

PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL/ENGINEERING
SERVICES FOR THE REMODEL OF THE FORMER CALIFORNIA ARMY NATIONAL GUARD
ARMORY

This Agreement is made and entered into this _____ day of _____, 2023 by and between the COUNTY of Lake, hereinafter referred to as 'COUNTY', and Dewberry Architects, Inc., hereinafter referred to as "CONSULTANT".

WHEREAS, COUNTY has obtained ownership of real property and improvements (collectively the "Property") thereon, which were formerly utilized as a California Army National Guard Armory and identified by Assessor's Parcel Number 003-046-750; and

WHEREAS, COUNTY desires to use the facility to house various functions of the Lake County Sheriff's Department (the "PROJECT"); and

WHEREAS, it is the desire of the COUNTY to engage the services of the CONSULTANT to design and engineer the remodel of this property to support various administrative functions of the Lake County Sheriff's Department (the "PROJECT"); and

WHEREAS, CONSULTANT represents that it is specially trained, experienced, and competent to perform such services;

NOW, THEREFORE, it is mutually agreed by the parties as follows:

I.
CONSULTANT'S RESPONSIBILITIES

- A. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to County the services described in the Scope of Services attached hereto and incorporated herein as Exhibit A (CONSULTANT's Proposal) at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall control.
- B. Time of Beginning and Completion of Services: Work on the PROJECT shall begin no later than five (5) calendar days after CONSULTANT's receipt of a COUNTY issued Notice to Proceed. CONSULTANT shall perform services within the term of this contract, except that, if applicable, the term may be adjusted to reflect any delay in issuance of the Notice to Proceed, or other delay factors not subject to CONSULTANT control.
- C. CONSULTANT's lead personnel and those of its subcontractors that will be associated with the services provided pursuant to this agreement shall be those designated in Exhibit "A" (CONSULTANT's Proposal), attached hereto and incorporated herein. At no time shall CONSULTANT replace project personnel or subcontractor(s) unless previously approved in writing by COUNTY.
- D. If during the term of this agreement the consultant discovers any errors, inconsistencies, or omissions in the CONSULTANT's documents, CONSULTANT shall promptly notify the County Project Manager, in writing, of the possible error, inconsistency or omission.
- E. Reports and/or Meetings: The CONSULTANT shall submit progress reports at least once a month. The report should be sufficiently detailed for the COUNTY's Project Manager to determine if the CONSULTANT is performing to expectations or is on schedule, to provide

communication of interim findings and to afford occasions for airing difficulties or special problems encountered so remedies can be developed. Additionally, the CONSULTANT's Project Manager shall communicate with the COUNTY's Project Manager as needed to discuss progress on the PROJECT.

- F. Excluded Services: CONSULTANT's services shall not be construed as providing legal, accounting, or insurance services. Additionally, unless the Agreement expressly requires, in no event does Consultant have any obligation or responsibility for:
1. The correctness or completeness of any document which was prepared by another entity.
 2. The correctness or completeness of any drawing prepared by Consultant, unless it was properly signed and sealed by a registered professional on Consultant's behalf.
 3. Favorable or timely comment or action by any governmental entity on the submission of any construction documents, land use or feasibility studies, appeals, petitions for exceptions or waivers, or other requests or documents of any nature whatsoever.
 4. Taking into account off-site circumstances other than those clearly visible and actually known to Consultant from on-site work.
 5. The actual location (or characteristics) of any portion of a utility which is not entirely visible from the surface.
 6. Site safety or construction quality, means, methods, or sequences.
 7. The correctness of any geotechnical services performed by others, whether or not performed as Consultant's subcontractor.
 8. The accuracy of earth work estimates and quantity take-offs, or the balance of earthwork cut and fill.
 9. The accuracy of any opinions of construction cost, financial analyses, economic feasibility projections or schedules for the Project.
 10. Should shop drawing review be incorporated into the Services, Consultant shall pass on the shop drawings with reasonable promptness. Consultants review of shop drawings will be general, for conformance with the design concept of the Project to which this Agreement relates and compliance with the information given in the construction documents, and will not include quantities, detailed dimensions, nor adjustments of dimensions to actual field conditions. Consultant's review shall not be construed as permitting any departure from contract requirements nor as relieving County's contractor of the sole and final responsibility for any error in details, dimensions or otherwise that may exist.

II. COUNTY'S RESPONSIBILITIES

The COUNTY's responsibilities will include the payment for the CONSULTANT's services in the amount and in accordance with the terms and conditions set forth this Agreement, including but not limited to the following:

- A. Information From County And Public Sources. County shall furnish Consultant with all plans, drawings, surveys, deeds and other documents in its possession, or that come into its possession, which may be related to the Services, and shall inform Consultant in writing about all special criteria or requirements related to the Services (together, "Information"). Consultant may obtain deeds, plats, maps and any other information filed with or published by any governmental or quasi-governmental entity (together, "Public Information"). Unless Consultant is engaged in writing as an additional service to independently verify such, Consultant may rely upon Information and Public Information in rendering Services. Consultant shall not be responsible for errors or omissions or additional costs arising out of its reliance on Information or Public Information. County agrees to give prompt notice to Consultant of any development or occurrence that affects the scope or timing of Services, or any defect in the final work submitted

by Consultant, or errors or omissions of others as they are discovered. Consultant shall not be responsible for any adverse consequence arising in whole or in part from County's failure to provide accurate or timely information, approvals and decisions, as required for the orderly progress of the Services.

- B. Access to Facilities and Property: COUNTY will make its facilities accessible to CONSULTANT as required for CONSULTANT's performance of its services. COUNTY will be responsible for all acts of COUNTY's personnel.
- C. Advertisements, Permits, and Access: Unless otherwise agreed to in the Scope of Services, COUNTY will obtain, arrange and pay for all advertisements for bids; permits and licenses required by local, state, or federal authorities; and land, easements, rights-of-way, and access necessary for CONSULTANT's services.
- D. Timely Review: COUNTY will examine CONSULTANT's studies, reports, sketches, drawings, specifications, proposals, and other documents; obtain advice of an attorney, insurance counselor, accountant, auditor, bond and financial advisors, and other consultants as COUNTY deems appropriate; and render in writing decisions required by COUNTY in a timely manner.
- E. Prompt Notice: COUNTY will give prompt written notice to CONSULTANT whenever COUNTY observes or becomes aware of any development that affects the scope or timing of CONSULTANT's services, or of any defect in the work of CONSULTANT.
- F. If during the term of this agreement the COUNTY discovers any errors, inconsistencies or omissions in the contract documents, the County Project Manager shall promptly notify the CONSULTANT, in writing, of the possible error, inconsistency or omission.
- G. Environmental Clearances: COUNTY will be responsible for all environmental clearances.
- H. Asbestos or Hazardous Substances and Indemnification: To the maximum extent permitted by law, COUNTY will indemnify CONSULTANT and CONSULTANT's officers, employees, subcontractors, and affiliated corporations from all claims, damages, losses, and costs, including, but not limited to, attorney's fees and litigation or dispute resolution expenses arising out of or relating to the presence, discharge, release, or escape of hazardous substances, contaminants, or asbestos on, under, or from the PROJECT.
- I County shall designate in writing those officers, employees and agents having authority to orally make decisions relating to Scope of Services that do not affect compensation. Any such oral decision shall be in writing and subject to Consultant's acceptance thereof. County may, at any time, limit the authority of any or all persons to act orally under this Paragraph by giving Consultant seven 7 days advance written notice.

III. SUBCONTRACTORS

- A. Subcontractors
 - 1. Nothing contained in this Agreement or otherwise, shall create any contractual relation between the COUNTY and any subcontractors, and no subcontract shall relieve the CONSULTANT of his/her responsibilities and obligations hereunder. The CONSULTANT agrees to be as fully responsible to the COUNTY for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the CONSULTANT. The

CONSULTANT's obligation to pay its subcontractors is an independent obligation from the COUNTY's obligation to make payments to the CONSULTANT.

2. CONSULTANT shall pay its subcontractors within forty five (45) calendar days from receipt of each payment made to the CONSULTANT by the COUNTY.
3. Any substitution of subcontractors must be approved in writing by the COUNTY's Contract Manager in advance of assigning work to a substitute subcontractor.

IV. **COMPENSATION AND TERMS OF PAYMENT**

Payment to CONSULTANT will be made as follows:

- A. **Basic Compensation Fee:** Provided that the CONSULTANT is not in default under any provision of this Agreement, COUNTY will compensate CONSULTANT in accordance with the procedures set forth hereinafter, in an amount not to exceed the stipulated sum of TWO HUNDRED FOURTY SEVEN THOUSAND NINE HUNDRED TWENTY SIX AND NO/100S (\$247,926.00). Except as otherwise provided elsewhere in this Agreement, said compensation shall constitute all compensation to CONSULTANT for all costs of services, including, but not limited to, direct costs of labor of employees engaged by CONSULTANT, subcontractors, travel expenses, telephone charges, copying and reproduction, computer time, and any and all other costs, expenses, fees and charges of CONSULTANT, its agents and employees.

Total payments to CONSULTANT shall not exceed the stipulated sum without prior written authorization by COUNTY and formal Amendment to this Agreement.

B. **Special Compensation:**

1. *Services involving other Public Agencies:* Consultant may submit plans and related, or other, documents to public agencies for approval. However, it may be necessary, in order to serve County's interests and needs, for Consultant to perform special processing, such as attending meetings and conferences with different agencies, hand carrying plans or other documents from agency to agency, and other special services. These special services are not included in the basic compensation fee and shall be performed as additional services, subject to County's preapproval, on an hourly fee basis in accordance with applicable hourly rates set forth in Exhibit B.
2. *Additional On-site Meetings:* In addition to the number of on-site meetings specified in CONSULTANT's Fee Proposal, which is attached hereto as Exhibit B, CONSULTANT will attend additional on-site meetings that COUNTY, or its representatives, reasonably require, and additional on-site meetings requested by public agencies that might be involved in the PROJECT. These additional on-site meetings are not included in the basic compensation fee and shall be performed as additional services, subject to County's preapproval, on an hourly fee basis in accordance with the applicable hourly rates set forth in Exhibit B.
3. If Consultant or anyone in its employ, is called upon to be deposed or to testify in a matter in which Consultant is not a named party, that relates to the PROJECT, County agrees to compensate Consultant for such services, subject to County's preapproval, in accordance with the hourly rates as set forth on Consultant's Fee Proposal set forth in Exhibit B to this Agreement unless different rates are otherwise agreed in writing, except that Consultant may unilaterally increase its hourly billing rates on each anniversary of

the effective date of this Agreement by as much as five percent or the percentage increase in the CPI-W (U.S. Department of Labor Consumer Price Index- Washington), whichever is greater.

C. Invoices and Time of Payment:

1. Consultant's invoices shall be submitted in arrears on a monthly basis, or such other time that is mutually agreed upon in writing, and shall be itemized and formatted to the satisfaction of the County.
2. County shall make payment within 30 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Consultant and approved by the Assistant Purchasing Agent.
3. If any invoice is not paid within 30 days of the invoice date, Consultant shall have the right either to suspend the performance of its Services until all invoices more than 30 days past due are fully paid or to terminate the Agreement and to initiate proceedings to recover amounts owed by County. Additionally, Consultant shall have the right to withhold from County the possession or use of any drawings or documents prepared by Consultant for County under this or any other agreement with County until all delinquent invoices are paid in full. County shall not offset payments of CONSULTANT's invoices by any amounts due or claimed to be due for any reason.
4. If County does not provide Consultant written notice disputing an invoice within 30 days of the invoice date, the invoice shall conclusively be deemed correct.
5. Invoices shall be mailed to the Project Manager, at the following address:
County of Lake
Public Services Department
333 Second Street,
Lakeport, California 95453

**V.
TERM**

This Agreement shall commence on the date hereinabove entered into and shall terminate on December 31, 2023 unless earlier terminated as hereinafter provided. This term may be extended an appropriate period of time in case of unavoidable delays and for consideration of corresponding warranted adjustments in payment by modification of this agreement as hereafter provided.

**VI.
DUE PERFORMANCE - DEFAULT**

Each party to this Agreement undertakes the obligation that the other's expectation of receiving the performance due under the terms of this Agreement will not be impaired. Upon the occurrence of any default of the provisions of this Agreement, a party shall give written notice of said default to the party in default. If the party in default does not cure the default within ten (10) days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time to cure may be extended at the discretion of the party giving notice. Any extension of time to cure shall be in writing executed by both parties and must specify the reason(s) for the

extension and the date the extension of time to cure expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

VII. **TERMINATION**

This Agreement may be terminated as follows:

- A. By mutual consent of the parties; or
- B. By either party upon 30 days written notice.
- C. By either party if the other party materially breaches the Agreement and does not cure the breach within 7 days after receiving notice of the breach from the non-breaching party

Upon termination prior to the full and satisfactory completion of CONSULTANT's performance under this Agreement, COUNTY shall not be liable to pay CONSULTANT the total compensation set forth in Article V of this Agreement, but CONSULTANT shall be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of the CONSULTANT covered by this Agreement. Upon termination of this contract, ownership and title to all reports, documents, plans, specifications, and estimates produced as part of this contract will automatically be vested in the COUNTY, and no further agreement will be necessary to transfer ownership to the COUNTY.

If this agreement is terminated by COUNTY as a result of alleged negligence, errors or omissions by CONSULTANT in the performance of its services under this agreement, COUNTY shall have the right to withhold payment due in an amount that is in proportion to the amount found to arise from CONSULTANT'S negligence, errors or omissions. The proportioned amount shall be withheld until settlement or adjudication.

VIII. **INSURANCE**

CONSULTANT shall not commence work under this Agreement until he has obtained all the insurance required herein, certificates of insurance have been submitted to COUNTY, and said insurance has been approved by COUNTY. The certificates of insurance shall contain a provision that coverage afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to COUNTY, ten (10) days notice if cancellation is due to nonpayment of premium.

CONSULTANT shall not allow any subcontractor to commence work on his subcontract until the insurance required of the subcontractor has been obtained.

Any failure of CONSULTANT to maintain the insurance required by this provision, or to comply with any of the requirements of this provision, shall constitute a material breach of the entire Agreement. COUNTY shall not be responsible for any premiums or assessments on the policy.

Certificates evidencing the issuance of the following insurance shall be filed with COUNTY within ten (10) days after the date of execution of this Agreement by CONSULTANT and prior to

commencement of work hereunder.

- A. **Compensation Insurance.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, Workers' Compensation Insurance and Employer's Liability Insurance as required by the State of California, for all employees to be engaged in work. In any case of such work sublet, CONSULTANT shall require subcontractor similarly to provide Employer's Liability Insurance and Workers' Compensation Insurance for all of the latter's employees to be engaged in such work, unless such employees are covered by the protection afforded by CONSULTANT's Workers' Compensation Insurance and Employer's Liability Insurance. Employer's Liability Insurance shall be in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence.
- B. **Commercial General Liability.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, upon himself and his employees at all times during the course of this Agreement, Commercial General Liability Insurance (Occurrence Form CG 0001, or its equivalent) for bodily injury, personal injury, and broad form property damage, in an amount of not less than One Million dollars (\$1,000,000.00) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverages: Personal and advertising injury, Premises-operations, Products and completed operations, Blanket contractual, and Independent CONSULTANT's liability. If such policy includes an aggregate limit, such aggregate limit shall be at least double the per occurrence limit required herein.
- C. **Professional Liability Insurance.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, Professional Liability Insurance for protection against claims arising out of the performance of services under this Agreement caused by errors, omissions, or other acts for which CONSULTANT, its employees, subcontractors, and agents are liable. Said insurance shall be written with limits of not less than One Million Dollars (\$1,000,000.00). If said insurance is written on a "Claims Made" form, insurance shall be maintained and evidence of insurance must be provided for at least one (1) year after completion of the work under this Agreement.
- D. **Automobile Liability Insurance.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased, and non-owned vehicles used in connection with CONSULTANT's business in an amount not less than One Million Dollars (\$1,000,000.00) combined single limit coverage per occurrence.
- E. **Subcontractors.** All insurance coverages for subcontractors shall be subject to each of the requirements hereinabove and contain the additional insured endorsements required of CONSULTANT described with particularity hereinbelow.
- F. **Additional Insured Endorsement.** The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The COUNTY, its officers, officials, employees, and designated agents are to be covered as additional insureds and shall be added in the form of an endorsement to CONSULTANT's insurance on Form CG 20 10 11 85, or its equivalent. CONSULTANT shall not commence work under this Agreement until he has had delivered to COUNTY the Additional Insured Endorsements required herein. This provision is not intended to extend to construction contractors contracted by the COUNTY to perform the work of improvement.

Coverage shall not extend to any indemnity coverage for the active negligence of the

additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

- G. **Other Insurance Provisions.** For any claims related to the work performed under this Agreement by CONSULTANT, the CONSULTANT's Commercial General Liability insurance coverage shall be primary insurance as to the COUNTY, its officers, officials, employees, designated agents and appointed volunteers. Any insurance or self-insurance maintained by COUNTY, its officers, officials, employees, designated agents or appointed volunteers shall be in excess of the CONSULTANT's insurance and shall not contribute with it.

Any deductibles or self-insured retentions must be declared to and approved by COUNTY. At the option of COUNTY, either CONSULTANT shall reduce or eliminate such deductibles or self-insurance retentions as they apply to COUNTY or CONSULTANT shall provide a financial guarantee satisfactory to COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense and defense-related expenses.

Insurance coverage required of CONSULTANT under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the CONSULTANT for liability in excess of such coverage, nor shall it preclude COUNTY from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of COUNTY to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

If any insurance coverage required by this Agreement is provided on a "Claims Made", rather than "occurrence" form, CONSULTANT agrees to maintain required coverage for a period of three (3) years after the expiration of this Agreement (hereinafter, "Post Agreement Coverage") and any extensions thereof. CONSULTANT may maintain the required Post Agreement Coverage by renewal or purchase of prior acts or tail coverage. This subprovision is contingent upon Post Agreement Coverage being both available and reasonably affordable in relation to the coverage provided during the term of this Agreement. For purposes of interpreting this requirement, a cost not exceeding 100% of the last annual policy premium during the term of this Agreement in order to purchase prior acts or tail coverage for Post Agreement Coverage shall be deemed to be reasonable.

CONSULTANT agrees to waive all rights of subrogation against County, its officers, officials, employees, agents, and volunteers for losses arising from work performed by CONSULTANT under this Agreement.

IX.

