of California and Washington licensed civil engineer, an ICC certified building official and plans examiner, he has held positions such as Chief Building Official, Fire Marshal, Engineering Bureau Training Officer, Staff Engineer and Structural Engineering Specialist. As a building official, Mr. Tom Responsible for the oversight of engineering, inspection, and administrative activities for the third largest city within Los Angeles County. He directed all activities within the Permit Services Center including the review of development plans to ensure compliance with zoning, building, fire, traffic, and grading standards. As a Fire Marshal, Mr. Tom was responsible for oversight of fire- and life-safety standards necessary to protect the general population along with the management of Fire Engineering Division, which performs fire plan check and inspection for all new construction throughout the city. The department also administered programs related to hazardous and industrial waste management critical to protect the environment.

Due to his commitment to safety, Mr. Tom was selected as the state's Building Official of the Year by the California Building Officials Association in 2006, and as Building Official of the Year in 2009 by the California Fire Chiefs Association/Fire Prevention Officers. As a recognized expert in various fields of structural design and life-safety systems, Mr. Tom is the recipient of several other awards, including the CALBO President's Award in 2010, and he was inducted as a Fellow into the Institute for the Advancement of Engineering in. Mr. Tom's experience was acquired while employed with the following entities:

- **JAS Pacific** - President
- **City of Glendale, Fire Department** - Fire Marshal
- **City of Glendale, Building & Safety Department** - Building Official
- **City of Los Angeles, Department of Building and Safety** - Engineering Bureau Training Officer
- **City of Los Angeles, Department of Building and Safety** - Staff Engineer
- **City of Los Angeles, Department of Building and Safety** - Structural Engineering Specialist

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### Education / Professional Licenses and Certifications / Affiliation

#### University of California, Berkeley

Bachelor of Science, Civil Engineering

#### California Polytechnic University, San Luis Obispo

Master of Science, Civil Engineering

#### State of California

Licensed Civil Engineer

#### State of Washington

Licensed Civil Engineer

#### International Code Council

Certified Building Official

Certified Plans Examiner

Board of Directors

#### California Building Official

Fire Advisory Committee

Seismic Safety Committee

Building Official of the Year (2006)

President's Award (2010)

#### California State Fire Marshal

Core Advisory Committee

Height & Area Code Amendment Committee

WUI Committee

# FADY MATTAR, PE, CBO, CHIEF OPERATING OFFICER

## Responsibilities: Building and Safety Support Services

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### Building and Safety Work History

With over 40 years of public sector experience, Mr. Mattar has thorough knowledge and expertise in all aspects of building services. As a California licensed mechanical engineer, an ICC certified building official, instructor, and mechanical and plumbing inspector, he has held positions such as Mechanical Engineer, Chief Plumbing and Mechanical Inspector, and Supervising Mechanical Engineer. Mr. Mattar served as the Assistant Superintendent of Building for the Los Angeles County Department of Public Works from which he retired. Mr. Mattar's lengthy public works experience includes expertise in National Pollutant Discharge Elimination System (NPDES), and energy, mechanical, and plumbing reviews. Mr. Mattar has held several key positions with regulatory agencies and has been recognized by the California Building Standards Commission, ICC, IAPMO, and CALBO, among others, with many honors and awards. Following his retirement from Los Angeles County, Mr. Mattar served as the Superintendent of Building & Safety for the City of Long Beach for five years and currently the President of JAS Pacific. Additionally, Mr. Mattar has authored multiple ordinances that subsequently were adopted into the Model Code and the State of California Code in recognition of their value. He also authored the ICBO "Mechanical Code Applications Manual" and several chapters of the IAPMO "Uniform Mechanical Code Illustrated Training Manual." Mr. Mattar's experience was acquired while employed with the following entities:

- **JAS Pacific** - Chief Operating Officer
- **City of Long Beach, Planning and Building Department** - Acting Director of Planning & Building
- **City of Long Beach, Planning and Building Department** - Superintendent of Building and Safety
- **Los Angeles County, Building and Safety Division** - Assistant Superintendent of Building
- **Los Angeles County, Building and Safety Division** - District Engineer, Bellflower Regional Office
- **Los Angeles County, Public Works, Planning Division** - Section Head
- **Los Angeles County, Building and Safety Division** - Mechanical Section, Engineer
- **Los Angeles County, Public Works, Waterworks Division** - Mechanical Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### California State University, Long Beach

Bachelor and Master of Science, Mechanical Engineering (with honors)

#### John F. Kennedy School of Government, Harvard University

Graduate of the Senior Executives, State and Local Government Program

#### State of California

Licensed Mechanical Engineer

#### International Code Council

Certified Building Official  
Certified Mechanical Inspector  
Certified Plumbing Inspector  
Certified Instructor

#### California Building Official

Educator the Year Award (2004)  
Residential Mechanical Code Committee

#### California Building Standards Commission

Past Vice Chair

# JACK LEONARD, PE, CBO, VICE PRESIDENT-Project Manager

## Responsibilities: Building and Safety Support Services

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### Building and Safety Services History

With over 30 years of experience, Mr. Leonard has a strong combination of both private and public sector expertise in building services. As a California licensed civil engineer and ICC certified building official, he has held positions such as Assistant Engineer, Design Engineer, Plan Review Engineer, Building Director, and Building Official. Mr. Leonard served as the Building Director for the City of Bakersfield from which he retired after over 16 years of service. Mr. Leonard's lengthy experience includes expertise in building structural, building life safety, mechanical, plumbing, and electrical reviews. He was responsible for the development and implementation of department policy; managed, organized, and oversaw the acquisition of personnel; directed the development and implementation of annual budget.

Mr. Leonard also chaired and participated as a member of the Board of Zoning Adjustment; acted as the Public Hearing Officer for Code Enforcement Hearings and Animal Control Appeals Board; represented the Building Division at City Council meetings, Planning Commission meetings, Board of Building Appeals hearings, Accessible Appeals Board hearings, and at civil and criminal court proceedings. Another key area of responsibility was the interpretation and enforcement of California Building codes, laws, ordinances and regulations and the calculation and development of fee structures for building divisions. Having managed several types of building departments at different levels in the public sector, Mr. Leonard has acquired the ability of quickly and efficiently assessing service levels and needs. While with JAS Pacific, Mr. Leonard has served as the Building Official for the City of Hermosa Beach and as the Building and Safety Director for the City of Santa Monica. Additionally, Mr. Leonard has authored multiple ordinances that subsequently were adopted into the State of California Building Code. Mr. Leonard's experience was acquired while employed with the following entities:

- **JAS Pacific** - Vice President
- **City of Santa Monica, Building Department** - Building Director
- **JT Leonard Engineering** - Structural Engineering Consultant
- **City of Bakersfield, Development Services Department** - Building Director/Plan Check Engineer
- **City of Bakersfield, Public Works Department** - Design Engineer I & II
- **Minner & Davis Structural Engineering** - Design Engineer
- **Boyle Engineering Corporation** - Assistant Engineer

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### Education / Professional Licenses and Certifications / Affiliations