INDEMNIFICATION - HOLD HARMLESS

To the fullest extent permitted by law (including, without limitation, California Civil Code sections 2782, 2782.6 and 2782.8), Each Party shall indemnify and hold the other harmless against all actions, claims, demands, and liabilities and against all losses, damage, cost, expenses, and attorney's fees, that arise out of, pertain to, or relate to its own negligent acts and/or omissions, recklessness, or willful misconduct which caused said claim, demand, liability, loss, damage, cost expense, and/or attorney's fees. This provision shall not extend to any claim, demand, liability, loss, damage, cost, expenses, and/or attorney's fees covered by the insurance of either party. CONSULTANT's liability hereunder shall be limited by the

COUNTY to the amount of the available coverage under CONSULTANT's insurance coverage as described in Section X herein

This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The County's acceptance of the insurance certificates required under this Agreement does not relieve the CONSULTANT from its obligation under this paragraph.

Such obligations to defend, hold harmless and indemnify the County shall not apply to the extent such Liabilities are caused by the County's sole negligence, active negligence or willful misconduct. The obligation to defend shall be proportionate as to CONSULTANT's percentage of fault as provided in California Civil Code section 2782.8.

X. CONSULTANT'S REPRESENTATIONS

CONSULTANT hereby makes the following representations and warranties:

- A. **Standard of Care.** CONSULTANT represents that it is specially trained, licensed, experienced, and competent to perform all the services, responsibilities, and duties specified herein and that such services, responsibilities, and duties shall be performed, whether by CONSULTANT or designated subconsultants, in a manner according to generally accepted practices of the CONSULTANT's or subCONSULTANT's profession.

If COUNTY determines that any of CONSULTANT's work is not in accordance with such level of competency and standard of care, COUNTY, in its sole discretion, shall have the right to do any or all of the following: (a) require CONSULTANT to meet with COUNTY to review the quality of the work and resolve matters of concern; (b) require CONSULTANT to correct the work at no additional charge to generally accepted standards and practices of the engineering profession; (c) terminate this Agreement pursuant to the provisions of Article VII; or (d) pursue any and all other remedies at law or in equity.

1. Assigned Personnel:

- a. CONSULTANT shall assign only competent personnel to perform work hereunder. In the event that at any time COUNTY, in its sole discretion, desires the removal of any person or persons assigned by CONSULTANT to perform work hereunder, CONSULTANT shall remove such person or persons immediately upon receiving written notice from COUNTY.
- b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by COUNTY to be key personnel whose services were a material inducement to COUNTY to enter into this Agreement. CONSULTANT shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of COUNTY
- c. In the event that any of CONSULTANT's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of CONSULTANT's control, CONSULTANT shall be responsible for timely provision of adequately qualified replacements.

- B. **Non-Discrimination in Employment.** During the performance of this Agreement, CONSULTANT and its subcontractors shall not unlawfully discriminate, harass or allow harassment, against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, nation origin, physical disability (including HIV and AIDS), mental disability, mental condition (cancer), age (over 40), marital status, and denial of family care leave. CONSULTANTS and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination and harassment. CONSULTANTS and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900.0 et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this contract by reference and made a party hereof as if set forth in full. CONSULTANT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

CONSULTANT shall, in all solicitations or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, color, creed religion, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or age.

The CONSULTANT shall include the non-discrimination and compliance provisions of this clause in all subcontracts to perform work under this contract.

CONSULTANT shall comply with Title VI of the Civil Rights Act of 1964, as amended. Accordingly, 49 CFR 21 through Appendix C and 23 CFR 710.405(b) are applicable to this contract by reference.

- C. **Adherence to Applicable Disability Law.** CONSULTANT shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.
- D. **HIPAA Compliance.** CONSULTANT will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.
- E. **Safety Responsibilities.** CONSULTANT will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. CONSULTANT agrees that in the performance of work under this Agreement, CONSULTANT will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.
- F. **Interest of CONSULTANT.** CONSULTANT hereby covenants that he has, at the time of the execution of this Agreement, no interest, direct or indirect, and that he shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONSULTANT further covenants that in the performance of this work, no person having such interest shall be employed.

- G. **Covenant Against Contingent Fees.** The CONSULTANT warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the CONSULTANT, to solicit or secure this Agreement, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or formation of this Agreement. For breach or violation of this warranty, the COUNTY shall have the right to annul this Agreement without liability, or at its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
- H. **Laws to be observed.** CONSULTANT will comply with all laws, regulations, orders, and decrees applicable to the PROJECT. Indemnify and defend the COUNTY against any claim or liability arising from the violation of a law, regulation, order, or decree by CONSULTANT or your employees. Immediately report to the Contract Manager a discrepancy or inconsistency between the Contract and a law, regulation, order, or decree.

If the COUNTY incurs any fines or penalties because of CONSULTANT's failure to comply with a law, regulation, order, or decree, the COUNTY will deduct the amount of the fine or penalty.

Immediately notify the Contract Manager, if a regulatory agency requests access to the job site or to records. Submit a list of documents provided to the agency and issued enforcement actions.

XI. ASSIGNMENT

CONSULTANT shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of COUNTY, except that claims for money due or to become due the CONSULTANT from COUNTY under this Agreement may be assigned by the CONSULTANT to a bank, a trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to the COUNTY. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

XII. INDEPENDENT CONSULTANT

It is specifically understood and agreed that, in the making and performance of this Agreement, CONSULTANT is an independent CONSULTANT and is not an employee, agent or servant of COUNTY. CONSULTANT is not entitled to any employee benefits. COUNTY agrees that CONSULTANT shall have the right to control the manner and means of accomplishing the result contracted for herein.

CONSULTANT is solely responsible for the payment of all federal, state, and local taxes, charges, fees, or contributions required with respect to CONSULTANT and CONSULTANT's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security, and payroll tax withholding).

XIII. MODIFICATION

- A. This Agreement may only be modified by a written amendment thereto, executed by both parties. However, matters concerning scope of services which do not affect the agreed price may be modified by mutual written consent of CONSULTANT and COUNTY executed by the Public Services Director.
- B. CONSULTANT shall only commence work covered by an amendment after the amendment is executed and notification to proceed has been provided by the COUNTY's Project Manager.
- C. There shall be no change in the CONSULTANT's Project Manager or members of the project team, as listed in the Cost Proposal which is a part of this contract, without prior written approval by the COUNTY's Project Manager.

XIV. ATTORNEYS FEES AND COSTS

If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.

XV. OWNERSHIP OF DOCUMENTS

Upon payment in full of the compensation required by this Agreement, all non-proprietary reports, drawings, renderings, or other documents or materials prepared by Consultant hereunder are the property of County.

XVI PROPRIETARY RIGHTS

The drawings, specifications and other documents prepared by Consultant under this Agreement are instruments of Consultant's service for use solely for the Project and, unless otherwise provided, Consultant shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright and rights to any Dewberry trademarks. Upon payment in full for Consultant's Services, County shall be permitted to retain copies, including reproducible copies of our instruments of service for information and reference for the Project. Consultant's instruments of service shall not be used by County or others on other projects for any reason or for completion or modification of this Project by other professionals, unless County enters into a written agreement (which shall not be unreasonably withheld) with Consultant allowing for such use. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication inconsistent with Consultant's reserved rights. County shall defend, indemnify and hold Consultant harmless, and release Consultant, from any and all liability, loss, damages, claims and demands for loss, damages, property damages or bodily injury, arising out of any use (including, without limitation, the means or media of transfer, possession, use, or alteration) of Consultant's instruments of service by (i) County, if such use is inconsistent with Consultant's reserved rights or this Paragraph 14, or (ii) any third party, regardless of the manner of use, if such third party received Consultant's instruments of service directly or indirectly from County (including if Consultant or others have transmitted such instruments of service to the third party at County's request or direction, for County benefit, or, and without limiting the foregoing, pursuant to a contractual obligation that is directly or indirectly derived (or flowed down) from a contract to which County have privity).

XVII.
RETENTION OF RECORDS / AUDIT

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et. Seq., when applicable, and other matters connected with the performance of the contract pursuant to Government Code 10532, the CONSULTANT, subcontractors and the COUNTY shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three (3) years from the date of final payment under the contract. The state, the State Auditor, the COUNTY, FHWA or any duly authorized representative of the federal government shall have access to any books, records, and documents of the CONSULTANT that are pertinent to the contract for audits, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Consultant shall retain the records until resolution of litigation or audit. After the retention period has expired, Consultant assures that confidential records shall be shredded and disposed of appropriately.

Subcontracts in excess of \$25,000 shall contain this provision.

XVIII.
JURISDICTION AND VENUE

This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. CONSULTANT waives any right of removal it might have under California Code of Civil Procedure Section 394.

XIX.
NO THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.

XX.
SEVERABILITY

If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

XXI.
NON-APPROPRIATION

In the event COUNTY is unable to obtain funding at the end of each fiscal year for professional engineering services required during the next fiscal year, COUNTY shall have the right to terminate this Agreement, without incurring any damages or penalties, and shall not be obligated to continue performance under this Agreement. To the extent any remedy in this Agreement may conflict with Article XVI of the California Constitution or any other debt limitation provision of California law applicable to COUNTY, CONSULTANT hereby expressly and irrevocably waives its right to such remedy.

XXII.

DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

- A. The Consultant certifies to the best of its knowledge and belief, that it and its subcontractors:
1. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 2. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and
 4. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.
- B. Consultant shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Consultant or Consultant's subcontractor. Consultant shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

XXIII.
CONFIDENTIALITY OF DATA

- A. All financial, statistical, personal, technical, or other data and information relative to the COUNTY's operations, which is designated confidential by the COUNTY and made available to the CONSULTANT in order to carry out this contract, shall be protected by the CONSULTANT from unauthorized use and disclosure.
- B. Permission to disclose information on one occasion or public hearing held by the COUNTY relating to the contract, shall not authorize the CONSULTANT to further disclose such information or disseminate the same on any other occasion.
- C. The CONSULTANT shall not comment publicly to the press or any other media regarding the contract or the COUNTY's actions on the same, except to the COUNTY's staff, CONSULTANT's own personnel involved in the performance of this contract, at public hearings, or in response to questions from a Legislative committee.
- D. The CONSULTANT shall not issue any news release or public relations item of any nature whatsoever regarding work performed or to be performed under this contract without prior review of the contents thereof by the COUNTY and receipt of the COUNTY's written permission.
- E. Any subcontract, entered into as a result of this contract, shall contain all of the provisions of this Article.
- F. All information related to the construction estimate is confidential and shall not be disclosed by the CONSULTANT to any entity, other than the COUNTY.

- G. Consultant shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Consultant's work under this Agreement.

XXIV.

NATIONAL LABOR RELATIONS BOARD CERTIFICATION

In accordance with Public Contract Code, Section 10296, the CONSULTANT hereby states under penalty of perjury that no more than one final unappealable finding of contempt of court by a Federal court has been issued against the CONSULTANT within the immediately preceding two-year period because of the CONSULTANT's failure to comply with an order of a Federal court that orders the CONSULTANT to comply with an order of the National Labor Relations Board.

XXV.

PUBLIC RECORDS ACT

Consultant is aware that this Agreement and any documents provided to the County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of the Consultant to clearly identify information in those documents that s/he considers to be confidential under the California Public Records Act. To the extent that the County agrees with that designation, such information will be held in confidence whenever possible. All other information will be considered public.

XXVI.

DISPUTES

- A. Any dispute, other than audit, concerning a question of fact arising under this contract that is not disposed of by agreement shall be decided by a committee consisting of the COUNTY's Contract Manager and Department Head, who may consider written or verbal information submitted by the CONSULTANT.
- B. Not later than 30 days after completion of all deliverables necessary to complete the plans, specifications and estimate, the CONSULTANT may request review by the COUNTY GOVERNING BOARD of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.
- C. Neither the pendency of a dispute, nor its consideration by the committee will excuse the CONSULTANT from full and timely performance in accordance with the terms of this contract.
- D. COUNTY shall not withhold amounts from the CONSULTANT's compensation to impose a penalty or liquidated damages on CONSULTANT, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless CONSULTANT agrees. In the event of a dispute arising from a Change Order for which the County contends CONSULTANT is responsible, the COUNTY may withhold fees from the CONSULTANT equal to the value of that portion of the Change Order directly caused by CONSULTANT'S alleged errors or omissions which fell below the standard of care or ten percent (10%) of CONSULTANT'S total fees, whichever is lesser. Thereafter, COUNTY and CONSULTANT agree to meet in good faith within 30 days of the disputed Change Order issue arising and to negotiate and resolve any fee dispute arising from alleged error or omission. If good faith negotiations do not resolve the dispute, COUNTY and CONSULTANT shall enter into voluntary mediation

(fees to be split equally) to work to resolve any fee dispute arising from alleged error or omission.

XXVII.
SUBCONTRACTING

- A. The CONSULTANT shall perform the work contemplated with resources available within its own organization; and no portion of the work pertinent to this contract shall be subcontracted without written authorization by the COUNTY's Contract Manager, except that, which is expressly identified in the approved Cost Proposal.
- B. Any substitution of subcontractors must be approved in writing by the COUNTY's Contract Manager.

XXVIII.
STATEMENT OF COMPLIANCE

The CONSULTANT's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State of California that the CONSULTANT has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.

XXIX.
CONFLICT OF INTEREST

- A. The CONSULTANT shall disclose any financial, business, or other relationship with COUNTY that may have an impact upon the outcome of this contract, or any ensuing COUNTY construction project. The CONSULTANT shall also list current clients who may have a financial interest in the outcome of this contract, or any ensuing COUNTY construction project, which will follow.
- B. The CONSULTANT hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this agreement.
- C. The CONSULTANT hereby certifies that neither CONSULTANT, nor any firm affiliated with the CONSULTANT will bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise.
- D. Except for subcontractors whose services are limited to providing surveying or materials testing information, no subcontractor who has provided design services in connection with this contract shall be eligible to bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract.

XXX.
REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION

The CONSULTANT warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any COUNTY employee. For breach or violation of this warranty, COUNTY shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

XXXI.

PROHIBITION OF EXPENDING COUNTY STATE OR FEDERAL FUNDS FOR LOBBYING

- A. The CONSULTANT certifies to the best of his or her knowledge and belief that:
1. No state, federal or local agency appropriated funds have been paid, or will be paid by-or-on behalf of the CONSULTANT to any person for influencing or attempting to influence an officer or employee of any state or federal agency; a Member of the State Legislature or United States Congress; an officer or employee of the Legislature or Congress; or any employee of a Member of the Legislature or Congress, in connection with the awarding of any state or federal contract; the making of any state or federal grant; the making of any state or federal loan; the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any state or federal contract, grant, loan, or cooperative agreement.
 2. If any funds other than federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency; a Member of Congress; an officer or employee of Congress, or an employee of a Member of Congress; in connection with this federal contract, grant, loan, or cooperative agreement; the CONSULTANT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- C. The CONSULTANT also agrees by signing this document that he or she shall require that the language of this certification be included in all lower-tier subcontracts, which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly.

XXXII

INTEGRATION

This Agreement, including attachments, constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

XXXIII.

AUDIT REVIEW PROCEDURES

- A. Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by the COUNTY's CHIEF FINANCIAL OFFICER.
- B. Not later than 30 days after issuance of the final audit report, the CONSULTANT may request a review by the COUNTY's CHIEF FINANCIAL OFFICER of unresolved audit issues. The request for review will be submitted in writing.
- C. Neither the pendency of a dispute nor its consideration by the COUNTY will excuse the CONSULTANT from full and timely performance, in accordance with the terms of this contract.

XXXIV.
EVALUATION OF CONSULTANT

The CONSULTANT's performance will be evaluated by the COUNTY. A copy of the evaluation will be sent to the CONSULTANT for comments. The evaluation together with the comments shall be retained as part of the contract record.

XXXV.
CONSULTANT'S ENDORSEMENT ON PS&E/OTHER DATA

The responsible consultant/engineer shall sign all plans, specifications, estimates (PS&E) and engineering data furnished by him/her, and where appropriate, indicate his/her California registration number.

XXXVI.
NOTICES

All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited with the United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses, unless such addresses are changed by notice, in writing, to the other party.

County of Lake
Public Services Department
333 Second Street
Lakeport, CA 95453
Attn: Lars Ewing

Dewberry Architects, Inc.
1760 Creekside Oaks Drive
Suite 280
Sacramento, CA 95833-3644
Attn: Patti Esposito

With copy to:
Dewberry Engineers Inc.
8401 Arlington Boulevard
Fairfax, VA 22031
Attn: Notice

XXXVII.
ADDITIONAL PROVISIONS

This Agreement shall be governed by the laws of the State of California. It constitutes the entire Agreement between the parties regarding its subject matter. This Agreement supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties related to the subject matter of this Agreement.

///

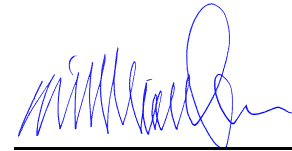
COUNTY and CONSULTANT have executed this Agreement on the day and year first written above.

PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL/ENGINEERING SERVICES FOR THE REMODEL
OF THE FORMER STATE NATIONAL GUARD ARMORY

COUNTY OF LAKE:

CONSULTANT:

Chair, Board of Supervisors



Dewberry Architects, Inc.

Print Name: William Oren,
Business Unit Manager

ATTEST:
SUSAN PARKER
Clerk of the Board of Supervisors

APPROVED AS TO FORM
ANITA L. GRANT
County Counsel

By: _____

By:  _____

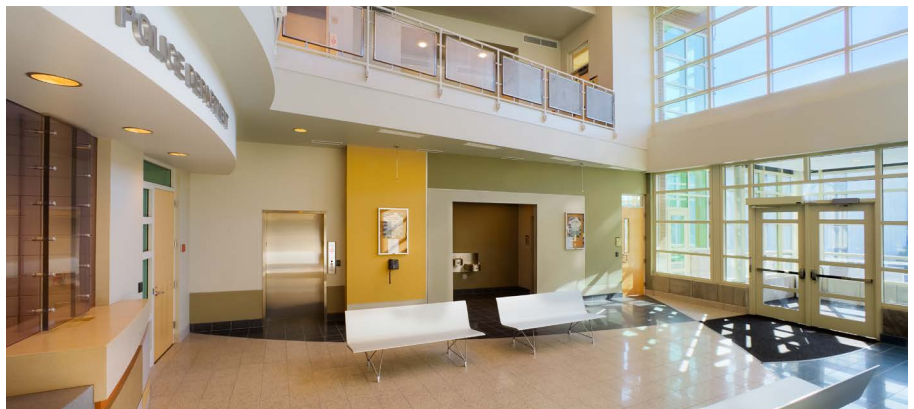
EXHIBIT “A”

CONSULTANT’S PROPOSAL DATED AUGUST 26, 2022

PROPOSAL FOR THE REMODEL OF NATIONAL GUARD ARMORY TO SHERIFF ADMINISTRATION FACILITY

County of Lake, CA

AUGUST 26, 2022



SUBMITTED BY

Dewberry Architects Inc.
1760 Creekside Oaks Drive, Suite 280
Sacramento, CA 95833-3644
916.239.7244

SUBMITTED TO

Lars Ewing, Lake County Public Services Director
County of Lake, Department of Public Services
333 Second Street
Lakeport, CA 95453

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1. Letter of Transmittal

County of Lake
Sheriff Administration Facility

August 26, 2022

County of Lake, Department of Public Services
Attn: Lars Ewing, Lake County Public Services Director
Facilities & Community Services Department
333 Second Street
Lakeport, CA 95453

RE: Remodel of National Guard Armory to Sheriff Administration Facility

Dear Mr. Ewing and members of the Selection Committee,

We know that rapid changes and growth within Lake County have created increasing demands for services that often out-pace the capacity and intent of original and outdated buildings. With our national and local public safety, services and administration expertise, Dewberry has successfully assisted many communities, facing issues just like yours, by becoming a partner in design who truly understands these complex operational requirements without overlooking unique and specific needs of the County itself.