**California State University, Fresno**  
Bachelor of Science, Civil Engineering

**State of California**  
Licensed Professional Civil Engineer

**State of Arizona**  
Licensed Professional Civil Engineer

**International Code Council**  
Certified Building Official

**International Conference of Building Officials**  
San Joaquin Chapter – Past President

**American Society of Civil Engineers**  
Member

# LARRY BRUGGER, PE, CBO

## Responsibilities: Building and Safety Support Services

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### Building and Safety Work History

Over 33 years of experience as a building official, director of case management that dealt with larger projects, assistant office manager handling a large field office with plans examiners, inspectors and permit technicians, chief of earthquake safety division, code adoption engineer and plans examiner reviewing and analyzing plans with an emphasis in structural, architectural, and accessibility projects. He is experienced in plan review against the California Building Code And California Residential Code. Mr. Brugger has extensive expertise of engineering principles as they relate to design and calculations of loads and forces. He has been responsible for the preparation of comprehensive correction lists for structural, building accessibility and fire life safety for the firm. He provides technical and procedural assistance to architects, engineers and contractors pertaining to building construction and related activities. Mr. Brugger acquired his experience while employed with the following entities:

- **JAS Pacific** - Director of Plan Review
- **International Code Council** - Director of Government Relations
- **City of Long Beach, Planning and Building Department** - Building Official
- **City of Long Beach, Planning and Building Department** - Supervising Plan Check Officer
- **City of Los Angeles, Department of Building and Safety** - Building Director/Plan Check Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### California State University

Bachelor of Science, Civil Engineering

#### State of California

Licensed Civil Engineer

Licensed Structural Engineer

#### Interantional Code Council

Certified Building Official

#### Structural Engineers Association of California

President (2004)

Board of Directors (1990-1996)

#### American Society of Civil Engineers

Co-Chair (2007)

#### International Conference of Building Officials

ES Evaluation Committee

Accreditation Committee

Enforcers Guide to Performance Designs

Developers of Performance Building Code

# RON TAKIGUCHI, PE

## Responsibilities: Building and Safety Support Services

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### Building and Safety Work History

With nearly 20 years of experience in the building and safety field, Mr. Takiguchi is a licensed professional electrical engineer and certified Green Point Rater, and has served in the capacity of building official and division manager; and now as the Director of Plan Review Services for JAS Pacific. Mr. Takiguchi successfully oversaw the planning division for the City of Santa Monica and was responsible for the application and enforcement of building codes and standards including the adoption of Title 24 California Building Standards Codes and local municipal amendments. Mr. Takiguchi also served as the Deputy Building Official for the County of Los Angeles and oversaw daily operations in seven regional areas for including construction and permitting management. Additionally, he served as the principal for County building code development and adoption. Mr. Takiguchi served as the CALBO President (2016-17) and Vice-President (2015-16), as well as Treasurer and Committee Member. He is an active member and sits on numerous committees for the California Building Standards Commission and the Los Angeles Basin Chapter ICC. Mr. Takiguchi also has extensive experience as an instructor with CTI CALBO Training Institute and UCLA Extension in the field of construction management. Mr. Takiguchi acquired his experience while employed with the following entities:

- **JAS Pacific** - Director of Technical Review
- **City of Santa Monica** – Building Official, Division Manager
- **County of Los Angeles** – Deputy Building Official

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### Education / Professional Licenses and Certifications / Affiliations

#### California State University, Los Angeles

Bachelor of Science, Electrical Engineering

#### State of California

Licensed Electrical Engineer

#### California Building Officials

President (2016-17)

Vice-President (2015-16)

Second Vice-President/Treasurer (2014-15)

Board of Directors (2012-16)

CALBO Training Institute

Committee Member (2013-14)

#### California Building Standards Commission

Code Advisory Committee Chair

Code Advisory Committee Member

#### International Code Council – Los Angeles Basin

President (2015)

Board of Directors (2011-15)

Green Building Standards Committee Chair (2010-11)

## Project Team Members

JAS Pacific is prepared to provide as-needed plan review services to the City and has adequate resources to meet existing and future increased workloads. This provides for an instant reliable workforce to continue providing services within the varied communities throughout the City. With nearly 100 employees, JAS Pacific shall have resources available to meet the City's varying needs through the duration of the contract.

All assigned staff have experience with a California city or county and/or in a related construction field. Additionally, staff are registered or certified in accordance with the CA Health and Safety Code Section 18949.28 from the ICC (International Code Council), APWA (American Public Works Association), NFPA (National Fire Protection Association), and/or other appropriately recognized state, national, or international organizations or agencies, as determined by the City. The area of registration or certification will be closely related to the primary job function, as determined by the City.

Personnel	Professional/Academic Background	Experience
<b>Emanuel Agustin, PE</b> Plan Check Engineer	<p><b>State of California:</b> Licensed Professional Electrical Engineer</p> <p><b>Education:</b> Bachelor of Science, Electrical Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>City of Los Angeles</b>, Electrical Engineer II</li> <li>• <b>State of Ca</b>, Asst. Electrical Engineer</li> </ul>
<b>Calvin Chang, PE</b> Plan Check Engineer	<p><b>State of California:</b> Licensed Professional Engineer</p> <p><b>Education:</b> Bachelor of Science, Civil Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>City of Burbank</b>, Plan Review Manager</li> <li>• <b>Oliver Liu &amp; Associates</b>, Structural Engineer</li> </ul>
<b>Sea Fan, SE</b> Plan Check Engineer	<p><b>State of California:</b> Licensed Professional Engineer Licensed Structural Engineer</p> <p><b>International Code Council:</b> Plans Examiner</p> <p><b>Education:</b> Master of Science, Civil Engineering Bachelor of Science, Business Admin</p>	<p><b>Over 35 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>City of Anaheim</b>, Plan Review Supervisor</li> <li>• <b>City of Ontario</b>, Plan Check Manager</li> <li>• <b>City of Los Angeles</b>, Structural Engineer</li> </ul>
<b>Madjid Hashemi, PE</b> Plan Check Engineer	<p><b>State of California:</b> Licensed Professional Engineer</p> <p><b>Education:</b> Master of Science, Mechanical Engineering</p>	<p><b>Over 30 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>County of Los Angeles</b>, Plan Review Engineer</li> <li>• <b>County of Los Angeles</b>, Plan Check Engineer</li> <li>• <b>City of Hawthorne</b>, Plan Check Engineer</li> </ul>