Your goals for this project call for an encompassing (yet consolidated) and organized (yet flexible) approach to public safety operations and administration. The extensive planning and design for the conversion of the former National Guard Armory facility to house these services will be no easy task. Dewberry is committed to the successful implementation of this project as an important step forward for the County of Lake in supporting modern, progressive, state-of-the-art facility that will support your sheriff's patrol and administrative staff for years to come.

STATEMENT OF UNDERSTANDING

Dewberry understands the vital importance of quality planning, accurate budget estimates, and the need for specialized experience and depth of expertise for this project. Our Sacramento team has extensive experience working with local governments to understand their specialized needs and the regulatory agencies that affect them. Our vast experience with public safety and administration, justice, and community projects throughout California has taught us the value in forming exceptional working relationships with our clients by becoming a dependable and value-added source that goes beyond architectural design. This is the sole reason for our continued repeat municipal work. Particularly, our proposed team for this project is well-versed in complex, often "messy" renovations and adaptable re-use projects that must adhere to strictly regulated code compliance and requirements.

The planning and design for this project should provide the most effective and efficient facility that is adaptable to the future needs of your sheriff's patrol and administrative staff with the following goals:

- Provide functional and flexible spaces to support administrative staff
- Satisfy and exceed training and operational needs with highly functional design
- Secure records, evidence and provide processing in a controlled environment

Reliable technology, optimum functioning floor plans, smooth systems integration, and spaces are critical to meeting the needs of public safety officers and staff, providing flexibility and shared space opportunities. Our team of public safety planners, programmers, and designers will bring their depth of expertise to:

- Evaluate your site and facility
- Determine the life-cycle of the existing building structure and support systems
- Develop a well-planned design that meets your operational requirements, budget, and community goals

AVAILABILITY AND COMMITMENT

With 65-years legacy of excellence, Dewberry is a nationwide firm of planning, design, and construction professionals with offices in Sacramento that stand ready to support your project. Our depth of resources and law enforcement planning and design expertise specifically positions our team to deliver responsible and innovative solutions that meet your schedule demands. Dewberry believes in a Principal-led design process.

Larry Hlavacek, our National Director of Public Safety Architecture, will be leading our planning effort and leveraging his 30 years of law enforcement design experience to see that this planning effort becomes a strong foundation for the design of your project. As Principal-In-Charge, **Will Oren** will oversee the entirety of the project so that adequate technical resources are provided. **Patti Esposito** will manage the day-to-day aspects of project delivery and team/sub-consultant expectations, with her deep understanding of how to bring economy and constructability to the project. She will closely focus on any phasing requirements, budget development, timely value engineering, permitting strategies, schedule management, and construction administration. Patti will serve as your day-to-day contact on all project-related matters.


Our entire team, including our subconsultant partners with whom we enjoy familiar and successful working relationships, are available upon request to meet and exceed the expectations of Lake County for this project, and we do not foresee any prior commitments that would hinder the quality or timeliness of our work or your required deliverables.

Dewberry is excited for the opportunity to demonstrate why we are the best qualified for the remodel of the National Guard armory to your new Sheriff Administration Facility. We stand ready to serve the County of Lake, your Sheriff's Department, and the community in every way possible. Our team's passion is rooted in public safety planning and design; our qualified professionals offer their extensive experience, commitment, and design capability for all types and sizes of law enforcement facilities and we want to be a proud member of your team and community to help Lake County remain a safe place to live, work, and visit for years to come!

Sincerely,



Patti Esposito, RA, LEED AP, DBIA
Senior Associate,
Project Manager
916.239.7268
pesposito@dewberry.com



Larry Hlavacek, AIA, NCARB
Principal; National Director
Public Safety Architecture
847.841.0578
lhlavacek@dewberry.com



Will Oren, AIA
Senior Associate,
Business Unit Manager
916.239.7253
woren@dewberry.com

(Key Contact)



2. Qualifications

County of Lake
Sheriff Administration Facility

2 a. & b. History of Company and Areas of Specialization

Dewberry is a leading professional services firm with a proven history of providing architecture, engineering and consulting services to a wide variety of public- and private-sector clients. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' most complex challenges and transforming their communities.

Established in 1956, Dewberry is still a family-owned professional services firm, with more than 50 locations and 2,000 professionals nationwide.

LOCAL DEDICATION TO PUBLIC CLIENTS

Dewberry's Sacramento office is a short commute to Lake County and your project site. Our local team is positioned to respond quickly and effectively to project demands and regular meetings in Lake County. The proximity of our office location to your project site minimizes our expenses while maximizing our professional services for your project.

NATIONAL LAW ENFORCEMENT FACILITY DESIGN PRACTICE

Dewberry is passionate about law enforcement design. Our justice thought leaders regularly speak at the national and regional International Association of Chiefs of Police (IACP), local Fire Chiefs Associations, and Academy of Architecture for Justice conferences each year. In 2019, 2020, and 2021 Dewberry - in collaboration with the IACP - led several three-day Police Facility Design & Planning Seminars. We are qualified professionals that offer experience, commitment and design capability for all types and sizes of combination law enforcement facilities.

Dewberry shares your core values of Professionalism, Collaboration, Leadership, and Communication and we develop innovative, operationally efficient, and cost-effective design solutions that support your core values. We believe that getting to know our clients allows us to design facilities that respond to departmental needs and reinforce a sense of civic integrity in their communities. We provide our clients with intelligent, responsive and innovative design solutions that are durable, highly functional for 24/7 activities, and cost-effective for long-term investment.

Areas of specialization:

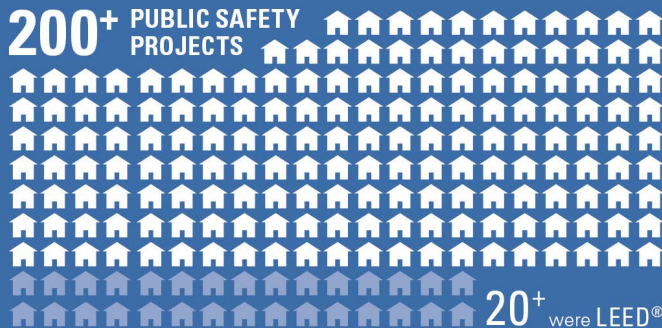
- Public Safety facility planning/design
- Facility Needs assessment/programming studies
- Existing facilities assessments
- Master planning
- Adaptive reuse, re-purposing and renovation
- Interior design
- Furniture, furnishings, and equipment
- Security technology design;
- LEED-certification
- Energy audits

45+ YEARS
helping communities
in public safety
innovations

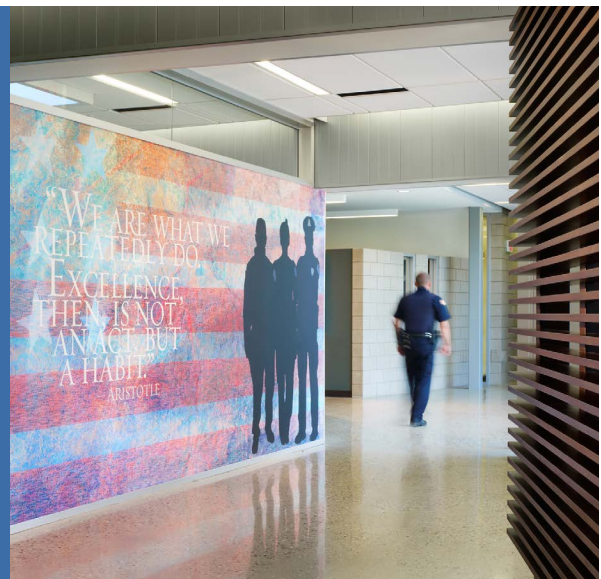
Our
1ST NET ZERO
public safety
facility is certified
by ILFI

We've done public
safety projects in
25 STATES

**200+ PUBLIC SAFETY
PROJECTS**



20+
were LEED®



2 c. Philosophical Approach

Our approach to law enforcement facility and municipal design is driven by designing for function, adjacency relationships and each department's mission.

We follow through on our corporate mission by providing innovation and design excellence on every project we undertake. Our designs have been recognized with over 250 juried awards on national, regional and local levels, and we continue to remain on the leading edge of architectural and interior design in all of our market sectors.

Offering a complete range of services to our clients from feasibility studies to construction administration and from programming to value engineering, we have developed a reputation for reliability and full-service design solutions.

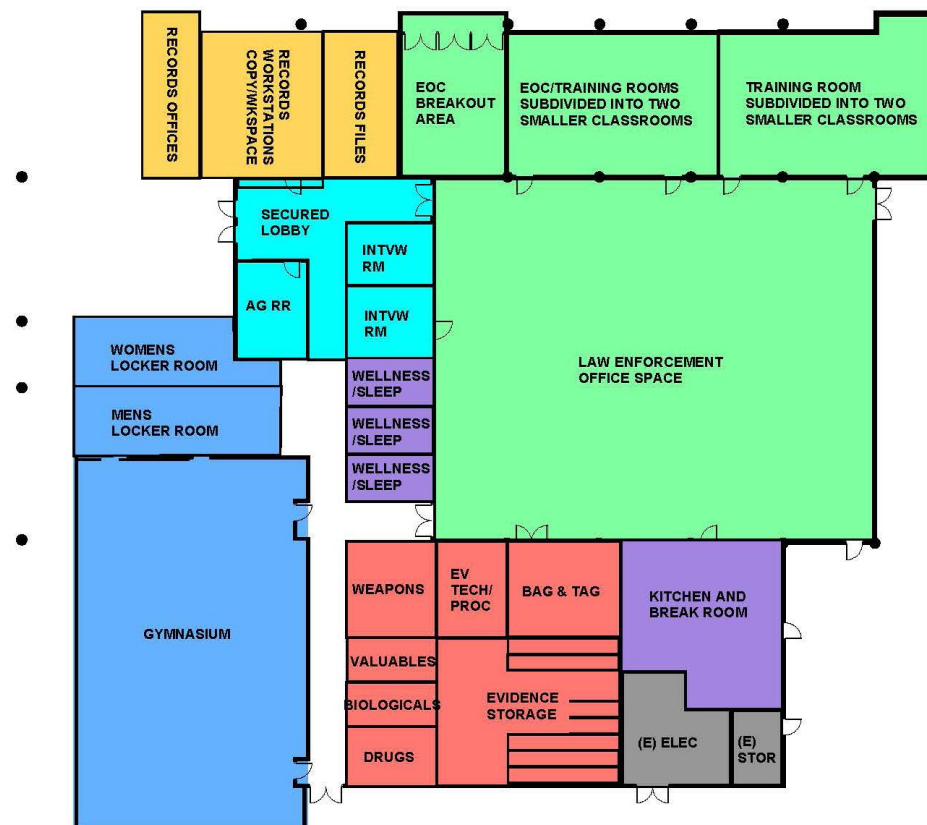
Dewberry's experience in integrating the components into a facility or complex has been successfully delivered for cities, counties, and agencies across the nation. Our team's high level of interest in your project and professional qualifications make us the best team for your project based on our design approach to the following key elements:

DESIGN OPPORTUNITIES

The National Guard facility offers the space needed to renovate and provide enough space for patrol and administrative staff to work in a professional, operationally efficient space and provide a new point of civic pride for your community. The following descriptions below highlight the many reasons that this facility lends itself to an adaptive reuse as a Sheriff facility.

Civic Pride - Reflecting your Community

One of the most influential operational strategies in the last 40 years has been community-oriented law enforcement which promotes increased communication with citizens in addition to an appropriate physical law enforcement presence within a community. Proponents of community-oriented law enforcement seek to encourage a trust-based cooperation between law enforcement and citizens and a common approach is to host public amenities such as community gardens or welcoming civic plazas at police facilities. **Civic facility designs include inviting community rooms, warming spaces, and public lobbies that can double as a community history museum or galleries to encourage more frequent community use and opportunities for spontaneous interaction.**

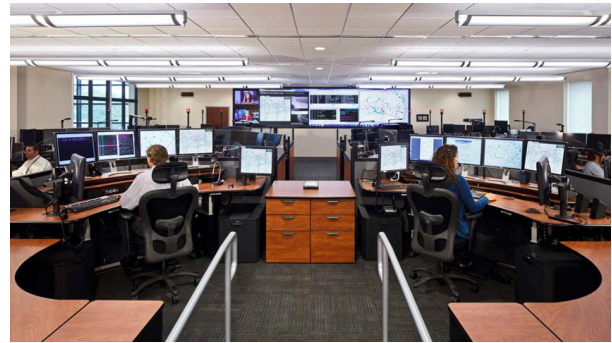
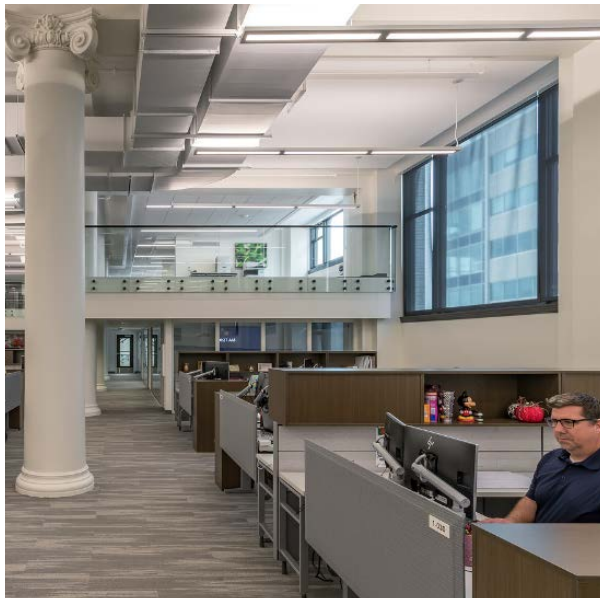


Designing for Health & Wellness

WORKSPACE ERGONOMICS

First responders suffer from increased rates of repetitive stress injuries and musculoskeletal disorders due to the demands of the profession. Proper ergonomics within the workspace reduces stress from awkward positions, extreme environments, and repeated movements leading to greater safety and efficiency.

Ergonomic solutions including height adjustable workstations, adjustable seating and task lighting, and localized temperature controls enhance workspace ergonomics.



Providing ergonomic solutions like the images to the left reduces the exposure to potential direct and indirect costs (that are often 3 to 5 times higher) associated with these risks including:

- Direct Costs
- Medical Care
- Prescription Medication
- Insurance Costs
- Indirect Costs
- Missed work due to injury
- Decrease in morale
- Increase in overtime pay
- Greater exposure to legal costs
- Higher orientation and training costs



DAYLIGHTING DESIGN

The documented benefits from natural daylight within the workspace are numerous including increased absorption of Vitamin D, decreased levels of seasonal depression, improved quality of sleep, and reduced eye strain caused by artificial lighting. Proper daylighting design maximizes the quality of daylight by reducing glare and energy costs while providing opportunities for views to the outside that can connect building occupants with nature. Training rooms, community rooms, or break rooms are often areas where natural daylighting can be utilized.



These spaces encourage social and professional interactions, offset feelings of isolation among occupants, connect people to nature and encourage a culture of wellness among the occupants. The limitations of the existing police station and fire station facilities limit the ability to bring natural daylight into the workspaces.

FITNESS AND TRAINING

An important component to wellness is physical fitness and training. Fitness and training help protect first responders from common injuries including back injuries, repetitive motion injuries, and overexertion. Fitness spaces need to support a variety of programs including cardiovascular, strength and power, and speed and agility.

The space should also support high intensity interval training (HIIT), cross-fit, and yoga. Modern facility designs include indoor/outdoor training opportunities that can be paired with physical testing requirements or operational training activities similar to the combat tactics mat room pictured below.



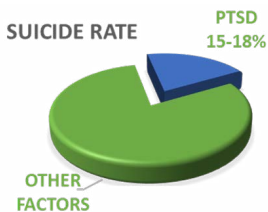
To protect the users, rubber sports flooring or mats are used to absorb shock and provide acoustical control within the space. Fitness training rooms need proper ventilation and exhaust to control comfort within the space and odors and benefit from views to the outside or direct connections to outdoor fitness spaces.

Design for Mental Health

First responders suffer from increased rates of “duty induced” post traumatic stress disorder (PTSD) and depression caused by exposure to numerous traumatic incidents over several years or potentially and entire career. Some of the common symptoms include:

- Inability to sleep
- Nightmares
- Intrusive memories
- Physical reactions to triggers
- Feeling on edge or feeling numb

These effects lead to a higher suicide rate among first responders.



To combat the effects of PTSD and Depression, modern facilities incorporate therapeutic environments in the design including decompression spaces and therapy spaces.

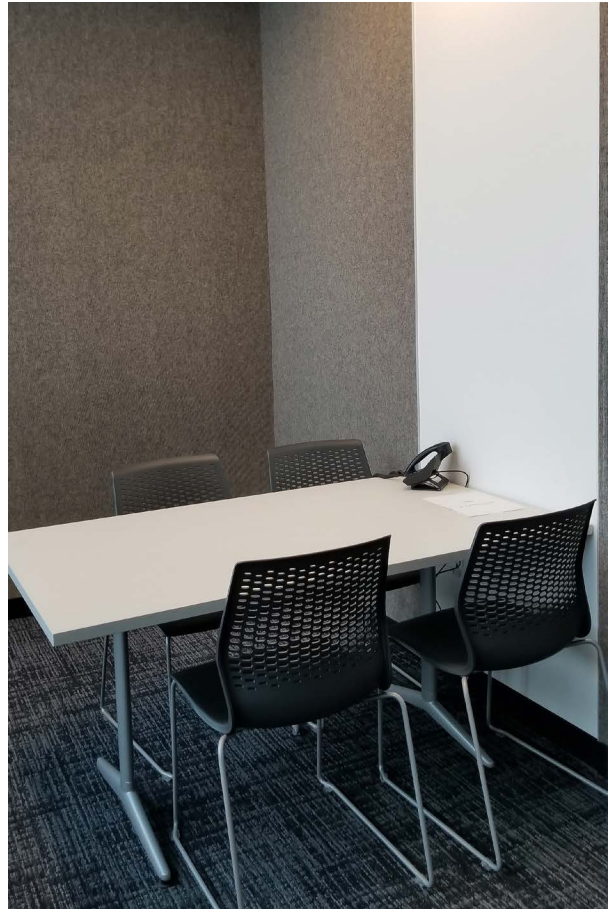
Decompression spaces provide a space for first responders to recover following a stressful interaction or service call. These spaces have lower light levels and are acoustically separated from other functions within the facility to provide a quiet space with comfortable furniture. These spaces can also serve as sleeping rooms during long events providing your staff with the ability to perform duties over an extended period of time while maintaining their operational efficiency.