<p><b>Edmund Lee, PE</b> Plan Check Engineer</p>	<p><b>State of California:</b> Licensed Professional Engineer</p> <p><b>International Code Council:</b> Plans Examiner</p> <p><b>Education:</b> Master of Science, Structural Engineering Bachelor of Science, Civil Engineering</p>	<p><b>Over 20 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>VCA</b>, Plan Review Engineer</li> <li>• <b>Transtech Engineers</b>, Building Official</li> <li>• <b>W. Lind Engineering</b>, Plan Check Engineer</li> </ul>
<p><b>Iraj Mansouri, PE</b> Plan Check Engineer</p>	<p><b>State of California:</b> Licensed Professional Engineer</p> <p><b>International Code Council:</b> Plans Examiner</p> <p><b>Education:</b> Master of Science, Civil Engineering Bachelor of Science, Civil Engineering</p>	<p><b>Over 35 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>AAE</b>, Plan Review Engineer</li> <li>• <b>City of Orange</b>, Plan Review Engineer</li> <li>• <b>Zand Associates</b>, Plan Review Engineer</li> </ul>
<p><b>Jeff Nespor, PE, CASp</b> Plan Check Engineer</p>	<p><b>State of California:</b> Licensed Professional Engineer Certified Access Specialist</p> <p><b>International Code Council:</b> Plans Examiner, Building Official</p> <p><b>Education:</b> Bachelor of Science, Civil Engineering</p>	<p><b>Over 25 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>City of Santa Monica</b>, Plan Review Engineer</li> <li>• <b>California Code Check</b>, Plan Review Engineer</li> <li>• <b>Harris Associates</b>, Design Engineer</li> </ul>
<p><b>Frank Roajs</b> Plan Check Engineer</p>	<p><b>International Code Council:</b> Plans Examiner</p> <p><b>Education:</b> Bachelor of Science, Architectural Engineering</p>	<p><b>Over 25 years of building &amp; safety experience:</b></p> <ul style="list-style-type: none"> <li>• <b>JAS Pacific</b>, Plan Review Engineer</li> <li>• <b>J. Lee Engineering</b>, Plan Review Engineer</li> <li>• <b>City of Los Angeles</b>, Plan Review Engineer</li> </ul>

# EMMANUEL AGUSTIN, PE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With over 37 years of building and safety experience, Mr. Agustin has obtained valuable experience of building plan review services. As a California licensed electrical engineer, he has held positions such as Plan Check Engineer, Electrical Engineering Associate I & II, Electrical Engineering Assistant, and Assistant Electrical Engineer. While serving in these capacities, Mr. Agustin evaluated plans submitted by consulting engineers; issued plan approvals upon satisfactory compliance with local, state, and national electrical and fire safety codes; and provided engineering support to field inspectors dealing with plan revisions arising from changes in actual jobsite conditions. Met and conferred with other agencies to take appropriate action to resolve engineering issues that come up during construction or product testing; evaluated and approved modifications granting alternate materials or methods of compliance, determined as equivalent to specific code requirements; and wrote job status and progress reports. Additionally, Mr. Agustin developed engineering drawings for construction by utility crews including material and labor estimates, in accordance to electric utility power distribution standards and specifications, and issued electric service and available short circuit current reports. Mr. Agustin's experience was obtained while employed with the following:

- **JAS Pacific** - Plan Check Engineer
- **City of Los Angeles, Department of Building & Safety** – Electrical Engineer Associate II
- **State of California, Cal Trans** – Assitant Electrical Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### State of California

Licensed Electrical Engineer

#### University of the Phillipines

Bachelor of Science, Electrical Engineering

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### Relevant Experience

**Plan Review, County of San Bernardino, CA:** New construction, over 670,000 square feet of retail and restaurant space. Performed electrical review on various retail shops and restaurants including Nordstrom Rack, buybuy Baby, TJ Maxx, HomeGoods, Hobby Lobby, 24 Hour Fitness, Gap, Banana Republic, Old Navy, ULTA.

**Plan Review, County of Los Angeles, CA:** Performed electrical review for the interior renovation of the existing Marina Del Rey hotel rooms with a new elevator, balconies, conference room and site improvements. Approximately 105,000 square feet.

**Plan Review, County of Los Angeles, CA:** Performed electrical review for a tenant improvement of a beverage production facility with interior alteration and exterior expansion for the installation of a new filling line and associated support equipment. Approximately 100,000 square feet.

**Plan Review, City of Shafter, CA:** Provided with the review of the electrical code review of the JMM Central Valley Distribution Center conveyor system. The project consisted of a 2,120,000 square foot distribution warehouse with mezzanine level offices with an assessed value of \$55,901,850.

# CALVIN CHANG, PE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With nearly 30 years of conducting plan reviews, Mr. Chang has obtained extensive experience in all aspects of plan review services. He has held the positions Project Engineer and Plan Check Manager. While serving in these capacities, Mr. Chang has gained comprehensive experience conducting inspections of various residential, commercial, industrial, mobile home, and swimming pool projects ensuring code compliance. Mr. Chang was responsible for manage, supervising, planning, directing, and recording the daily building plan check and public counter functions of the Building Division; supervising the examination and approval of plans, calculations, and other specialized technical documentations for complex structures related to architectural, structural, and geotechnical construction. Additionally, he developed structural engineering design, working drawings, and specifications for a variety of application in residential and commercial buildings including wood, steel, and masonry design Mr. Chang's experience was obtained while employed with the following:

- **JAS Pacific** - Plan Check Engineer
- **City of Burbank, Building Division** - Building Official
- **Oliver Lui & Associates** - Project Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### State of California

Licensed Civil Engineer

#### Interantional Code Council

Building Plans Examiner

#### Tennessee Technological University

Bachelor of Science, Civil Engineering

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### Relevant Experience

**Plan Review, City of Culver City, CA:** This new 4-story project included 209,355 square feet of retail and office space, along with an auto ramp and tunnel serving a two-level underground parking structure. The valuation of the project was \$21,402,390.00. Mr. Chang performed the structural and shoring review of this development.

**Plan Review, City of Culver City, CA:** This project includes 500,000 square feet mixed use including a five-story apartment; retail space; hotel; office space; restaurants; and a five-level subterranean parking structure in the heart of Culver City. Mr. Chang reviewed the shoring and structural plans for this project with a \$85,000,000 valuation.

**Plan Review, City of El Monte, CA:** Provided multi-discipline review of the Mercy Veteran's Housing, a new 3 story, 41 unit apartment structure. The project included 24,580 square feet of living area, common area, laundry facility and covered parking area. The project had an assessed valuation of \$3,642,000.

**Plan Review, County of San Bernardino, CA:** Provided multi-discipline review of the Bloomington Housing project, a new 70 unit Senior living community consisting of 2-5 unit townhomes, 3-6 unit townhomes, 1-8 unit townhome and community center.