The Anatomy of an Interview Room

Obtaining information from suspects, victims, and witnesses is challenging, and a properly designed interview room becomes an essential asset in that process. Tactics of privacy and propriety are critical. Rooms are located so occupants of one interview room cannot hear or see the occupants of another and conceal the identity of an occupant. The movement of people in and out of rooms must be planned to in order to maintain unbiased results when working cases with multiple parties related to the same case.

The typical interview room accommodates up to three individuals comfortably but remains compact enough to maintain a suspect's attention. The walls and ceiling should dampen outside noises and walls should extend up to the structure for noise isolation between rooms. Any duct work passing overhead needs insulation with sound boots and sealant at wall penetrations. The door should be made of solid material, but not resemble a cell door, and no windows should be provided to reinforce a sense of privacy. Short fiber carpet is a suitable flooring to absorb sound and light colors on walls recall typical office decor. The room should ideally have its own thermostat and recessed light fixtures to eliminate obstruction of video cameras.



“Soft” interview rooms with comfortable accommodations serve as a useful alternative in some cases. Children are safeguarded while parents attend meetings elsewhere maintaining individual privacy for the parent and protecting children from mature conversations. Suspects can be less guarded in this environment and jury perception of interrogations in this environment is often more favorable.

Wireless video monitoring use in interview rooms increases officer productivity while reducing the space traditionally allocated to interviews. Current technology enables centralized management of all cameras in the facility (and any remote cameras linked to the system) by authorized personnel. With internet protocol (IP) cameras, real-time or archived video can be securely accessed from any location, including home or a squad car, and the need for monitoring rooms with two-way mirrors adjacent to the interview room is eliminated. Placement of cameras and room lighting is a critical factor in the design of an effective interview room to capture clear voice and unobstructed images.



Secure, Productive Office Environments

Today's office spaces must address security while meeting functional, technological, and aesthetic needs. These elements blend into a cohesive architectural character that fosters an uplifting and productive work environment that provides flexibility for changes in the workforce. Dewberry promotes contemporary workplace solutions that optimize the use of furniture and technology to model new work environments.

Security goals should not compromise the quality of the design. Dewberry designs interior work spaces that are uplifting with natural light, views to the exterior, and appropriate color palettes, but when greater security is required, as in the case of essential officials, access to natural light can be created with the use of internal courtyards rather than exposing personnel to outside threats. Multiple, secure egress routes should be considered, but intersections of routes can serve as opportunities for impromptu meetings, collaboration points, and social interaction. Flexible furniture standards enable users to configure these spaces as needed to suit their needs.

Even physical barriers can be treated as elements of design to minimize their imposition on personal interactions between the public and staff. Active and passive physical security measures, security technology, and system redundancy are all seamlessly integrated in the design of the building to support the mission and goals of community-oriented policing.

Evidence Storage Facility Design

Dewberry understands the importance to providing a secure and efficient evidence storage management facility that protects the chain of custody and is supported by the evidence processing functions. In addition to following the International Association of Chief of Police (IACP) Facility Planning and Design Guidelines, our subject matter experts design evidence storage facilities according to the International Association for Property and Evidence (IAPE) Professional Standards. These guidelines serve as a basis of design that is customized to meet your agencies specific needs and to identify critical upgrades that are necessary for your proposed facility to accommodate a modern secure evidence storage space.

Our team regularly partners with law enforcement storage solutions providers on law enforcement projects including Dewberry's recently completed law enforcement facilities in Sand Springs and Lawton, Oklahoma to develop innovative and efficient storage solutions for better management of your space and enhanced workflows that improve operational efficiency, accuracy, and security. Dewberry leverages our long-standing relationships with these storage solution providers to bring the right depth of expertise and experience to your project enabling your agency to evaluate and consider all available fixed, high-density, and automated storage and retrieval options and to design your facility to these guiding principles.



SECURE PERIMETER CONSTRUCTION

Secure perimeter construction methods provide the required hardened enclosure needed to properly secure evidence, prevent unauthorized entry and provide a safe workspace. This type of construction often includes:

- Concrete exterior wall systems
- Full-height security wall interior partitions
- A design without windows or with security bars or mesh over window openings
- Roof construction materials that resist unauthorized entry and meet disaster resistant building codes
- Exterior heavy gauge steel security doors with security hinges and locks with access control systems
- Ventilation systems to control temperature and humidity, create negative pressure areas, and exhaust systems to vent odors or noxious fumes from being recirculated

Dewberry reviews your existing facility for compliance with these requirements. Testing of the wall systems may be needed to verify the materials and spacing of any steel reinforcement within the wall assemblies. The existing roofing systems should also be tested to meet these requirements.

EVIDENCE STORAGE LAYOUT

To optimize the layout of your evidence storage area, it becomes critical to identify all key adjacencies between workspaces, the operational flow between workspaces, various storage needs, and specialized needs including large evidence, biohazardous materials, chemicals and flammables, and cold storage needs. It's also important to plan for the timely and orderly destruction, release, and disposal of evidence by dedicating areas to stage evidence to be destroyed or released that includes administrative space.

Proper workflow design considers an efficient path following this progression:

- Report Writing/Bag & Tag Area
- Pass-through Lockers into the Evidence Room or to Evidence Technician Processing Area
- Public Release Counter



- Evidence Officer Workspace (outside of the Evidence Storage Area)
- Secure Area for Evidence Delivery and Inspection
- Enhanced Secure Areas for Biologicals, Hazardous Materials, Firearms, Drugs, and Money

Storage solutions are often optimized by identifying a modular packing standard and shelving/container system that maximizes the available space for storage and promotes a well-organized system for storage and retrieval.

EVIDENCE STORAGE FACILITY SAFETY

Evidence storage areas frequently contain different kinds of physical hazards, hazardous materials, and dangerous items making it important to design a safe environment that preserves the evidence and protects staff members. Because this area is a secure space, it should have dedicated systems for fire suppression, smoke detectors, emergency lighting and decontamination areas. Clean agent fire suppression systems are often used in evidence areas where potential water damage is of concern. Dewberry designers calculate the appropriate levels of ventilation and lighting to help prevent injuries or illness to staff members supported by well-designed storage areas to accommodate personal protective equipment, , and supplies.

TEMPORARY STORAGE DESIGN

The design of temporary storage spaces preserves the chain of custody from the point when an item is submitted as evidence to the point when it is retrieved by the evidence officer. Temporary storage spaces protect the evidence from tampering, contamination, exposure to the environment, and potential theft. Dewberry considers the design of temporary storage space for:

- Various sizes of evidence (small, medium, large)
- Biohazard Evidence (lockable drying cabinets)
- Biologicals (refrigerated units for blood and urine)
- Hazardous/Flammable Materials (fire resistant or explosion resistant cabinets)
- Drop slots (evidence secured in small folders)
- Long-term Storage Design

Our design team works closely with your organization to determine to proper amount of long-term storage needs for evidence and the appropriate location within the facility that supports operational efficiency. We analyze the types of current evidence and estimate the future needs based on data and trends to make sure we are right-sizing the space, providing the correct storage solution, and securing the evidence correctly.



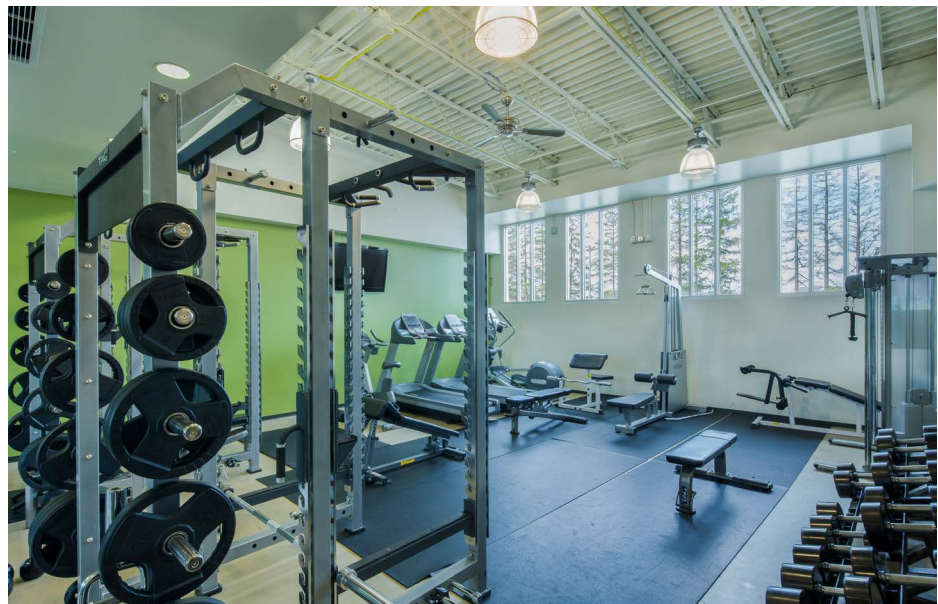
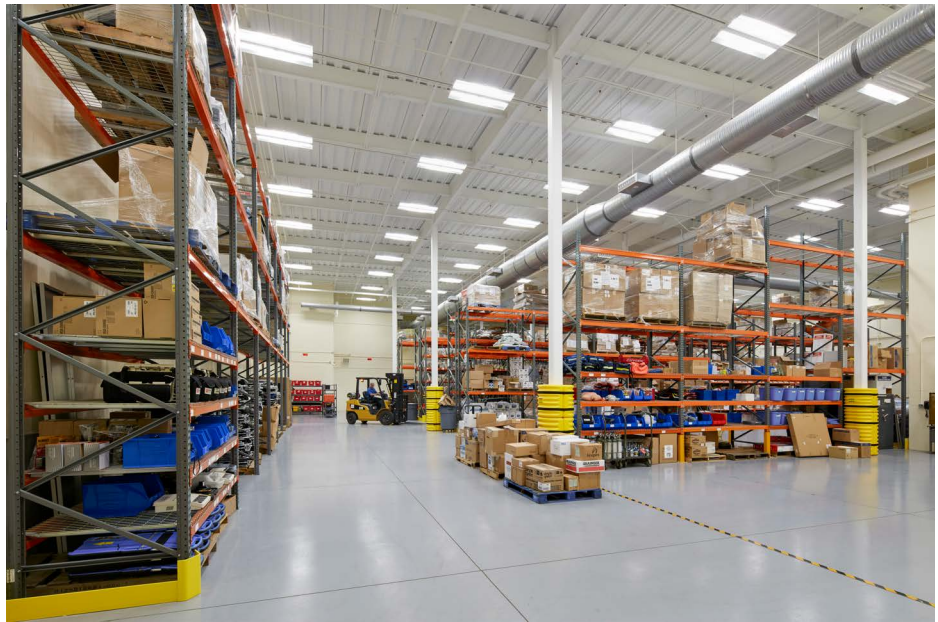
We will leverage our past experience with storage solutions providers on similar evidence storage projects to make sure we are meeting your evidence storage needs.

SECURITY DESIGN

To properly secure your evidence and protect the chain of custody, it is important to provide a security system for your evidence storage space that protects it from unauthorized persons. Dewberry's dedicated security and technology group brings their security access control, surveillance, and alarm expertise to your project. Entry into restricted areas will be controlled through access control systems that create activity logs of all personnel movement within this area. For critical areas, a multiple layers of access control and surveillance can be combined to provide additional verification such as a biometric reader of CCTV video of an access control point to verify the person and their activities. Our security and technology designers have the experience and expertise to select the appropriate level of security for your needs and match it to a maintainable and expandable system that accommodates future growth or changes.

Tall Structural Height

Your proposed facility includes a taller space than a typical one-story office building that can be leveraged in the design. Increased structural height can often accommodate mezzanine levels that increase the useable square footage of the building while adding valuable capacity. The taller volumes can also accommodate high-bay storage shelving or high-density storage systems that maximize the existing square footage for property and evidence storage needs allowing more space for other operational needs. Similarly, the taller space available is perfect to include fitness spaces and training spaces including defensive tactics rooms and firearms training that require additional ceiling height.



2 d. Project Examples



Headquarters Building Concept 1 Rendering

Bakersfield Police Department Space Needs Assessment Study BAKERSFIELD, CA

To enhance public safety services for the community, the BPD has a goal of adding 100 new sworn officers by the end of 2022, along with adding significant non-sworn staff, vehicles and equipment. To assist the Department in planning for this growth, Dewberry is providing a space needs assessment and site feasibility study to determine how to best utilize space over the next 10 - 20 years. Tasks include:

- Provide an assessment and evaluation of the existing conditions to detail the adequacy of existing facilities and identify areas that conflict with best practices.
- Develop an analysis of current and future space needs of the BPD over the short and long term. The Department currently operates out of seven locations spread out over the City.
- Perform a detailed staffing analysis documenting current staffing levels, identifying deficiencies and operational inefficiencies, and projecting staffing needs for 5, 10, 15, and 20 year projections based on population data, operational needs, and call for service demographic data.
- Develop short term facility improvement program and long-term facility master plans including renovations, additions, and new construction along with budgetary cost estimates for fiscal planning purposes.

- **CLIENT**
City of Bakersfield, CA
- **COMPLETION** 2021
- **FIRM ROLE**
Prime firm providing planning study



Garden Grove Police Department Infrastructure Space Needs Assessment

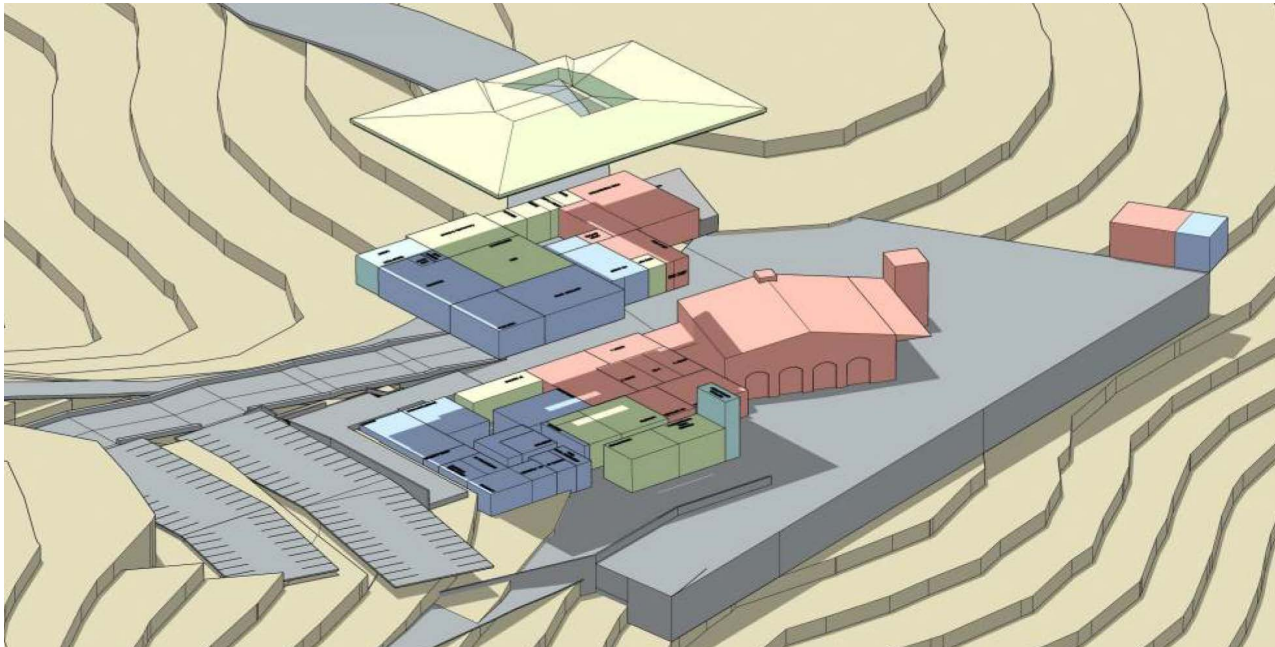
GARDEN GROVE, CA

The Garden Grove Police Department is currently housed in five separate buildings at three different locations. These buildings include the police headquarters, the juvenile justice center annex, the property/evidence building, a special services annex and Command post garage, and a property/evidence storage annex.

Dewberry was retained to develop a space needs assessment of the department's facilities. Specific services include:

- Evaluate the existing spaces of the five facilities, identifying both physical and operational issues of space quality, layout and detail.
- Study current and future staffing projections and organizational structural
- Prepare recommendations of space requirements leading to a right-sizing of the City's current and future space needs.
- Seismic evaluation of existing structures to identify potential deficiencies.
- Assess parking capacity for public and staff needs.
- Assess the locations of facilities in relation to emergency response times.

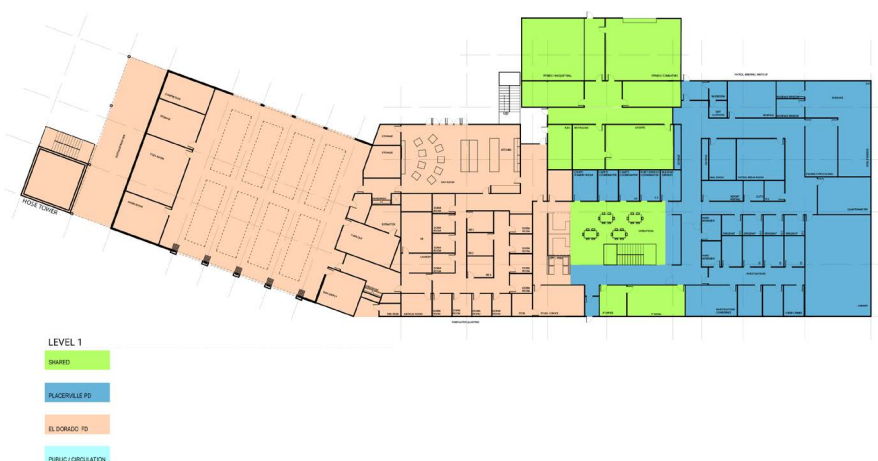
- **CLIENT**
City of Garden Grove, CA
- **COMPLETION** 2020
- **FIRM ROLE**
Prime firm providing planning study

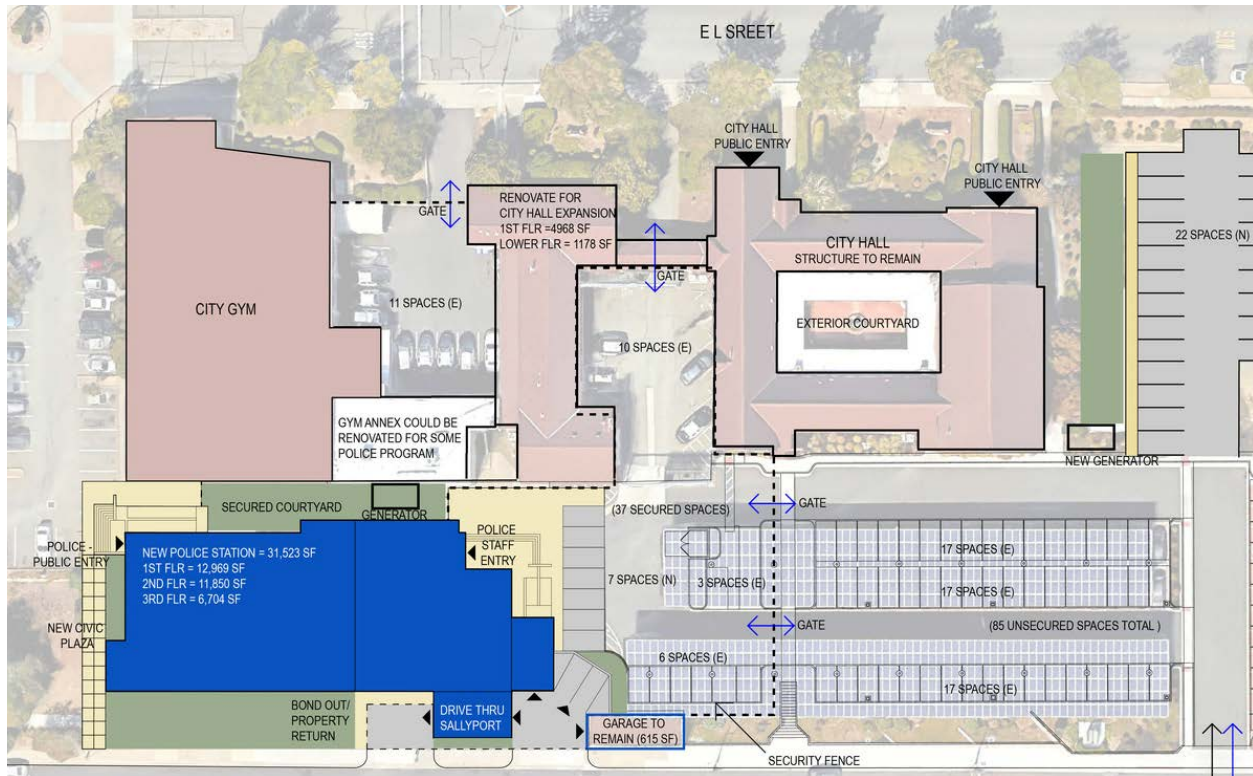


Combined Public Safety Facilities Study PLACERVILLE, CA

Dewberry was commissioned by the City of Placerville in Summer of 2021 to execute a Space Needs Assessment and Site Feasibility study for the Placerville Police Department and El Dorado County Fire Department. This study includes the evaluation of the public safety teams' existing facilities, analysis of operations and staffing levels, and recommended future staffing and facility needs to accommodate community growth. The study evaluates not only the needs of the Police Department, but also those of the El Dorado County Fire Protection District in an effort to develop a joint public safety facility; one that meets the needs of both service agencies, that creates efficiencies and opportunities for collaboration through shared spaces between police and fire staff, and the integration of additional community-facing services such as a dedicated Emergency Operations Center, community room and Board chambers. Dewberry also provided assistance with site selection, grant writing, and funding assistance.

- **CLIENT**
Placerville Police Department / El Dorado County Fire Protection District
- **COMPLETION** Ongoing
- **FIRM ROLE**
Prime firm providing planning study





Benicia Police Department Building Needs Assessment

BENICIA, CA

The City of Benicia, located in Solano County, is home to approximately 28,000 people. The Department is housed in a former school building and school bus garage that was built in 1943. Over the years, the Department has expanded and outgrown the existing building. The Benicia Police Department employs 52 employees with numerous volunteers using the building. The facility include two holding cells, a Dispatch/Communication Center and an unsecured parking space for all fleet. The community also periodically uses a room for meetings.

Dewberry performed a needs assessment on the current Police Department building and facility to help decide the best decision moving forward. Specifically, improvement to the existing building, addition to the existing building, construction of an entirely new facility, or other options that may best suit the City for its current and future needs.

Since the completion of the initial study, Dewberry has assisted the city with the development of different layout options, and is also beginning a planning study for their City Hall building.

- **CLIENT**
Benicia Police Department
- **COMPLETION** 2019
- **FIRM ROLE**
Prime firm providing planning and architecture



Venice Public Safety Facility

VENICE, FL

Dewberry provided architecture, structural, landscape, and civil design, permitting, and construction administration services for the development of the City of Venice Public Safety Facility. The 31,000 SF, hurricane-hardened public safety facility features multipurpose rooms, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms.

Dewberry's design team was able to incorporate the new facility into the City's Venetian Gateway Districts design guidelines. The facility's design works in harmony with the stringent design guidelines through the window and door openings which reflect the design theme while still providing proper safety for all staff not to mention proper design massing to meet height restrictions and roof type. Furthermore the material selection and specifications strive to ensure the facility is resilient and will survive a Category 5 hurricane with 200mph wind speeds.

- **CLIENT**
City of Venice
- **COMPLETION** 2021
- **FIRM ROLE**
Architecture, structural, landscape, and civil design,





Lawton Public Safety Facility Study and Implementation LAWTON, OK

To address significant operational, security and space deficiencies, the City of Lawton selected Dewberry to design a comprehensive municipal facility to house Police, Courts, Jail and Fire Station No. 1. The city's desire for consolidated resources and improved facilities outlined the specific project needs.

The design discussion began with a focus on the five acre site which provides greater visibility and expands the existing cultural and civic presence in downtown Lawton. The long narrow site has been organized with public access, parking, and bike trails on the west; staff secured entry and parking on the east; and deliveries, additional parking, and storm water detention to the south.

The police station is designed for 178 sworn officers and 65 civilian personnel and is arranged on three levels, keeping all public services as compact and close to the entry as possible.

The new city jail includes appropriate inmate sallyport, intake and processing, and a housing pod design for 100 inmates. The base design includes one pod with two more planned for the future.

The municipal court functions all on one level and has a direct adjacency to the jail and police station, complete with appropriate inmate transfer and security during movement to and from jail holding to the courtroom.

With the project evolving through the design process, the solutions considered for the combined use groups within the Lawton Public Safety Center, were the most viable when balanced for budgetary impact relative to systems for architectural design, site/civil design, security and technology, and mechanical, electrical and plumbing design.

- **CLIENT**
City of Lawton
- **COMPLETION** 2021
- **FIRM ROLE**
Prime firm providing planning, architecture, interior design, security, technology



Empire Branch Library

EMPIRE, CA

Because their existing branch library building had exceeded its useful life and required extensive repairs, the County is building a replacement library on a site adjacent to a community pool, park, and local elementary schools.

This new community library, recently completed, includes an outdoor community area, with community accessible landscape features. Program space includes reading areas for adults, teens, and children; office; break room; storage; staff and public restrooms; a community room which opens to a secure covered community gathering space; and a sheriff's office.

- **CLIENT** Stanislaus County, CA
- **COMPLETION** 2021
- **FIRM ROLE**
Prime firm providing planning, architecture, interior design, security, technology





Orange County Sheriff-Coroner Department - On-Call Contract

ORANGE COUNTY, CA

In 2016, Dewberry was awarded an on-call contract with Orange County Sheriff-Coroner Department, which is responsible for the management of capital projects, tenant improvement projects, and major maintenance renovations for all OCSD facilities.

Work completed for this client includes:

- Aliso Viejo Sheriff Station - Renovation of approximately 18,000 SF of space, including renovation of locker rooms, reconfiguration and re-purposing of office spaces and work areas, and new carpet paint and furniture in most areas.
- Locker replacement at the Central Jail administrative areas
- Replacement of existing sliding door operators at the Intake and Release Center
- Security electronics replacement at the Intake and Release Center housing unit]
- Theo Lacy Cell Renovation to make cells ADA compliant
- Operations Security Report
- Central Jail Interior Finishes Upgrade

- **CLIENT** Orange County Sheriff-Coroner Department
- **COMPLETION** 2016 - Ongoing
- **FIRM ROLE** Prime firm providing planning, architecture, interior design, security, technology

ADDITIONAL EXPERIENCE



Tolleson Police and Municipal Court
Tolleson, AZ

Schematic and design development phases for a new 22,400 SF police and municipal court facility, which achieved LEED Silver certification



Western Loudoun Sheriff's Station
Round Hill, VA

Prime firm providing full architectural services for 8,700 SF facility built specifically to support the Sheriff's Office operations.



Calaveras County Sheriff's Administration and Jail
San Andreas, CA

Prime firm for a planning study and design for a new county sheriff's administration facility.



East Dundee Municipal/Police Complex
East Dundee, IL

Prime firm providing full architectural services for the adaptive reuse of a 10,933 square foot fire station to become the community's police facility.



Vienna Police Station
Vienna, VA

Prime firm providing a planning study and design implementation for a 29,500 SF new facility.



City of Denver Substations 1, 2 and 3
Denver, CO

Prototype and design implementation of three police substations.



Hillsborough Public Safety Operations Complex
Tampa, FL

New facility including dispatch command, incident command center, fire-rescue training, 311 call center.



Lubbock Police East Substation
Lubbock, TX

Associate firm providing public safety design for a public safety improvement project, including three police substations



Cleveland Police Headquarters
Cleveland, OH

Campus-style police headquarters complex replaces department's current downtown location.



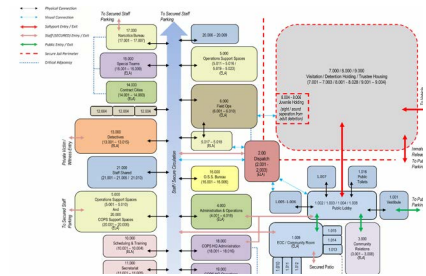
City of Killeen Police Headquarters
Killeen, TX

Facilities needs assessment and design implementation for a new facility. Includes a police emergency operations center.



Hayward Police Department Study
Hayward, CA

Study to determine the siting of a new police headquarters and police support buildings in the City of Hayward.



East Los Angeles Sheriff's Department
Los Angeles, CA

Part of team providing scoping documents for a replacement East Los Angeles Sheriff's Station.



Harvard Police Station
McHenry, IL

Space needs study and concept plans that incorporated space adjacencies, final concept plan and cost estimate.



Space Needs Study and Master Plan
Victoria, TX

Study for 15 of the City's public safety departments, currently spread out in five different locations.



DeKalb Police Headquarters
DeKalb, IL

Needs assessment study and design for a new 35,600 SF police station which includes a dispatch call center, detention, and training center.



Town of Gilbert Public Safety Building
Gilbert, AZ

Planning study and design implementation for a police, fire and courts complex.



City of Alexandria Police Headquarters
Alexandria, VA

Planning and design for a new police headquarters, which includes a 911 call center and 550-space parking structure.



Glendale Public Safety Building
Glendale, AZ

A new combination Police and Fire Facility located on seven acres of an 88-acre master planned multi-purpose site.



PUBLIC SAFETY CENTER
EXPANSION
- STANISLAUS COUNTY

2 e. Firm's Distinguishable Features

WHY DEWBERRY?

With over 200 public safety projects and over 100 law enforcement clients in California and around the country, Dewberry is a recognized leader in law enforcement planning and design. Our award-winning designs are recognized by architects, municipalities, and the law enforcement community as highly functional design solutions that enhance communities. Our project team includes recognized national thought leadership who regularly speak on future public safety facility design trends, security and facility protection, and cost-saving design strategies. Dewberry's thought-leaders co-authored the International Association of Chiefs of Police (IACP) Police Facilities Planning Guidelines and regularly provide instruction for IACP seminars to police organizations nationwide on Planning, Designing, and Construction of law enforcement facilities. **Dewberry is also an active member of the California State Sheriff's Association.**

Additionally, Dewberry also has a proven track record of successfully completing projects that include repair, replacement and alteration of existing buildings and systems. We know what's required to manage these types of projects.

Our demonstrated expertise and experience with master planning, feasibility and space needs studies, and design services for Law Enforcement Facilities provides a team uniquely qualified for your project. We provide a collaborative team design process by utilizing a select group of expert leaders who have the management, design and technical expertise to respond to the needs of your project and community.



The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes. The paper then moves on to discuss the challenges of conducting research in culturally diverse settings. It notes that researchers often face difficulties in establishing rapport with participants and in interpreting their responses. To address these challenges, the paper suggests several strategies, including the use of local informants and the development of culturally appropriate research instruments. The final part of the paper discusses the importance of ethical considerations in cross-cultural research. It emphasizes the need for researchers to obtain informed consent from participants and to ensure that their research does not cause harm to the communities they are studying.



3. Project Management

County of Lake
Sheriff Administration Facility

3 a. Team Introduction and Resumes



A Specialized Team Focused on Your Project

Our team of professionals, specifically tailored for this project, is attuned to national and regional trends in public safety, with previous experience working together for municipal and county clients. Additionally, a substantial amount of our design team's work together has been on renovation and building re-use projects for local government agencies. This brings to Lake County a team that is well-versed in the issues and solutions that go hand-in-hand with a project of this highly specialized nature.



COUNTY OF LAKE, CA



MANAGEMENT TEAM

A PRINCIPAL-IN-CHARGE
William Oren AIA, NCARB

**A SUBJECT MATTER EXPERT
PLANNER/DESIGNER**
Larry Hlavacek AIA

A PROJECT MANAGER
Patti Esposito RA, LEED AP, DBIA

A PROJECT ARCHITECT
Sue Akiyama AIA

A QUALITY CONTROL/QUALITY ASSURANCE
Curtis Lockwood AIA



DESIGN/TECHNICAL/SUPPORT TEAM

A DESIGN TEAM
Madeline Villena
Katie Vondrasek AIA, LEED GA

A SECURITY + TECHNOLOGY
Chris Allred ESS

B CIVIL
Geoff Coleman PE, PLS, CDT

C STRUCTURAL
Patrick Crosby SE, LEED AP, DBIA

D MECHANICAL/PLUMBING
Anthony Colacchia PE

E ELECTRICAL
Scott Wheeler PE, DBIA, LEED AP

F COST ESTIMATING
Ryan Zuehlke LEED AP

G ENVIRONMENTAL CONSULTANT
Christina Codemo CHMM, CAC, REPA, CESCO

FIRM LEGEND

A Dewberry

B BKF Engineers

C Crosby Group

D Capital Engineering

E The Engineering Enterprise

F Cumming

G SCA Environmental



- **EDUCATION**
Master of Architecture,
University of California,
Berkeley
AB, Psychology
Environment, Harvard
University
- **REGISTRATIONS**
Registered Architect • CA
NCARB
- **YEARS OF EXPERIENCE**
Dewberry • Since 2019
Prior • 12
- **AFFILIATIONS**
American Institute of
Architects

William Oren AIA, NCARB

PRINCIPAL IN CHARGE

As Principal-In-Charge, Will brings 14 of years of architectural practice and production experience as well as 2 years of construction management experience. Having a completed domestic and international projects, Will's focus has been on managing complexity, enhancing collaboration, and optimization through the use of software. As a licensed architect in California, Will has worked with a number of public agencies for the construction of new space or the improvement of existing space and has demonstrated success in balancing budget, project delivery and performance.

RELEVANT EXPERIENCE

Bakersfield Police Department Needs Assessment and Site Feasibility Study, Bakersfield, CA

Space needs assessment and site feasibility study including evaluation of existing seven facilities, space needs assessment to accommodate growth, and determine scale and location of new facilities.

Garden Grove City Hall Security Assessment, Garden Grove, CA

Facility renovation to department counters, information counter, and meeting rooms, as well as security upgrades to cameras, first floor door access, and panic/duress systems.

Stanislaus County - Empire Library, Modesto, CA

Project Manager/Project Architect for a new community library to include program areas for adults, teens, and children, offices, a community room, which opens to a secure outdoor community gathering space.

Stanislaus Co. Health Services Agency/Public Health Facility, Modesto, CA

Project Manager providing programming, master planning, and bridging design for a new, two-story building to co-locate the administration and public health functions of the County's Health Services Agency.

Building Annex Renovation, Gilroy, CA

Project Manager providing programming and design for building upgrades/improvements for the City Annex Building.

Hayward Police Locker Room, City of Hayward, CA

Construct a new locker room at the police department building for use separately by both male and female officers, other employees or visitors. 5,500 SF addition.

City of Placerville/El Dorado Fire Protection District - Space Needs Assessment and Site Feasibility Study, Placerville, CA

Study includes the evaluation of the public safety teams' existing facilities, analysis of operations and staffing levels, and recommended future staffing and facility needs to accommodate community growth. The study evaluates the needs of the Police Department, but also those of the El Dorado County Fire Protection District in an effort to develop a joint public safety facility. Dewberry also provided assistance with site selection, grant writing, and funding assistance.



● EDUCATION

MS Architecture,
University of Illinois

BS Architecture,
University of Illinois

● REGISTRATIONS

Registered Architect:
IL, FL

● YEARS OF EXPERIENCE

Dewberry • Since 2012
Prior • 18

● AFFILIATIONS

American Institute of
Architects

International Association
of Chiefs of Police (IACP)

● PUBLICATIONS + PRESENTATIONS

Workshop Presenter,
“Planning-Designing-
Construction of Police
Facilities, IACP, 2021

Author, “Pandemic
Design Considerations
for Police Facilities” Blog,
2020

Co-Speaker: “Future
Ready Design for Law
Enforcement: The
City of DeKalb Police
Headquarters”; AIA
Academy of Architecture
for Justice Fall 2015
Conference

Co-Speaker: “Health and
Wellness by Design”,
Oklahoma Public Safety
Conference, 2021

Larry Hlavacek AIA

PUBLIC SAFETY SUBJECT MATTER EXPERT / PLANNER/DESIGNER

As National Director of Public Safety, Larry Hlavacek brings his proven leadership and expertise in the planning and design of public safety facilities of his 30-year career back to Dewberry. A recognized national expert, he brings his leadership in realizing the client's vision by delivering innovative, operationally efficient, flexible, and future-ready solutions to Dewberry's robust public safety design team. Coordinating national efforts in planning and design for police, fire, and emergency operations, Larry's collaborative approach focuses on developing professional work environments that support mission critical operations and health and wellness improving career development and staff retention of first responders.