# SEA FAN, SE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With over 30 years of experience in the building and safety industry, Mr. Fan has acquired experience in many aspects of plan check services. As state of California licensed civil and structural engineer, Mr. Fan has held positions such as Plan Check Engineer, Plan Check Supervisor, Plan Check and Permit Services Manager, Senior Structural Engineer, Chief of Metro Structural Plan Check, Chief of Van Nuys Plan Check, Assistant Chief of Grading, and Chief of Commission Office. While serving in these capacities, Mr. Fan has gained extensive experience in planning, organizing, and directing the activities of plan check, public counter, and grading operations. Mr. Fan managed a staff of 40-plus technical and support staff including the activities of reviewing soils/geology reports, checking grading plans, issuing grading permits, performing grading inspections, and bringing substandard sites with grading code violations into code compliance. Mr. Fan's experience was acquired while employed with the following entities:

- **JAS Pacific** - Plan Check Engineer
- **City of Ontario, Building Department** - Plan Check and Permit Services Manager
- **City of Los Angeles, Department of Building & Safety** - Structural Plan Check Engineer
- **City of Los Angeles, Department of Building & Safety** - Chief of Plan Check / Asst. Chief of Grading
- **Facilities Systems Engineering Corporation** - Manager
- **Burns & Roe** - Civil Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### Columbia University

Master of Science, Civil Engineering

#### New Jersey Institute of Technology, New Jersey

Bachelor of Science, Civil Engineering

#### California State University, Long Beach

Master Business Administration

#### State of California

Licensed Civil Engineer

Licensed Structural Engineer

#### Interantional Code Council

Building Plans Examiner

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### Relevant Experience

**Plan Reviewer, County of Los Angeles, CA:** Provides structural and architectural review of a 4-story apartment project consisting of 196 one and two bedroom luxury apartments with 6 carriage units, four courtyards, a pool, fitness center, all of which wrap around a four story parking structure.

**Plan Reviewer, County of Los Angeles, CA:** Provided structural and architectural review of a 6 story, 228,000 square foot, 114 unit retirement facility. The project included a salon, movie theater, restaurant and parking structure. The projects valuation is \$29 million.

**Plan Reviewer, County of Los Angeles, CA:** Provided structural and architectural review of four, 12 story apartment buildings with courtyards, laundry facility, restaurants, pools, and outdoor fire pits. The buildings will consist of one, two and three bedroom units and 2 towers will be constructed at a time.

**Plan Reviewer, County of Los Angeles, CA:** Reviewed this 80,000 square foot, 8 building development project that included a boating supply store, restaurant, dry dock storage, boater's lounge and repair shop, boat sales offices and a community room linked together by a pedestrian promenade. The eight building development is constructed along the seawall, and has a valuation of \$12,000,000.

# MADJID HASHEMI, PE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With nearly 33 years of experience performing plumbing and mechanical plan review services, Mr. Hashemi has obtained extensive experience as a plan reviewer. As a Licensed Professional Mechanical and Civil Engineer, he has held the position of Plan Review Engineer Associate, Plan Review Engineer I & II. While serving in this capacity, Mr. Hashemi has gained comprehensive experience in reviewing plans for new construction, additions, and tenant improvement projects. He has been responsible for reviewing plans for plumbing mechanical requirements. Reviewed plans for building code and zoning code compliance. Additionally, he has experience reviewing commercial and residential plans; seismic retrofit plans for unreinforced masonry, soft-story, and concrete tilt-up buildings; and managing and supervising the public counter. Mr. Hashemi's experience was obtained while employed with the following:

- **JAS Pacific** – Plan Review Engineer
- **County of Los Angeles** – Plan Review Engineer
- **County of Los Angeles** – Plan Review Engineer
- **City of Hawthorne** – Plan Review Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### Univeristy of Southern California

Master of Science, Mechanical Engineering

Bachelor of Science, Civil Engineering

#### State of California

Licensed Mechanical Engineer

Licensed Civil Engineer

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### Relevant Experience

**Plan Review, City of Irvine, CA:** performed review of new 5 story, studio, 1 & 2 bedroom apartment complex with subterranean parking. The complex included two saltwater swimming pools, numerous courtyards, resident lounges and a 24-hour fitness center. The Alton also offered a rooftop deck with 11,500 square feet of gorgeous outdoor recreation space complete with lounging areas, an entertainment bar with outdoor TVs, BBQs and fire pits.

**Plan Review, City of Irvine, CA:** Performed review of a new 5 story, 122 room hotel consisting of a contemporary bistro, and a barista bar. This property also had 600 square feet of meeting space and an indoor pool and fitness center.

**Plan Review, City of Hawaiian Gardens, CA:** Performed review on a 202,000 square foot renovation of The Gardens Casino. Review of this projected included Mechanical and Plumbing, with an assessed valuation of \$45 million.

**Plan Review, County of Orange, CA:** Provided plumbing and mechanical review of the Stonegate Apartment Complex. The project consisted of 2 phases with multiple stories that exceeded 80,000 square feet and an approximate valuation of \$9 million.

# EDMUND LEE, PE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With over 27 years of experience conducting plan checks, Mr. Lee has obtained valuable experience of plan check services. As an ICC certified Plans Examiner and Building Inspector, and a Licensed Professional Civil Engineer, Mr. Lee has held positions such as Deputy Building Official and Plan Check Engineer. While serving in these capacities, his responsibilities included conducting plan reviews of a broad range of complex residential and commercial projects, such as complex mixed-use commercial projects, libraries; senior housing, adult-care residential units, parking structures, unreinforced masonry retrofit work, and multiplex theaters. Additionally, Mr. Lee reviewed building plans and permit applications for compliance with California and local building codes, conducted plan check and review of homeowner property, and supervised a professional staff. Mr. Lee was also responsible for coordinated reviews with other impacted departments to ensure full compliance. Mr. Lee also provides technical and procedural assistance to architects, engineers, and contractors pertaining to building construction and related activities; interpret and explain requirements of codes, ordinances, and policies. Mr. Lee acquired his experience while employed with the following entities:

- **JAS Pacific** – Plan Check Engineer
- **Transtech Engineers Inc.** – Deputy Building Official
- **W. Lind Engineering** – Plan Check Engineer

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### Education / Professional Licenses and Certifications / Affiliations

**University of Missouri, Columbia,**  
Masters of Science, Structural Engineering

**State of California**  
Licensed Professional Civil Engineer

**TamKang University, Taipei, Taiwan**  
Bachelors of Science, Civil Engineering

**International Code Council**  
Certified Building Inspector  
Certified Plans Examiner

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### Relevant Experience

**Plan Review, County of Los Angeles, CA:** Provided structural/fire life safety, accessibility, energy and CAL Green review. This project was approximately 11,000 square foot remodel to an existing 43,000 square foot facility that is type III-B structure with added 2<sup>nd</sup> story, additional parking with appropriate striping. Total valuation \$2.5 million.

**Plan Review, County of Orange, CA:** Provided multi-discipline review of the review of Cerritos Apartment Complex. The project consisted of two stories that exceeded 55,000 square feet and an approximate valuation of \$6.5 million.

**Plan Review, County of Orange, CA:** Provided multi-discipline review of the Stonegate Apartment Complex. The project consisted of 2 phases with multiple stories that exceeded 80,000 square feet and an approximate valuation of \$9 million.