RELEVANT EXPERIENCE

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Public Safety Facility (Police, Fire, City Jail and Courts), Lawton, OK

The new facility is approximately 100,000 SF, and houses the City's police headquarters, central fire station, evidence processing, storage, a large city jail component, and municipal courts.

Additional Experience:

- City of Fowler Police Department Planning Study, Fowler, CA
- Tolleson Police and Court Building Planning Study and Implementation, AZ
- Romeoville Village Hall and Police Headquarters Planning Study and Implementation, IL
- Glen Ellyn Police Headquarters Planning Study and Implementation, IL
- Hanover Park Police Headquarters Planning Study and Implementation, IL



- **EDUCATION**
BArch, Architecture,
California Polytechnic
State University
- **REGISTRATIONS**
Registered Architect • CA

LEED Accredited
Professional

Designated Design-Build
Specialist
- **YEARS OF EXPERIENCE**
Dewberry • 1

Prior • 30

Patricia Esposito RA, LEED AP, DBIA **PROJECT MANAGER**

Patti Esposito is a senior associate and senior project architect in the Sacramento office with more than 30 years of experience as a project executive and design manager. She brings a combination of architecture and design-build expertise, working with many public sector clients and design-build partners throughout California. Her project background includes public safety, secure housing, health, library, administrative, and other civic facilities.

RELEVANT EXPERIENCE

Stanislaus Co. Health Services Agency/Public Health Facility, Modesto, CA

Project Manager providing programming, master planning, and bridging design for a new, two-story building to co-locate the administration and public health functions of the County's Health Services Agency.

Stanislaus County - Empire Library and Sheriff's Office, Modesto, CA*

Design-Build Project Executive/Design Manager for a new community library that includes offices, a community room, a secure outdoor community gathering space, and Sheriff's Office.

Stanislaus County - Turlock Library, Turlock, CA*

Design-Build Project Executive/Design Manager for 16,595 sf library expansion and renovation.

County of Santa Clara - James Ranch, Morgan Hill, CA*

Design-Build Project Executive/Design Manager for 380,000SF new boys ranch.

California Department of Corrections and Rehabilitation - Healthcare Facility Improvement Program*

Senior Program Manager developing program-wide criteria standards for health care facilities across CDCR's Capital Outlay Program.

Public Health Services Hospital Complex, Madera, CA*

Renovation of the Public Health Service Hospital was an adaptive re-use project. Built in 1931, the original structure was restored and converted to 154 luxury apartments.

Mono County - Civic Center, Mammoth Lakes, CA*

Design-Build Project Executive/Design Manager for 33,100 sf new civic center.

University of California Santa Cruz - Science & Engineering Library, Santa Cruz, CA*

Design-Build Project Executive/Design Manager for 27,000 sf Science & Engineering Library on the first floor.

**with prior firm*



- **EDUCATION**
MArchitecture •
University of California
Bachelor of
Environmental Design •
Miami University
- **REGISTRATIONS**
Registered Architect: CA
- **YEARS OF EXPERIENCE**
Dewberry • Since 2020
Prior • 38

Sue Akiyama AIA

PROJECT ARCHITECT

Sue is highly experienced in all phases of the architectural process with over 39 years of experience. In previous years, she has served as an ILA (Independent Licensed Architect) on a U.S. Department of Justice Project Civic Access case. She has been involved in projects ranging in construction value from \$100,000 to \$100 million, from inception through construction. In addition to the projects listed below, Sue has designed, facilitated permitting and bidding, and managed construction of commercial and residential projects, including tenant improvements and interior design for high-rise buildings.

RELEVANT EXPERIENCE

Orange County Public Works - On-Call Contract, Orange County, CA

On-call contract with Orange County Public Works since 2021, which is responsible for the management of capital projects, tenant improvement projects, and major maintenance renovations for all OCPW facilities. Work includes sheriff station renovation, central jail administrative area improvements, security upgrades, ADA compliance renovations, and interior finishes upgrades.

Judicial Council of California - Indefinite Delivery Contract, Multiple Locations, CA

Indefinite delivery contract with the Judicial Council of California is for staff extension and project management consulting services for capital projects at facilities throughout California. Task orders have included courthouse remodels, additions, renovations, and occupation load calculations; security and administration area improvements; and ADA improvements.

Solano County - Master Services Agreement, Fairfield, CA

Master services agreement to provide professional technical support services on an as-needed basis to support their Division of Capital Projects Management. Projects include a variety of planning, programming, new construction, renovation/rehabilitation, tenant improvement and historic preservation projects.

Sacramento Waterfront, Sacramento, CA*

Waterfront improvements including permitting with State of California Water Resources and Parks and US Army Corps of Engineers.

Crocker Art Museum Expansion, Sacramento, CA*

Consulting Project Manager for City of Sacramento for the \$100 million art museum expansion.

California Department of Corrections & Rehabilitation*

- Health Care Facility - Stockton, CA
- Mule Creek State Prison, Ione, CA
- RJ Donovan Correctional Facility, San Diego, CA

**with prior firm*



- **EDUCATION**
Coursework in
Architecture, Southern
California Institute of
Architecture
- **REGISTRATIONS**
Registered Architect: CA
- **YEARS OF EXPERIENCE**
Dewberry • Since 2019
Prior • 40
- **AFFILIATIONS**
American Institute of
Architects

Curtis Lockwood AIA

QUALITY ASSURANCE/QUALITY CONTROL

Curtis brings 40 years experience to our team, managing projects from \$150,000 to \$50 million and brings an understanding of how to bring economy and constructability to a project of any size. His project has included master planning, phasing, budget development, timely value engineering, permitting strategies, OSHPD relationships, schedule management, pre-construction, BIM, Design, MEP and structural design, budget development & validation, FFE, and Construction Administration.

RELEVANT EXPERIENCE

Orange County Sheriff's Department - On-Call Contract, Orange County, CA
On-call contract with Orange County Public Works since 2021, which is responsible for the management of capital projects, tenant improvement projects, and major maintenance renovations for all OCPW facilities. Work includes sheriff station renovation, central jail administrative area improvements, security upgrades, ADA compliance renovations, and interior finishes upgrades.

City of San Marino Police Study, San Marino, CA

City of San Marino Police are in need of a new facility to provide operational separations between department functions. The programming study accounts for staffing and operational planning that will develop area needs for department staff and their duties.

Garden Grove Police Space Assessment Study, Garden Grove, CA

The Garden Grove Police Department is currently housed in five separate buildings at three different locations. These include the police headquarters, the juvenile justice center annex, the property/evidence building, a special services annex and Command post garage, and a property/evidence storage annex. Dewberry was retained to develop a space needs assessment of the department's facilities.

Garden Grove City Hall Security Assessment, Garden Grove, CA

Facility renovation to department counters, information counter, and meeting rooms, as well as security upgrades to cameras, first floor door access, and panic/duress systems.

Building Annex Renovation, Gilroy, CA

Project Manager providing programming and design for building upgrades/improvements for the City Annex Building.

Madera County Jail Expansion Phase III, Madera, CA

A 15,500 SF Phase III jail expansion to include behavioral health housing.

Additional Experience:

- Perris County Sheriff Station, Forensics Lab and Evidence Warehouse*
- Thermal Sheriff Station, Forensics Lab and Evidence Warehouse*
- Palm Desert Sheriff Station, Forensics Lab and Evidence Warehouse (LEED GOLD)*

**with prior firm*



Madeline Villena

ARCHITECTURAL DESIGNER

Madeline is an integral member of Dewberry's design team. She has a background in interior design with numerous projects. Her work with Dewberry spans from early project development to construction evaluation with experience in civic and, commercial projects across California. She brings enthusiasm and creativity to every project, and excels at listening and being able to transform the clients ideas into effective form.



EDUCATION

BA / Design-Interior
Architecture • University
of California, Davis

AA / Arts and Humanities
• Folsom Lake College

YEARS OF EXPERIENCE

Dewberry • Since 2019
Prior • 1

RELEVANT EXPERIENCE

City of Placerville/El Dorado Fire Protection District - Space Needs Assessment and Site Feasibility Study, Placerville, CA

Study includes the evaluation of the public safety teams' existing facilities, analysis of operations and staffing levels, and recommended future staffing and facility needs to accommodate community growth. The study evaluates the needs of the Police Department, but also those of the El Dorado County Fire Protection District in an effort to develop a joint public safety facility. Dewberry also provided assistance with site selection, grant writing, and funding assistance.

Bakersfield Police Department Needs Assessment and Site Feasibility Study, Bakersfield, CA

Space needs assessment and site feasibility study including evaluation of existing seven facilities, space needs assessment to accommodate growth, and determine scale and location of new facilities.

Benicia Police Department and City Hall Needs Assessment Study, Benicia, CA

Needs assessment on the current Police Department building and facility to help decide the best decision moving forward. Specifically, improvement to the existing building, addition to the existing building, construction of an entirely new facility, or other options that may best suit the City for its current and future needs.

Garden Grove City Hall Security Assessment, Garden Grove, CA

Facility renovation to department counters, information counter, and meeting rooms, as well as security upgrades to cameras, first floor door access, and panic/duress systems.

Building Annex Renovation, Gilroy, CA

Project Manager providing programming and design for building upgrades/improvements for the City Annex Building.

Stanislaus County - Empire Library, Modesto, CA

Project Manager/Project Architect for a new community library to include program areas for adults, teens, and children, offices, a community room, which opens to a secure outdoor community gathering space.



Katie Vondrasek AIA, LEED GREEN ASSOCIATE

ARCHITECTURAL DESIGNER

Katie is detail oriented and can visualize and determine efficient approaches to organize a project and yield successful results. Katie has professional experience encompassing a wide variety of projects, but her expanding knowledge has made her a go-to member on our public safety team. Katie has extensive experience utilizing BIM technology (REVIT and BIM360), and other 3D and Office applications.



- EDUCATION**
 Master of Architecture
 University of Wisconsin

 Bachelor of Architecture
 University of Wisconsin
- REGISTRATIONS**
 Registered Architect • OK
- YEARS OF EXPERIENCE**
 Dewberry • Since 2014

 Prior • 10
- AFFILIATIONS**
 American Institute of Architects

 National Council of Architectural Registration Boards (NCARB)

 US Green Building Council
- PRESENTATIONS**
 2021 Oklahoma Public Safety Conference:
 "Public Safety Health and Wellness by Design"

RELEVANT EXPERIENCE

Public Safety Facility (Police, Fire, City Jail and Courts), Lawton, OK

The new facility is approximately 100,000 SF, and houses the City's police headquarters, central fire station, evidence processing, storage, a large city jail component, and municipal courts.

Sand Springs Public Safety Facility and Needs Study, Sand Springs, OK

After performing a Facility Needs Assessment for the City of Sand Springs, the new facility significantly improves police operations with individual holding cells, two general population jail cells, 911 call center, interview rooms, offices, briefing room, armory, and secure evidence processing area.

Police and Fire Complex, Bartlesville, OK

The expanded Bartlesville Public Safety Campus has been designed to reflect and enhance the existing cultural and civic presence found along the south edge of downtown and give greater visibility to the major public safety services provided in the downtown area. The new police facility houses the Records Department, Criminal Investigation Department, Administration, Patrol, Property and Evidence, as well as expanded support spaces for the staff.

Fire, Police, City Hall Space Needs study, Fayetteville, AR

A facility space needs assessment study to address current as well as future needs for the Police and Dispatch operations over the next twenty years.

Three Police Division Substations, Lubbock, TX

The Police substations will be located in east, south and northwest Lubbock. Each substation will be about 11,200 SF and will house its own patrol and investigations departments for that part of the city. The three substations have the same building layout with only modifications to adapt to the individual sites.

Willow Park Public Safety Building, Willow Park, TX

Dewberry was selected to design this new, 15,000 SF facility with Police Department and Fire Department. The two departments share a common lobby and training room as well as access to a covered patio in the rear of the building overlooking the existing creek and natural landscape.

Cleveland Police Headquarters, Cleveland, OH

New police headquarters will serve as a community center within a campus setting. Design excellence and thoughtful programming will provide an environment that welcomes local residents, improves community safety and strives to ensure police security.

Fire Station No. 1, Pingree Grove, IL

A new 19,400 SF, single-story fire station that includes fire administration, three apparatus bays, and a community room. Living quarters include a fitness area and outdoor patio.



Chris Allred ESS

SECURITY AND TECHNOLOGY DESIGNER

Chris has 18 years of professional experience and is a skilled Security Designer. He has vast experience in the application of physical security designs in the corrections and detention environment and obtained his Electronic Safety & Security credential from BICSI in 2013.

RELEVANT EXPERIENCE



● **EDUCATION**

Associates Degree,
CAD Technology, ITT
Technical Institute

● **YEARS OF EXPERIENCE**

Dewberry • Since 2012
Prior • 11

● **AFFILIATIONS**

Building Industry
Consulting Services
International

● **REGISTRATIONS**

Electronic Safety &
Security Designer

Stanislaus Co. EOC Electronic and Physical Security Upgrades, Modesto, CA

The project includes reconfigured parking lot; upgrade CCTV system and card reader system; evaluate exterior storage; and design perimeter, high security fencing at the Emergency Operations Center The building serves as the emergency dispatch center for both the City of Modesto and Stanislaus County. First phase includes a physical security assessment then design the improvements necessary.

Benicia Police Department and City Hall Needs Assessment Study, Benicia, CA

Needs assessment on the current Police Department building and facility to help decide the best decision moving forward. Specifically, improvement to the existing building, addition to the existing building, construction of an entirely new facility, or other options that may best suit the City for its current and future needs.

Orange County Sheriff's Department - IRC and Theo Lacy Jail Security Electronics Replacement, Orange, CA

Replacement of existing integrated jail controls systems at Theo Lacy Facility and the Intake Release Center. Included systems are Programmable Logic Controllers (PLC), Control Room graphic touchscreen control panels, and the Intercom System and architectural millwork.

Calaveras County Jail and Sheriff's Administration, San Andreas, CA

This new adult detention facility contains 160 inmates in double-bunked cells. The \$44-million facility includes support and programming spaces, a Sheriff's Administration Building, E911 Dispatch Center and Emergency Operations Center.

Lubbock Police Substations, Lubbock, TX

Design of three Police Substations to help the city decentralize their downtown police station and to increase their presence throughout the community.

Lawton Public Safety Building, Lawton, OK

Study and implementation of a new 100,000 SF facility to house the City's police headquarters, central fire station, a large city jail component and municipal courts.

Sand Spring Public Safety Facility, Sand Spring, OK

A Facility Needs Assessment to document current deficiencies and program needs as well as projected staff and area increases over 15 years for the Police, Fire, and Municipal Court departments. Design implementation was developed for a new facility.

Bartlesville Public Safety Complex, Bartlesville, OK

Expanded public safety complex including a new police facility and expanded/renovated central fire station.



BKF ENGINEERS



Geoff Coleman PE, PLS, CDT

CIVIL ENGINEER - BKF ENGINEERS

As a Vice President for BKF, Geoff is responsible for managing staff and the quality control of projects and their infrastructure which we design. With extensive experience in site accessibility, utility design, grading, drainage, stormwater low impact development requirements and construction practices, he brings considerable value to a project. Over the last 20 years, he has acquired a vast knowledge of municipal processes and developed professional relationships with local and regional agencies.

EDUCATION

BS, Civil Engineering,
California Polytechnic
State University

A.S., Civil Engineering,
Santa Rosa Jr. College,

YEARS OF EXPERIENCE

26 Years

CERTIFICATIONS

Professional Civil
Engineer: CA

Professional Land
Surveyor: CA No. 8438

- Sonoma County DGS Sheriff's EOC, Santa Rosa, CA - Principal/Supervisor
- Los Guilicos Juvenile Justice Detention Facility, Sonoma County - Project Manager
- Los Guilicos Juvenile Justice Center & Valley of the Moon Children's Center, Sonoma County - Project Manager
- Hidden Valley Lake Fire Station, Middletown, CA - Principal/Supervisor
- Santa Rosa Junior College, Science Building, Santa Rosa - Principal/Supervisor
- Sonoma County DGS Behavioral Health Building, Santa Rosa, CA - Principal/Supervisor
- Sonoma County Library Roseland Branch, Santa Rosa, CA - Principal/Supervisor



Patrick Crosby SE, LEED AP, DBIA

STRUCTURAL ENGINEER - CROSBY GROUP

Patrick serves as President and Managing Principal of Crosby Group. With over 35 years of experience serving the public sector, including 25 years in the design and construction of law enforcement and essential services facilities, he is intimately familiar with the needs and requirements of local agencies and specific regulatory and design requirements of essential services facilities. He understands the fiscal constraints not only in capital construction, but in long-term maintenance. To meet these challenges, he is involved on the front-end of design to understand the client's needs and constraints and develop a design that provides cost-effective yet creative solutions with an emphasis on minimal maintenance and durability.

EDUCATION

BS Civil Engineering, Santa
Clara University

YEARS OF EXPERIENCE

43 Years

CERTIFICATIONS

Structural: CA #2770

Civil: CA #C34519

LEED Accredited
Professional

DBIA™ Certification

- Benicia Police Department Building Needs Assessment, Benicia, CA - Principal
- San Mateo County Regional Operations Center D/B, Redwood City, CA - Principal
- Galt Police Headquarters Building, Galt, CA - Principal
- American Canyon Police & Fire Facility, American Canyon, CA - Principal
- Fremont Police Headquarters Building Seismic Retrofit, Fremont, CA - Principal
- Belmont Police Headquarters & City Hall Renovation & Strengthening - Principal
- American Canyon Police & Fire Facility, American Canyon, CA - Principal



EDUCATION

BS, Mechanical Engineering, California State Polytechnic University

YEARS OF EXPERIENCE

30 Years

CERTIFICATIONS

Professional Engineer, Registration #M29743, California

Anthony Colacchia PE

MECHANICAL/PLUMBING ENGINEER - CAPITAL ENGINEERING

As a Principal and Team Leader of Capital's Civic and Criminal Justice team, Anthony provides day-to-day "hands-on" design and management for the mechanical engineering design team including supervision and management of engineering, documentation, calculations, modeling and general project administration. Bringing over 30 years of comprehensive experience in mechanical engineering, Anthony has successfully completed numerous Criminal Justice projects including new construction and renovation of Courthouses, Jails, Adult and Juvenile Detention Centers, Forensic Mental Health and Medical facilities as well as several assessments and peer reviews.

- Stanislaus County Jail: New addition, Public Safety Center, REACT Center
- JCC Edelman Children's Courthouse 6th Floor Court Remodel, Monterey Park, CA
- Calaveras County Courthouse, San Andreas, CA
- East Contra Costa Courthouse Peer Review, Pittsburg, CA
- Kings County Courthouse Peer Review, Hanford, CA
- Lander County Courthouse, Battle Mountain, NV
- Merced County Courthouse, Merced, CA
- Placer County Justice Center, Auburn, CA
- Pumas/Sierra County Courthouse, Portola, CA»



EDUCATION

BS, Electrical Engineering, California Polytechnic State University

YEARS OF EXPERIENCE

29 Years

CERTIFICATIONS

Professional Engineer, #15491, California

DBIA, Design Build Institute of America

LEED AP, U.S. Green Building Council

Scott D. Wheeler P.E., DBIA, LEED® AP

ELECTRICAL ENGINEER - THE ENGINEERING ENTERPRISE

Scott brings 29 years of electrical design experience. A natural team leader, he has served as Principal in Charge/EOR for a variety of projects ranging from small tenant improvements and renovations to new construction of large multi-million dollar projects. A driving force for the firm to utilize REVIT on 100% of our projects, Scott has worked with the TEE team to develop proprietary, in-house add-on tools to our Revit Suite that speed up drafting capabilities by 75%, but most importantly, improve coordination, creating a more accurate design package.

- City of Los Banos, Los Banos Police Department, Los Banos, CA
- City of Lathrop, Lathrop Police Department, Lathrop, CA
- Sacramento County, Airport Rescue and Firefighting Facility Station at Sacramento International Airport, Sacramento, CA
- City of Roseville, Roseville Fire Station #9, Roseville, CA
- CalPERS, Emergency Operations Center, Rancho Cordova, CA



Ryan Zuehlke LEED AP

COST ESTIMATOR - CUMMING

Ryan is a dedicated and client-focused cost director. He has worked on both the consulting and construction sides of the industry, bringing a unique perspective to each of his projects. Additionally, Ryan has experience serving on a construction safety committee with expertise striving to ensure that job sites meet project and OSHA requirements for safety.



EDUCATION

BS, Construction Management / Architectural Project Management, California State University

YEARS OF EXPERIENCE

18 Years

CERTIFICATIONS

LEED Accredited Professional

- California Highway Patrol, Replacement Facility, Baldwin Park, CA
- California Highway Patrol, Replacement Facility, El Centro, CA
- California Highway Patrol, Replacement Facility, Hayward, CA
- California Highway Patrol, Replacement Facility, Quincy, CA
- California Highway Patrol, Replacement Facility, San Bernardino, CA
- California Highway Patrol, Replacement Facility, Santa Fe Springs, CA
- Lake Tahoe Community College, New Tahoe Basin Public Safety Training Center Redesign, So. Lake Tahoe, CA
- Los Medanos College, New Campus Safety Center/Police Dept., Pittsburg, CA
- Placer County, New Coroner Facility, Roseville, CA
- Santa Rosa Jr. College, Public Safety Training Facility - New Fire Fighter Training Roof Prop, Santa Rosa, CA



Christina Codemo CHMM, CAC, REPA, CESCO

ENVIRONMENTAL CONSULTANT - SCA ENVIRONMENTAL

Christina has extensive experience related to site assessments and hazardous materials management of sites within California. Her services have included managing site surveys; remedial design and implementation; preparation of work plans and contract documents; and construction monitoring.



EDUCATION

MS, Biology/Ecology, University of San Francisco

BS, Environmental Science, University of San Francisco

YEARS OF EXPERIENCE

29 Years

CERTIFICATIONS

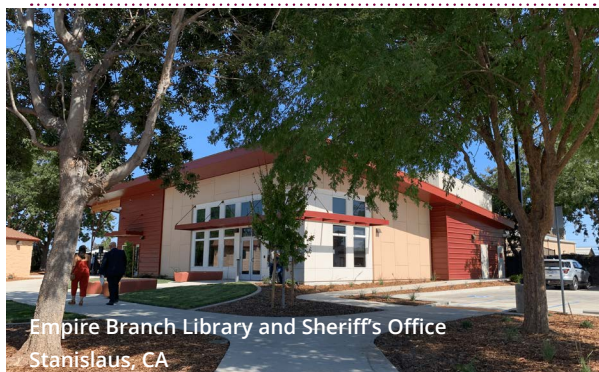
Certified Hazardous Materials Manager (#9761); Certified Asbestos Consultant #99-2649; Registered Environmental Property Assessor #953197

- As-Needed Environmental Services Retainer Contract, County of San Mateo Department of Public Works, CA
- Karl Holton & DeWitt Nelson Youth Correctional Facilities, Stockton, CA
- As-Needed Environmental Services Retainer Contract, San Francisco Public Works (SFPW), San Francisco, CA
- As-Needed Industrial Hygiene Services Retainer Contract, San Francisco Public Works (SFPW), San Francisco, CA
- As-Needed Asbestos and Lead Retainer Contract, Port of Oakland (POK), Oakland, CA
- As-Needed Industrial Hygiene Services Retainer Contract, Zuckerberg San Francisco General Hospital, San Francisco, CA
- East Palo Alto Arts Center Redevelopment of Industrial Site, East Palo Alto, CA
- Easter Hills Redevelopment, Richmond, CA

3 b. Team's Experience Working Together

Our team of architects, engineers, and specialty consultants has a successful history of collaboration on similar projects that demonstrate the validity of our approach and effectiveness of our expertise.

Dewberry has worked with this team of consultants on the following (but not limited to) projects on the right that are relevant to this assignment. In addition to this sub-consulting team, we are prepared to work with other professional disciplines as the County sees fit, and as the project requires.



PROJECT	FIRMS
Stanislaus County Public Safety Center	Crosby Group Engineers The Engineering Enterprise
City of Benicia Police Building Study	Crosby Group Engineers SCA Environmental
Solano County Master Services Agreement	Capital Engineering The Engineering Enterprise Cumming
Judicial Council of California Edelman Children's Court	Capital Engineering The Engineering Enterprise Cumming
Madera County Jail	Crosby Group Engineers The Engineering Enterprise
Empire Branch Library and Sheriff's Office	Capital Engineering
City of Gilroy Annex Building Renovations	Crosby Group Engineers Capital Engineering SCA Environmental
California Department of General Services, Various Projects	Crosby Group Engineers BKF Engineers Capital Engineering SCA Environmental
California Department of Corrections and Rehabilitation IDIQ Various Project	Crosby Group Engineers SCA Environmental
Aliso Viejo Sheriff's Station Remodel	Cumming

3 c. Team Member Roles and Services

Will Oren, Dewberry Principal-In-Charge

Will oversee the overall team and project to see that required and efficient resources are allocated to align with your project scope, and that key milestones are met to keep the overall project in line with budget and schedule requirements. He will work to make sure the team meets and exceeds your expectations for project delivery and performance.



Patricia Esposito, Dewberry Project Manager

Patti will manage the day-to-day aspects of project delivery, ensuring smooth coordination with the team and subconsultants. She will focus on budget development, any phasing requirements, timely value engineering, permitting strategies, schedule management, and construction administration.



Larry Hlavacek, Dewberry Public Safety Planner/ Designer

Larry will provide specialized planning and design for your facility with expertise in public safety facilities and adaptive re-use. A recognized national expert, he will bring his leadership in realizing your vision by delivering innovative, operationally efficient, flexible, and future-ready solutions.



Sue Akiyama, Dewberry Project Architect

Sue will serve as Project Architect. Her primary responsibility will be to work directly with the Project Designer and Project Manager to coordinate the development and production of the necessary construction documents. She will provide drawing documentation, and facilitate permitting and bidding as it is required.



Curtis Lockwood Dewberry Quality Control/Quality Assurance

Curtis will oversee QA/QC throughout the life of the project. With an eye on delivery, economy and constructability, he will hold team members accountable to the parameters of your project and the vision for the design. His focus will be on the accuracy, timeliness, and quality of drawings and documentation.



Madeline Villena, Dewberry Lead Architectural Designer

With a background in architectural interior design, Madeline will be involved early and throughout project development, focusing on interior facility evaluation and listening to stakeholders to transform your ideas into effective form. She will also assist with equipment evaluation and consolidation, and FF&E.



**Katie Vondrasek,
Dewberry
Architectural Designer**

Katie will apply her extensive experience with public safety projects and her deep knowledge in BIM technology (REVIT and BIM360), 3D and other applications to help you visualize and determine efficient solutions. Her detail-oriented approach will greatly benefit the team with organizing the project to yield successful results.



**Chris Allred
Dewberry
Security + Technology**

Chris will apply his expertise in critical operations and public safety services facilities to meet the physical security design and technology requirements for this specialized project environment. He will work with your team to identify critical needs for delivering a reliable, secure and state-of-the art facility.



**Geoff Coleman, BKF
Civil Engineer**

Geoff will use his experience in adaptive re-use of existing facilities, needs assessment and evaluation to apply improvements for vehicular and pedestrian circulation, meeting code required path-of-travel and parking accessibility (ADA) requirements; and evaluation of existing utilities with respect to remaining life expectancy and capacities.



**Patrick Crosby
Crosby Group
Structural Engineer**

Patrick will provide his expertise with municipal agencies and knowledge of requirements for essential services facilities. He will be involved on the front-end of the project during facility evaluation of structural systems to understand your needs and develop a design that provides cost-effective yet creative engineering solutions.



Anthony Colacchia, Capital Engineering Mechanical/Plumbing Engineer

Anthony will provide design and management for the mechanical engineering and plumbing design team. He will evaluate existing building systems for remaining life cycle and identify needed updates and oversee energy calculations, load calculations, analysis of duct work and piping systems.



Scott Wheeler, The Engineering Enterprise Electrical Engineer

Scott will focus on delivering quality electrical designs from the early planning phases through design and construction. He will be responsible for the evaluation of existing electrical systems, the development of the electrical design criteria and assure the adherence to the project schedules.



Ryan Zuehlke, Cumming Cost Estimator

Ryan will use his current knowledge of the construction industry to keep the budget in line with your expectations. He will work closely with the project team to verify accurate budget and costs are obtained, making sure to address and account for all project scope and schedule requirements.



Christina Codemo, SCA Environmental Consultant

Christina will provide environmental site assessment; including investigation and remediation of any soil and groundwater contamination, and hazardous materials for this site and building re-use. She will provide regulatory relations and negotiations to assist in timely reviews.



3 d. Location of Each Team Member

Dewberry has provided unparalleled service to regional counties, cities, and agencies. The Lake County Sheriff Administration Facility requires an agile team, able to respond to your extensive project scope, budget requirements, consultant coordination and schedule. The primary day-to-day contacts are within reasonable proximity to your project site to provide prompt and exceptional service:

TEAM MEMBER	OFFICE LOCATION
Will Oren	Sacramento, CA
Patti Esposito	Sacramento, CA
Larry Hlavacek	Elmhurst, IL
Sue Akiyama	Sacramento, CA
Curtis Lockwood	Pasadena, CA
Madeline Villena	Sacramento, CA
Katie Vondrasek	Tulsa, Oklahoma
Chris Allred	Sacramento, CA
Geoff Coleman	Santa Rosa, CA
Patrick Crosby	San Mateo, CA
Anthony Colacchia	Rancho Cordova,, CA
Scott Wheeler	Auburn, CA
Ryan Zuehlke	Roseville, CA
Christina Codemo	San Francisco, CA

3 e. Availability and Commitment

Our team has experience in servicing counties and agencies throughout California. Success is based on the availability of key staff. Therefore, we have extensively evaluated this scope of services and assigned professionals with the necessary expertise to meet and exceed your expectations. The staff members reflected in this proposal are available to perform services to the County immediately upon request.

We understand the requirements of this contract - expedited schedules, strong project management, excellent communication, and the ability to provide effective design solutions. As your consultant, we are an extension of your staff, and as such, it is our responsibility to provide the requisite expertise, time, and assistance required to meet your goals.

Dewberry will manage the overall project, day-to-day tasks, and lead the project team from its Sacramento office with support from our national public safety experts. Your main contact is Patti Esposito, our Project Manager, who is responsible for overseeing the team, managing deliverables, and establishing schedules.

Dewberry will oversee and provide the development of the building's architectural and interior design. In addition to project management and architectural design services, Dewberry's in-house staff for this assignment includes specialized expertise in law enforcement planning and design and security and technology professionals who are experienced with public buildings that operate to provide essential services. We have also assembled a robust sub-consultant team also with expertise in this project type.

In review of your scope requirements and in anticipation of needed services, we have determined the following percentages of anticipated services:

- Principal-In-Charge - 15%
- Project Manager - 50%
- Project Designer - 50%
- Project Architect - 50%
- Quality Assurance/Quality Control - 10%
- Architectural Designers - 50%

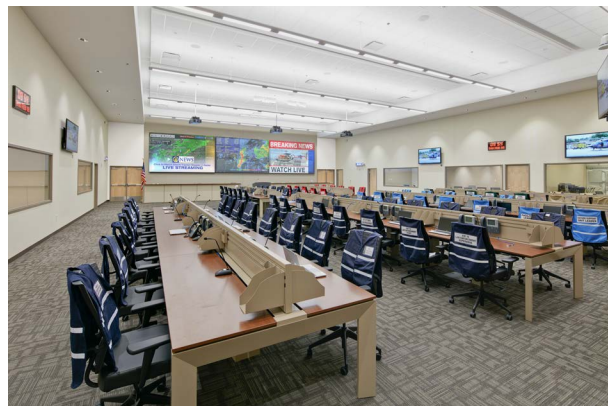
3 f. Technical Resources

Beginning in the Schematic Design phase, Dewberry's in-house security and technology designers will meet with the stakeholders regularly in order to learn more about their technology standards and operational requirements. These meetings will also involve discussions related to programming in order to confirm and define the size requirements for technical spaces. With this standards-based design approach, Dewberry utilizes proven technologies that increase operating efficiencies, improve means of communication, and provide safer environments for staff and patrons. Our staff are knowledgeable in the design of:

- Physical and electronic security systems including access control, alarm, and CCTV
- Communications and phone systems
- Networking infrastructures (fiber optic and copper cabling solutions) for supporting high speed data networks
- Audio/visual presentation systems
- Infrastructures and support of 911 Centers
- 911 Dispatch and Emergency Operations Facilities

Our approach is based on listening to the specific operational and performance expectations of the building users. Involving the users at an early stage is key to developing effective solutions. We've learned that multiple solutions are often needed to solve the same problem and that the success of the project often hinges on the integration of these multiple solutions for a seamless operation.

Whether developing a new solution, or following an existing standard, we have successfully developed the design criteria necessary for numerous successful installations. Knowing that these systems will continue to evolve at a rapid pace, our design will take into consideration the need to support future technologies that are being developed and will be common place in the near future. Oversizing equipment closets, spare conduit pathways, consideration of future electrical needs, high speed data cabling networks, and relying on network-based systems are some of the ways that we accommodate technologies that will be applied in the future.



The first part of the paper discusses the importance of the research and the objectives of the study. It then moves on to a literature review, which provides a background on the topic and identifies the gaps in the existing research. The methodology section describes the research design, data collection, and analysis. The results section presents the findings of the study, and the conclusion summarizes the main points and offers suggestions for future research.

The study was conducted in a laboratory setting, where participants were asked to perform a series of tasks. The tasks were designed to measure the participants' ability to perform under different conditions. The results of the study show that there is a significant difference in the performance of the participants under different conditions. This suggests that the factors being studied have a significant impact on the outcome of the tasks.

The findings of the study have important implications for the field of research. They provide a better understanding of the factors that influence the performance of the participants and can be used to develop more effective training programs. The study also highlights the need for further research in this area, as there are still many questions that need to be answered.

In conclusion, the study has shown that the factors being studied have a significant impact on the performance of the participants. This suggests that there is a need for further research in this area, as there are still many questions that need to be answered. The findings of the study have important implications for the field of research and can be used to develop more effective training programs.



4. Project Approach and Work Plan

County of Lake
Sheriff Administration Facility



4 a. Vision, Strategic Overview, and Approach

Our approach is based on listening to your needs, data collection, and developing an understanding of your specific operations, performance needs, and expectations for building users and creating a design that aligns with your budget. Dewberry believes in a Principal led team approach that delivers outstanding results to our clients. Our team leadership remains engaged through all phases of projects to deliver high quality results. In addition to our local, California-based facility planning and design experience, our team brings a national law enforcement planning and design expertise to your project allowing your team to explore alternative operational approaches and design trends from around the country.

Dewberry shares your core values of **Professionalism, Collaboration, Leadership, and Communication** and we develop innovative, operationally efficient, and cost-effective design solutions that support your core values.

PROJECT UNDERSTANDING

Our team understands and recognizes your goal of converting a former National Guard Armory facility into support space for Lake County Sheriff's patrol and administrative staff by creating operational efficiencies and expanding your ability to better serve your community. Your journey began in 2021 when Lake County was granted ownership pursuant to a property exchange agreement with the State of California. Prior to that, the facility has been sat vacant since 2016 as part of a cost-reduction program for the National Guard.

This facility provides the perfect opportunity to:

- Provide office space and training rooms that create a professional workspace that promotes and enhances health and wellness and supports career growth
- Include a secure records storage area with an inviting public interface
- Process, secure, and store evidence in an efficient system that protects the chain of custody
- Establish a flexible and expandable Emergency Operations Center and support space
- Provide a public or civic space for your community
- Meet current code requirements and best practice standards for law enforcement facilities
- Incorporate sustainable design principles and renewable energy solutions that reduce cost of operations

4 b. Qualifications

Dewberry's expert team of law enforcement facility designers have provided similar services recently in California and nationally. These include master plans and facility studies for the Johnson County MO Sheriff, Placerville Public Safety Facility, Hayward Police Department, Garden Grove Police Department, and for the Bakersfield Police Department - which included all seven of their facilities. Our experience includes numerous examples of completed facility designs following our studies with many award-winning results. Our project plan, as follows, outlines how our collaborative and tested process and team of recognized experts will guide your project to a successful completion.

4 c. Project Parameters

CRITICAL SUCCESS FACTORS

Developing the project critical success factors at the beginning of your project establishes clear benchmarks used to evaluate the ultimate success of the project. These factors vary with the different goals and metrics of each stakeholder and our process provides an opportunity for all factors to be considered and for the stakeholder group to reach consensus on the key elements of the project necessary to achieve success. The Critical Success Factors becomes a living document to be revisited at each phase of the project to measure progress and adjust as necessary as the project evolves.

RENOVATION FOR ESSENTIAL SERVICES

Renovation of existing buildings to provide essential services requires thoughtful design, thorough documentation, and clear communication. Critical features include:

- Developing a design that is compatible with phased construction.
- Development of a phasing plan that is clear and complete, aligning with operational needs of essential services.
- Defining and documenting constraints that would dictate timing of construction activities (noise, smells, utility interruptions, etc.)
- Documentation of temporary partitions and building egress must be clear and coordinated with the phasing plans.