**Plan Review, County of San Bernardino, CA:** With over 670,000 square feet of retail, entertainment and restraint space, tenants include Nordstrom Rack, TJ Maxx, HomeGoods, Hobby Lobby, 24 Hour Fitness, Gap, Banana Republic, Old Navy, ULTA, Harkins Movie Theater and The Habit Burger Grill, Mr. Lee reviewed Building, Electrical, Mechanical, Plumbing, Accessibility, Energy and CalGreen for this new shopping destination

# IRAJ MANSOURI, PE

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With over 29 years of experience in the building industry, Mr. Mansouri has extensive experience conducting plan checks for both public and private sector entities. As a California licensed civil engineer and ICC certified plans examiner, Mr. Mansouri has held positions such as Project Engineer, Design Engineer, Plan Check Engineer, and Senior Plan Check Engineer. Experience acquired while serving in these capacities included providing plan reviews for different group occupancies with different types of constructions for compliance. Answered applicants' questions and provided excellent customer service. Meet with architects, engineers, developers, contractors, and homeowners to discuss their proposed projects for compliance with code requirements. Trained the permit technicians to be able to use handouts and close minor projects at counter. Helped inspectors with complicated projects and assisted code enforcement officers to cross-reference the violations to appropriate code sections. Experience was obtained while employed with the following:

- **JAS Pacific** – Plan Check Engineer
- **AAE, Inc.** – Senior Plan Review Engineer
- **City of Rancho Cucamonga, Building & Safety Department** – Senior Plan Review Engineer
- **City of Orange, Building Division** – Senior Plan Review Engineer
- **Zand Associates** – Plan Review Engineer
- **CompuData, Inc.** – Design Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### State of California

Licensed Professional Civil Engineer

#### University Southern California, Los Angeles

Master of Science in Civil Engineering

#### International Code Council

Certified Plans Examiner

#### Tehran University, Tehran, Iran

Bachelor of Science in Civil Engineering

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### Relevant Experience

**Plan Review, County of Orange, CA:** Provided multi-discipline review of the Stonegate Apartment Complex. The project consisted of 2 phases with multiple stories that exceeded 80,000 square feet and an approximate valuation of \$9 million.

**Plan Review, City of Shafter, CA:** Provided multi-discipline review of the FedEx Ground Distribution facility. The project consisted of 210,000 square feet with an equally proportioned conveyor system.

**Plan Review, County of Orange, CA:** Reviewed numerous complex custom residential homes including a two story, 16,000 square foot structure with subterranean parking built on the Newport Coast supported by caissons. The project's valuation was \$1.4 million.

**Plan Review, City of Hawaiian Gardens, CA:** Performed review on a 202,000 square foot renovation of The Gardens Casino. Review of this project included Building (Structural and Fire Life-Safety), Electrical, Mechanical, Plumbing, Accessibility, Energy and California Green Code with an assessed valuation of \$45 million.

# JEFF NESPOR, PE, CASp

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

Over 20 years of experience performing structural design and plan reviews. As a California licensed civil engineer and ICC certified building official, inspector, and plans examiner, Mr. Nespor has held positions such as Structural Design Engineer, Building Official, Senior Plan Check Engineer, and Manager. Duties included providing plan reviews for both residential and commercial projects, performed building and safety and public works inspections, reviewed drainage plans, performed complex plan checks of architectural, structural, life-safety, fire, energy, and accessibility plans for compliance. Answered applicants' questions and provided excellent customer service. Served as the consulting building official for three jurisdictions, met with architects, engineers, developers, contractors, and homeowners to discuss their proposed projects for compliance with code requirements, and managed plan check engineering firm. Experience was obtained while employed with the following:

- **JAS Pacific** – Plan Check Engineer
- **City of Santa Monica, Building & Safety Department** – Plan Review Engineer
- **California Code Check** – Senior Plan Check Engineer, Building Official, Manager
- **Harris Engineering** – Structural Design Engineer

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### Education / Professional Licenses and Certifications / Affiliations

**California State University Northridge**  
Bachelors of Science, Civil & Structural  
Engineering

**State of California**  
Licensed Civil Engineer  
Certified Access Specialist

**International Code Council**  
Certified Building Official  
Certified Building Inspector  
Certified Building Plans Examiner

**American Society of Civil Engineers**  
**American Institute of Steel Construction**  
**Structural Engineers Assc. of Southern California**

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### Relevant Experience

**Plan Review, City of Santa Monica, CA:** Provided multidiscipline review of 6 story hotel with 2 levels of subterranean parking. The project consisted of just under 170,000 square feet with pool area and cabañas, restaurants and mezzanine level.

**Plan Review, City of Santa Monica, CA:** Provided multidiscipline review of 5 story apartment complex with retail area on lower floor. Total square footage exceeded 54,000 in addition to 3 levels of subterranean parking.

**Plan Review, City of Palmdale, CA:** The AV Cancer Center, housed in the Palmdale Regional Medical Center, provides state-of-the-art cancer treatment including radiation, infusion treatment and chemotherapy. Mr. Nespor performed Building, Fire & Life Safety, Electrical, Mechanical, Plumbing, Energy, Cal Green and OSHPD review of this project. Mr. Nespor reviewed this project utilizing ProjectDox.

**Plan Review, City of Palmdale, CA:** This medical dialysis building encompasses 13,758 square feet of treatment and administrative/office space to provide therapy for patients with kidney disease. . Mr. Nespor performed Building, Fire & Life Safety, Electrical, Mechanical, Plumbing, Energy, Cal Green and OSHPD review of this project. ProjectDox was used to review this plan.

# FRANK ROJAS

## Responsibilities: Plan Review Services

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### Building and Safety Services Work History

With nearly 26 years of experience performing structural plan review services, Mr. Rojas has obtained extensive experience as a plan reviewer. As an ICC certified California building plans examiner, he has held the position of Plan Review Engineer. While serving in this capacity, Mr. Rojas has gained comprehensive experience in reviewing plans for new construction, additions, and tenant improvement projects. He has been responsible for reviewing plans for architectural, accessibility, structural and energy requirements. Reviewed plans for building code and zoning code compliance. Additionally, he has experience reviewing commercial and residential plans; seismic retrofit plans for unreinforced masonry, soft-story, and concrete tilt-up buildings; and managing and supervising the public counter. Mr. Rojas' experience was obtained while employed with the following:

- **JAS Pacific** – Plan Review Engineer
- **J Lee Engineering, Inc.** – Plan Review Engineer
- **City of Los Angeles, Department of Building & Safety** – Plan Review Engineer

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### Education / Professional Licenses and Certifications / Affiliations

#### California Polytechnic State University, San Luis Obispo

Bachelor of Science, Architectural Engineering

#### International Code Council

Certified Building Plans Examiner

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### Relevant Experience

**Plan Review, County of San Bernardino, CA:** New construction, over 670,000 square feet of retail and restaurant space. Performed multi-discipline review, including structural, on various retail shops and restaurants including Nordstrom Rack, buybuy Baby, TJ Maxx, HomeGoods, Hobby Lobby, 24 Hour Fitness, Gap, Banana Republic, Old Navy, ULTA.

**Plan Review, County of San Bernardino, CA:** New construction, 700,712 square feet, the building has a total of 137 dock-high and three grade-level doors, 4,000-amp heavy power, 36-foot clear heights and a 185-foot truck court.

**Plan Review, City of Shafter, CA:** Provided with the review of structural, mechanical, plumbing, and energy code review of the JMM Central Valley Distribution Center. The project consisted of a 2,120,000 square foot distribution warehouse with mezzanine level offices with an assessed value of \$55,901,850.

**Plan Review, City of Newport Beach, CA:** Located in the Corona Del Mar area of Newport Beach, this custom 4,763 square foot four bedroom, four bathroom three-story single family residence was reviewed for Architectural, Structural, Fire Life & Safety, Energy, Plumbing, Electrical and Mechanical code compliance by. The valuation for this re-modal was \$850,000.

**Plan Review, City of Newport Beach, CA:** New construction of a custom two story house with attic and garage totaling 8,621 square feet was reviewed by Mr. Naji for Architectural, Structural, Fire & Life Safety and Energy codes. This project, valued at \$2,130,000. Included four bedrooms, 3.5 baths, custom kitchen, great room and attached garage.

# SCOPE OF SERVICE

JAS Pacific is prepared to provide the City with seamless quality plan check services within exceptional timeframes. Our service procedures are thorough meeting all expectations including great customer service and efficient response times, without compromising quality. As part of JAS Pacific’s over arching goal to attain customer satisfaction, a tailored service delivery system is developed, service models are effective and efficient, and procedures adapted to meet the City’s requirements. We are confident that we can accommodate the City’s financial needs as well as provide the desired level of customer service. Additionally, because of our available resources, we have the ability to alter the levels and types of service to address increased workloads and customer needs.

JAS Pacific Services	City Benefits
Personnel	Superior Level of Service
Expertise	Consistent Code Application
Staffing Resources	Flexibility to Meet Various Levels of Demand
Contract Costs	Expenses are Consitent with Revenues

JAS Pacific will ensure that all structures are equal to or exceed the applicable City, State, and Federal regulations. JAS Pacific understands the City’s needs and we have the resources to provide timely deployment. With limited City resources, contracting with JAS Pacific will afford the City more flexibility in the allocation of such resources. Assigned personnel will provide building and safety support and related services as-needed ensuring compliance with the most recent adopted version of California Building Codes, including the following:

- ✓ California Residential Code
- ✓ California Green Building Code
- ✓ California Mechanical Code
- ✓ California Plumbing Code
- ✓ California Electrical Code
- ✓ California Code Regulations: Title 19
- ✓ State Title 25
- ✓ NFPA 13/13R/13D
- ✓ California Health & Safety Code
- ✓ FRAP/SRA/LRAd
- ✓ California Government Code
- ✓ Local Ordinances

Acting on behalf of the City, JAS Pacific will provide superior levels of customer service, consistent code application, and develop seamless working relationships with City staff. Contracting with JAS Pacific will provide the City with a cost-effective alternative to a fully internally staffed department and allow the City to focus on other critical municipal matters. JAS Pacific will perform applicable functions as an extension of City staff and will follow all City procedures and directives. JAS Pacific understands the importance of excellent customer service not only to the City but to the clients we serve. We strive to meet and exceed all client expectations and we will create a cooperative work environment with the City and the clients we serve. Staff will not only identify building code issues within the plans, but also will address the big picture and offer helpful suggestions to reach life-safety and code compliance standards. JAS Pacific will support the City in attaining its goal of providing timely, efficient, and effective services. Our understanding and approach to the proposed services is detailed below.

# Plan Check Duties & Responsibilities

- ✓ Provide plan check of submitted plans and documentation to check for structural, mechanical, plumbing, and/or electrical requirements as requested by the City's Building Official or designee.
- ✓ Review all plan check applications for accuracy and make all necessary revisions to such items as description, valuation, square footage, type of construction, and use in accordance with City adopted Model Codes, Regulations, and procedures: Building Code, Plumbing Code, Mechanical Code, Electrical Code and locally adopted amendments and ordinances.
- ✓ Systematically computer log all plans with computer tracking system and provide monthly status reports.
- ✓ Provide all plan review correction materials including marked up plans, documents, and plan check correction lists in the desired format to the City representative immediately upon completion of the plan review at no extra charge to City including the delivery of a hard copy of the reviewed plan, correction list and an emailed soft copy.
- ✓ Provide plan check status reports, statistical reports, and performance and management reports, on a regular basis or upon request of City in the format type requested by the City (paper or electronic). The information requested may include such information as project name, address, description, square footage, and type of construction, type of review(s) performed, hour(s) required per review, reviewer name, reviewer credentials and turn around time of plan review(s).
- ✓ Ensure the efficient coordination of plan review services including reviews required by other City departments.
- ✓ Meet with property owners, designers, architects, engineers and contractors to ensure the plan check corrections are addressed and reflected on construction documents and to address their questions.
- ✓ Provide appropriate and timely follow up on inquiries, resolution to complaints, and non-permitted work.
- ✓ Be available during an emergency or natural disaster to assist the City with building inspection services.
- ✓ Ensure security and privacy, preventing theft, loss, or unauthorized copying of plans.
- ✓ Maintain accurate records and produce reports as required.
- ✓ Participate in regular meetings with Plan Check staff to ensure quality control.

# DELIVERY: SCOPE OF SERVICE

JAS Pacific proposes to provide the City with plan review services through our in-house plan review team located at our headquarters and other satellite offices. All plan review services will be performed by International Code Council (ICC) or similarly certified plans examiners and/or licensed professional engineers (State of California) with extensive experience in plan review. All assigned staff shall be appropriately licensed, registered, and/or certified as required by the State and City to perform services in the field to which they are assigned.

## Off-Site Services

JAS Pacific proposes to provide the Jurisdiction with plan review services through our in-house plan review team located at our headquarters and other satellite offices. Off-site services will be conducted via courier, on a daily-basis if needed, and digitally in a paperless environment, if required. Once the Jurisdiction is prepared to offer a digital service, the time it takes to physically transport the plans would be saved, which will decrease the turn-around time and improve efficiency. The appropriate registered engineer will review or oversee the review of all plans. Our Plans Examiners IN their review will not only identify building code issues within the plans, but will also address the “big picture” and offer helpful suggestions to reach life-safety and code compliance standards. This approach is detailed in the “Plan Review Flow Chart” below.

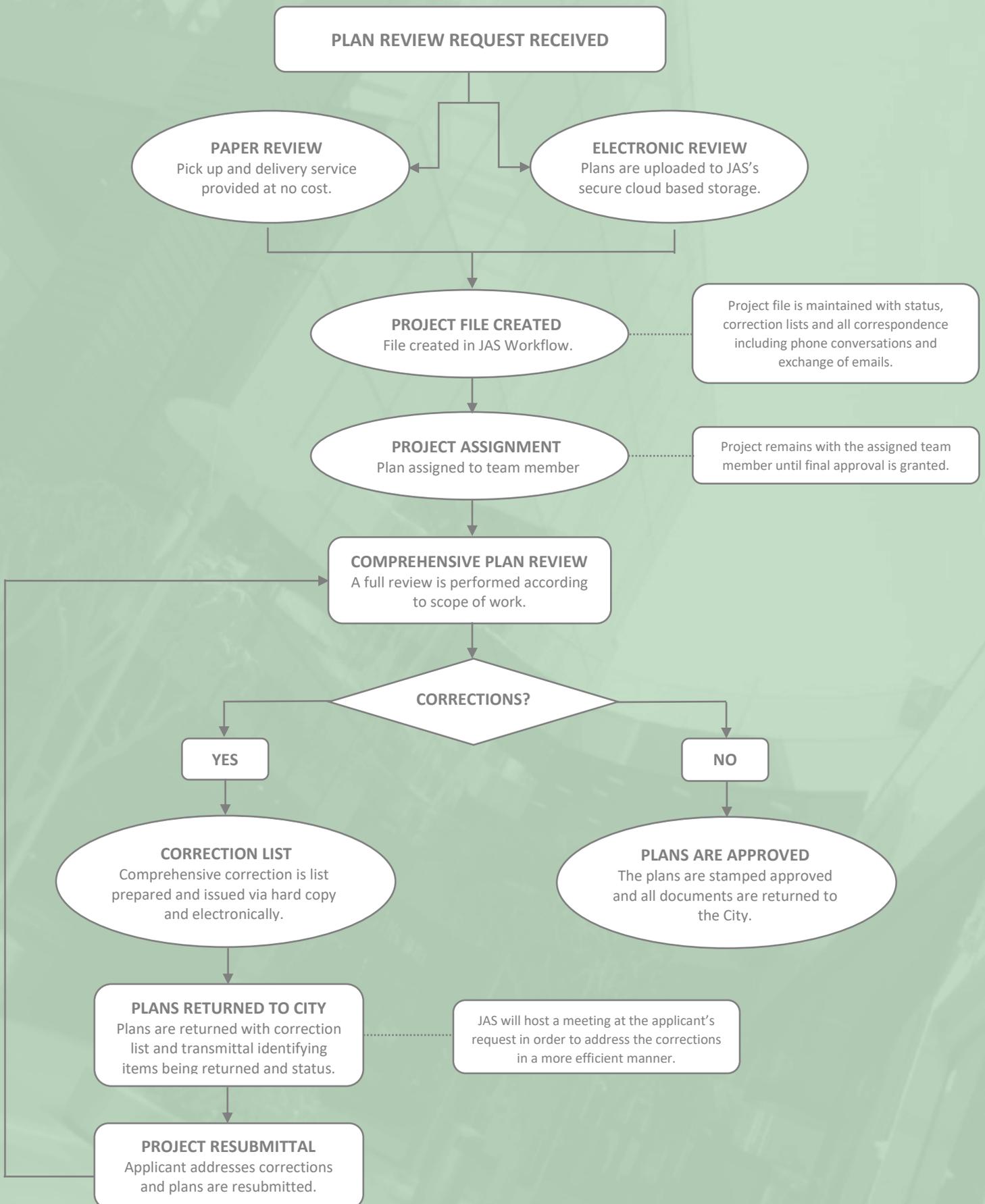
## On-Site Services

In an effort to meet the specific needs of the Jurisdiction, JAS Pacific is also capable of providing on-site plan check services when staff is available. We believe this is the most comprehensive and efficient approach to providing building plan review services to the public and Jurisdiction staff. JAS Pacific has qualified and experienced staff that can provide technical assistance to architects and engineers, over-the-counter review of minor plan reviews, meet with necessary applicants to answer questions, discuss and explain plan review corrections and meet any demands requested by the applicants or as directed by the Jurisdiction. The delivery approach of on-site building plan review services mirrors that of off-site services, however, the turnaround times are greatly reduced.

## Turn Around Times

Single Family Residential and Light Commercial	
1 <sup>st</sup> Review	Subsequent Reviews
Seven (7) Working Days	Five (5) Working Days
Multi-Family Residential and Light Commercial	
1 <sup>st</sup> Review	Subsequent Reviews
Ten (10) Working Days	Seven (7) Working Days
Complex Non-Residential and Large Commercial	
1 <sup>st</sup> Review	Subsequent Reviews
Fifteen (15) Working Days	Ten (10) Working Days

# Plan Check Services Flow Chart



# Customer Service

Customer service is an ongoing strategy that starts with JAS Pacific's key personnel as they are each accessible to City staff at their convenience and this same strategy is utilized by our assigned staff. We strive to be proactive before issues arise and resolve issues quickly.

## Quality Control

JAS Pacific prides itself in the technical capabilities of its staff members and we take a multi-faceted approach to ensuring the quality of work provided to our clients. Quality control is addressed at three different levels including staff work performance, administrative oversight, and customer satisfaction. To ensure satisfactory staff work performance and work product quality, staff is encouraged to consult with other staff members on various code-related or jurisdictional topics, seek advice on unique or complex projects, look for specific areas of expertise, and/or learn the new code requirements.

Administrative oversight is also provided which involves our principal staff maintaining a close working knowledge of the product that our staff provides in order to make sure that their work is of the highest quality through periodic work sampling. Additionally, periodic meetings are held to review their progress and the client's needs. Our administrative staff is also highly trained on up-to-date industry methods in their respective area of expertise.

Lastly, quality control is addressed through ensuring customer satisfaction. Any issues or complaints are handled immediately upon receipt. The process leading up to resolution is monitored to ensure a satisfactory outcome and processes are followed to prevent a reoccurrence.

## Communication

JAS Pacific believes that effective communication at all levels is a key component to our partnership with the City. Our staff is trained and understands that establishing and maintaining professional working relationships with the City is essential to our success. Staff will attend all meetings as necessary and respond to inquiries by the City, applicants, or other stakeholders promptly and within a 24 hour period. Our general approach to ensuring this includes:

- ✓ Project Manager – Oversees Municipal plan check services being provided to the City, maintains close liaison with City staff as well as our assigned staff ensuring overall satisfaction as well as understanding of outstanding assignments. Manages the assignment of all projects to ensure a balanced and manageable workload.
- ✓ Plans Examiners – All assigned staff possess the necessary interpersonal skills required to ensure successful and productive working relationships. All staff maintain open and on-going communication with City staff, applicants, officials, and other stakeholders collaborating to ensure customer satisfaction. Staff report out to the Project Manager regularly to ensure all expectations and deadlines are met.
- ✓ Management – Available to provide the City with all the necessary support to meet staffing, reporting, and accounting needs.

# FEE SCHEDULE

Plan Review - Hourly	
Category	Hourly Rate
Structural Plan Check Engineer I	\$145.00
Structural Plan Check Engineer II	\$165.00
Structural Plan Check Engineer III	\$185.00
Electrical, Mechanical/Plumbing Engineer I	\$125.00
Electrical, Mechanical/Plumbing Engineer II	\$135.00
Electrical, Mechanical/Plumbing Engineer III	\$145.00

Plan Review – Estimate

At the request of the City, JAS Pacific will provide an estimate to review specified projects. Upon approval, JAS will perform the review within the defined timeframes.

## Invoicing

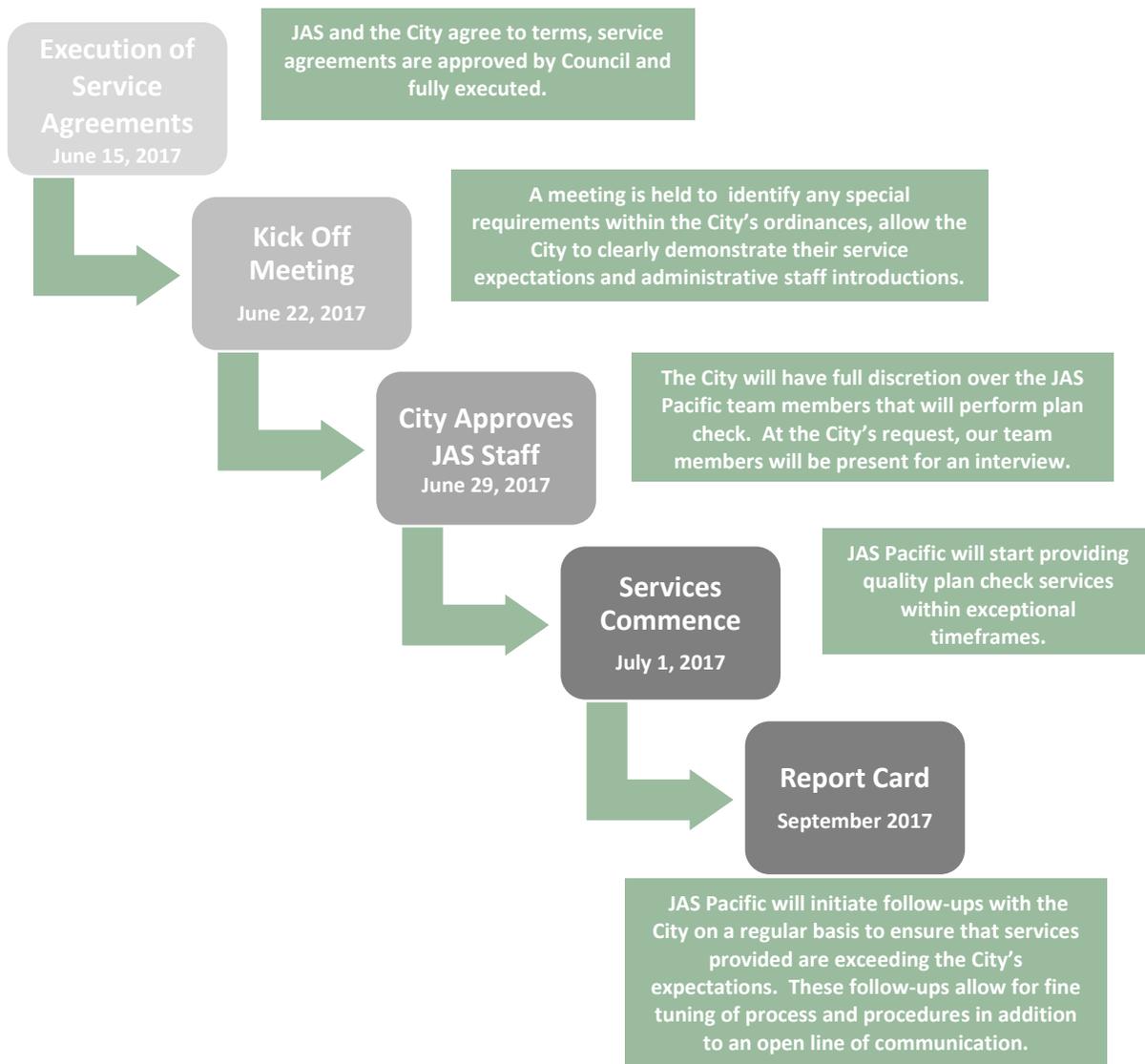
The City will receive an invoice on or before the 15<sup>th</sup> of each month for services provided the month prior. JAS Pacific and the City shall agree to payment terms of Net 45 in the form of electronic deposit or paper check.

# REFERENCES

Organization/ Dates of Service	Contact	Services Provided	Telephone Number	Mailing Address
<b>County of Los Angeles 1999 to Present</b>	<b>Hassan Alameddine, PE</b> Asst. Superintendent halamedd@dpw.lacounty.gov	Plan Review, Inspection, Code Adoption, Permit Issuance	(626)458-6387	900 S. Fremont Ave. Alhambra, CA 91803-1331
<b>City of Santa Monica 2002 to Present</b>	<b>Salvador Valles</b> Assitant Director Salvador.Valles@smgov.net	Plan Review, Buiding Official, Inspection, Code Enforcement, Permit Issuance	(310)458-6185	1685 Main Street Santa Monica, CA 90401
<b>City of Irvine 2010 to Present</b>	<b>Joe Kirkpatrick, PE</b> Building Official jkirkpartrick@ci.irvine.ca.us	Plan Review, Inspection, Permit Issuance	(949)724-6320	One Civic Ctr. Plaza Irvine, CA 92623-9575
<b>City of Glendale 2014 to Present</b>	<b>Jan Edwards, PE</b> Building Official jedwards@glendaleca.gov	Plan Review, Inspection	(818)548-3200	633 E. Broadway Rm 101 Glendale, CA 91206
<b>City of Long Beach 2010 to Present</b>	<b>David Khorram, PE</b> Building Official David.khorram@longbeach.gov	Plan Review, Inspection	(562)570-6921	333 West Ocean Blvd. Long Beach, CA
<b>County of Riverside 2015 to Present</b>	<b>Mike Lara, PE</b> Building Official mlara@rctlma.org	Plan Review, Inspection	(909)955-2514	PO Box 1440 Riverside, CA 92520
<b>County of San Bernardino 2014 to Present</b>	<b>Gia Kim, PE</b> Assistant Director gkim@lus.sbcounty.gov	Plan Review, Building Official, Inspection, Code Adoption	(909)387-8311	385 N. Arrowhead San Bernardino, CA 92415
<b>City of Palmdale 2013 to Present</b>	<b>Bud Davis, CBO</b> Building Official bdavis@cityofpalmdale.org	Plan Review, Permit Issuance	(661)267-5100	38250 Sierra Hwy Palmdale, CA 93550
<b>City of Yorba Linda 2005 to Present</b>	<b>David Brantley, AIA</b> Comm. Dev. Director dbrantley@yorba-linda.org	Plan Review, Official, Inspection, Permit Issuance	(714)961-7125	4845 Casa Loma Ave Yorba Linda, CA 92886

# IMPLEMENTATION SCHEDULE

JAS Pacific proposes to tailor a service delivery system that meets and exceeds the City's expectations. Additionally, due to our available resources we have the ability to offer flexibility that results in the greatest benefit to the City. We can provide the City with options on the configuration of staffing for the delivery of plan check services that strike a balance between efficiency and quality. JAS Pacific, in the delivery of these services, takes care of staffing – including salaries and benefits – transportation, insurance, certifications, and continuing education. We understand the City's requirements and know that a service program addressing both components will be satisfactorily negotiated. The following flow-chart details our implementation plan:





**CORPORATE OFFICE**

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