CONSENSUS AMONG STAKEHOLDERS

Consensus is a critical component in all of our projects. One of Dewberry's strengths, gained from a history of working with government clients and public users, is our ability to understand the importance of every project to the end users, which may involve multiple departments and diverse stakeholders.



We channel often disparate needs, wants, and goals into a single shared vision. Our experience in public safety, justice and civic architecture enhances our general expertise with a specialized familiarity with the unique demands of the users and other associated stakeholders.

4 d. Procedures and Methods

PROJECT MANAGEMENT

Dewberry's Project Manager bears the greatest responsibility for managing communication during your project and Patti Esposito has the experience to manage this complex aspect of the project. As the Project Manager she understands that everything the project is a reflection of her actions. The techniques for maintaining appropriate communications are tailored to the preferences of each project team, but in all cases, they are founded on the formation of a safe and equitable environment for participation. Every voice is critical on a project.

DOCUMENTATION AND COMMUNICATION

Dewberry generates formalized meeting notes documenting all decisions made and distributes them to all stakeholders as a record of every meeting. These notes form the basis for regular project meeting minutes that track the status of tasks and milestone deliverables. An important factor is the discussion of the logistics for in-person meetings to meet any applicable pandemic safety guidelines and maintain the health and safety of all team members. Discussions will define protocols for safe access facilities, required personal protective equipment, and other practical information. Meeting locations, attendees, and logistics will also be reviewed and confirmed. Our team is fully prepared and able to support onsite meeting and facility observations and is experienced in leading virtual meetings using a wide variety of online meeting platforms.

DELIVERY

Dewberry's services are underpinned by our strongly held philosophy that consistent quality and effective client service is best obtained through the assignment of appropriate resources for each task, effective leadership, and a culture of commitment by the entire team necessary for a successful project. Our team uses proven project delivery methods to meet the programmatic, sustainability, innovation, and design excellence goals of our clients with tactics that have led to the successful designs for hundreds of similar municipal contracts delivered by Dewberry.

4 e. Tasks, Timelines and Deliverables

Project Kick-Off and Visioning

We launch your Sheriff Facility Remodel Project with a formal kick-off meeting that includes all project leadership, planning team and stakeholders to introduce team members and to review project scope, lines of communication, and schedule. This meeting establishes a collaborative environment for the planning process laying the groundwork for consensus-building. An important part of this meeting will be a visioning exercise that identifies the Critical Success Factors for the project and establishes system-wide priorities and measures of success for Lake County.

Concept Design Development

Our Dewberry Team leads concept design workshops with all stakeholders. We begin by conducting an all-inclusive design meeting concerning the site and the master planning of facilities for the optimum workflow of the Sheriff Department, security of the site for staff and community using the site, and identify areas of the site that will be open for community use or secure outdoor space. Once an agreeable site design concept has been determined, the Dewberry team suggests to invite the community to a presentation to inform the public of the plans and receive feedback on the design.

Once feedback is heard and considered from all project stakeholders, the design team will revise the concept site plan with feedback incorporated into the design of the site while concurrently working to start initial concept floor plans for the second design workshop. During the second design workshop, floor plan adjacencies will be developed for each of the facilities that were decided on at the previous workshop. The floor plan adjacencies will then be further developed into concept plans for presentation to the stakeholders.

The concept site and floor plan presentation to project stakeholders will incorporate all updates from the initial feedback presentation while also adding in the additional layer to the presentation of concept landscape design to the presentation. Our team will then finalize plans based on stakeholder feedback and County approval.



Schematic Design Development

During the schematic design phase, it is critical to recognize that every design decision impacts the future phases of the project.

Dewberry begins by leading a kick-off meeting for this phase and conducting a series of design workshops with all project stakeholders to discuss the relative strengths, weaknesses, and estimated costs of the concepts. Throughout the workshop, collaboration among all members is encouraged and comments are documented to record the process. These comments are compiled into a written summary and used to inform future design development following the workshop. It is our intention that this process will include design concepts for site, building, and floor plans resulting in the confirmation of a single scheme for further development. These intensive sessions serve to expedite the design process and, at the same time, achieve greater consensus among all team members. In addition to this workshop, individual meetings with user groups and our design team provide us additional detailed information needed to optimize the function of the space, confirm critical adjacencies, and develop healthy workplace environments. Design options are compiled with the program statement and pre-design study information into a report and presentation for the Board of Supervisors.

Our design team prepares and evaluates the estimated cost, schedule, and procurement considerations for the developing design to understand the impact of all decisions. At the end of this phase, Dewberry provides the County with a set of documents for review and a preliminary

construction cost estimate and schedule. Documents for concept design alternatives will include a site plan, building plan concept, conceptual floor plans, interior elevations, building sections, along with narrative descriptions of MEP systems, equipment lists, technology infrastructure, and material descriptions. Our team is also prepared to evaluate the cost estimate and compare it to our historic cost data from recent projects of similar scope and complexity giving the County the information needed to confidently move into the next phase of design.

Design Development Phase

Dewberry will continue to work closely with all project stakeholders to produce a detailed delineation and description of the proposed facility based on the approved Schematic Design Submission and approved budget. During Design Development, the majority of design decisions concerning materials, systems and equipment are made. In particular, we will work closely with the facility maintenance staff to choose materials and mechanical systems that provide the greatest efficiencies and durability while focusing on operations and maintenance. Deliverables for this phase include design documents that define the site and building elements as well as engineering systems including outline specifications for the project. These documents describe the size, character, materials, and systems for the project used to create an updated cost estimate. All drawings and specifications are developed to meet all applicable building code standards to be submitted to all planning, building, design, and zoning authorities necessary for review and approval.



Mockup section of the East County Detention Center
Riverside County

DEWBERRY ASSISTED THE COUNTY DURING THE STATE APPROVAL PROCESS WITH DIFFERENT AGENCIES, WHICH INCLUDED, AMONG OTHERS, THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC). ESPECIALLY SIGNIFICANT WAS THEIR GUIDANCE AND EXPERTISE WITH THE OFFICE OF THE CALIFORNIA STATE FIRE MARSHAL TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES.

MICHAEL HARTER
CORRECTIONAL LIEUTENANT
RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

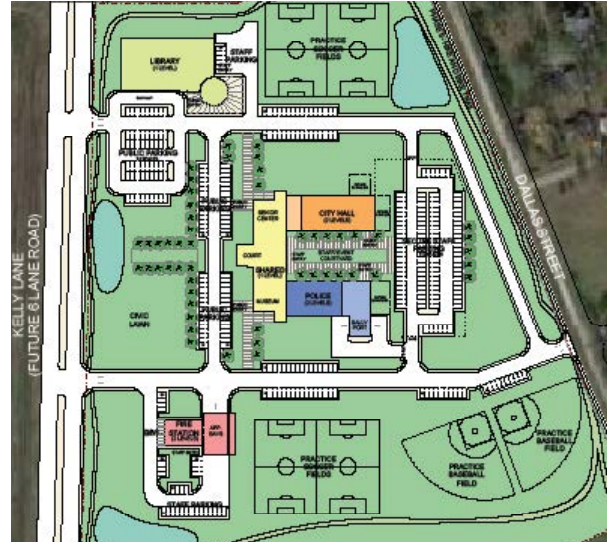


The goal at the end of this phase is to have developed a comprehensive document package that defines the character and construction of the project and allows the design team to prepare better refined cost estimates.

This includes determining the finishes, door operations, and technology features of the building and all required sitework, utility and infrastructure, and landscape elements. Following the preparation of the Cost Estimator's detailed construction cost estimate, the estimate will be compared to the cost model developed during the schematic design phase to confirm adherence with the project budget. If necessary, adjustments will be made to maintain compliance with the budget and alternate design options will be identified as an additional protective measure to verify the budget is maintained and utilized to its full potential.

FORMAL PRESENTATIONS

Our core Dewberry remains engaged through the entire project to the final space needs analysis and concept design report to the County. Leading up to this important meeting, our team works closely with County stakeholders and Board of Supervisors to develop the content and create a presentation that provides the the vital information needed to make informed decisions and secure community support. Our leadership group, including our law enforcement design subject matter experts, are experienced in delivering presentations that capture a proactive process that demonstrates a high degree of analysis and innovation, operational efficiency, and cost-effective design solutions.



PERMIT APPROVALS

The securing of an approved site plan is typically a schedule critical path item in the overall permitting process. Until the site plan has been approved, it is not possible to obtain the final building permit. In recognition of the importance of the approval of the final site plan, during the conceptual design phase Dewberry routinely works within the requirements of the local Comprehensive Plan and Zoning Ordinance to prepare a permissible site plan and, as required, lead the effort through County approval.

Well before the actual filing for the building permit to begin the official review process, Dewberry meets with plan review staff and officials to coordinate the design of the building. Projects can present challenging code issues that require a common interpretation between the Code Official, Fire Marshal and the designers of record to develop solutions that all parties support. At the completion of conceptual design, basic construction type and occupancy type determinations are made and confirmed with the County officials. A preliminary review of the plan inclusive of exiting strategy and protective ratings is also conducted. Major interpretation issues are identified with a goal of resolving final determination at this early stage. This allows the design team to move confidently into preparation of the design documents to address more detailed aspects of the project's design. As the project moves into the construction documents phase, an additional review meeting with the Code Officials and Fire Marshal are conducted to discuss issues identified during this phase of the design work.

Construction Document Phase

With the County's approval and acceptance of the design development documents, Dewberry begins to producing the project's construction documents. During this phase, the efforts of earlier design activities are refined and incorporated into a final set of documents that give sufficient detail to bid the project for construction. Regular meetings will be held with all stakeholders to review and get input on various project aspects. Construction Document deliverables will be developed at the 90% and 100% milestones for review by the County, Sheriff Department, and planning officials. This allows the cost estimate to be updated to confirm the project remains on budget while allowing and comments to be incorporated into the design documents. After each meeting, Dewberry's Project Manager will prepare meeting minutes to be disseminated to the entire Team and stakeholder representatives ensuring that all relevant comments are incorporated in the 100% CD submission. In addition to the County's reviews, Dewberry will internally monitor document quality with formal QC during development and prior to submitting the 100% documents to the County. Along with these quality reviews, a review of the final cost estimate prepared by the Construction Manager will verify compliance with the project budget. This estimate will be compared component-by-component to the earlier cost estimates prepared for the project and alternate bid strategies will be finalized. The 100% Construction Documents will be stamped and sealed by design professionals licensed in the State of California. At this time, Dewberry will also submit the building plans for permit review. Construction

Construction Bidding Phase

Once the final 100% Construction Documents are accepted by the County and permitting authorities, Dewberry will assist the County in preparing the formal bid documents. This includes preparing the required technical documents for the bid package and working collaboratively with the Construction Manager in the preparation of the front-end documents. Dewberry design team representatives will schedule and attend a pre-bid conference for interested parties, review substitution requests, respond to Bid Requests for Information (RFI's), provide clarification on the design intent, and prepare Addenda as necessary. Dewberry will assist in evaluating Bids so that the scope of the project is properly covered and participate in contractor scope review meetings as necessary.



"THE DEWBERRY STAFF WAS VERY RESPONSIVE TO OUR INPUT AND FEEDBACK REGARDING THE PROJECT, AND THIS REMAINED CONSISTENT THROUGHOUT THE ENTIRE PROCESS. BECAUSE OF DEWBERRY'S DEDICATION TO OUR PROJECT, WE MET ALL OF OUR TIME CONSTRAINTS, CAME IN UNDER BUDGET AND THE STATE OF THE ART POLICE FACILITY SPEAKS FOR ITSELF."

DAVID WEBB
CHIEF OF POLICE
VILLAGE OF HANOVER PARK, IL

Construction Administration

Traditional construction administration services will be provided for this project as part of basic services led by the Dewberry Team and supported by each engineering discipline and subconsultant. This includes participation in preconstruction and construction progress meetings; conducting periodic site visits; review and approval of contractor schedules, shop drawings and payment request reviews; verification of compliance with the contract for construction; responding to Requests for Information (RFI's) and substantial completion and final inspections. Periodic site visits will be made by the design staff for the purpose of providing consistency with construction documents. Our team is prepared to address any technical issues associated with the project and oversee the construction administration efforts including field quality control.

The Dewberry team will attend regular on-site progress meetings with both the County and the contractor, fostering an effective partnership between all parties. Prior to the completion of the construction documents, our team will conduct quality and constructability reviews of the entire project and be involved during the development of the bid documents, in an effort to identify and correct potential constructability issues.

POST CONSTRUCTION SERVICES

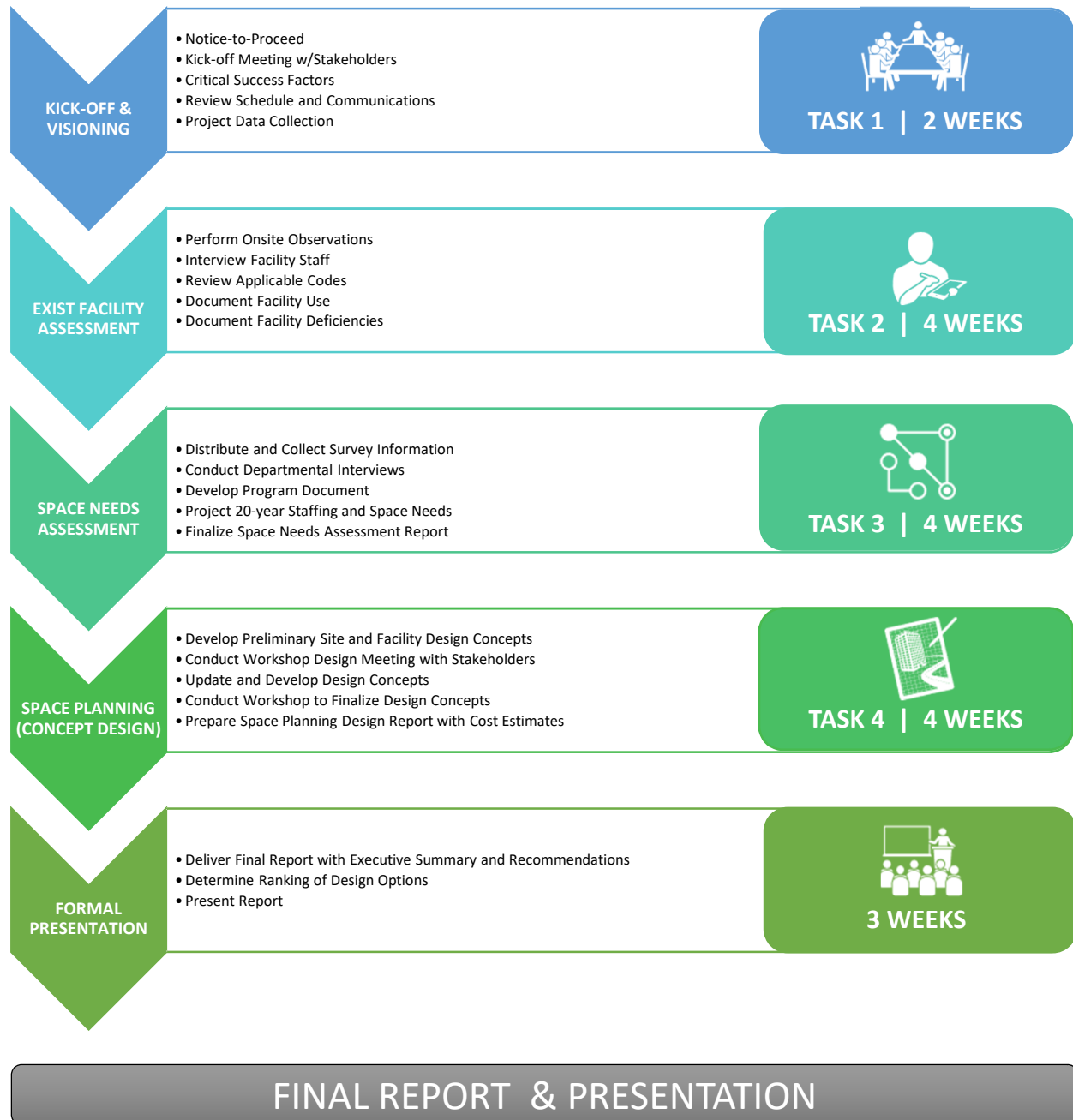
After the completed facility is turned over to the County and occupied, Dewberry stays involved in all our projects, assisting if necessary, in resolving warranty items. Prior to the expiration of the warranty, we will return in the 11th month to inspect the project with the Town, make a list of all outstanding warranty items and submit them to the contractor for completion.



Timeline of Tasks and Deliverables

This outline schedule represents our initial understanding of the scope of work outlined in the RFP. At the beginning of all projects, our Dewberry team meets with the client and stakeholders to review all tasks and milestones so that they are in alignment with the client's goals and priorities.

Through this review process, a critical path schedule will be developed using Microsoft Project with confirmed dates for deliverable milestones and critical presentations to County Officials as requested. This collaboration is critical in the finalization of the schedule to optimize the workplan and provide the most efficient process to achieve quality results.



4 f. Quality, Cost, and Schedule Control

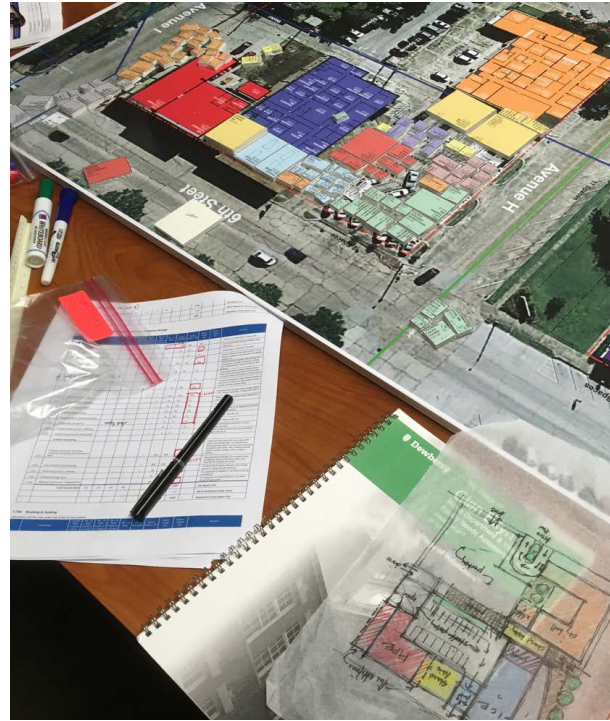
QUALITY ASSURANCE / QUALITY CONTROL

Dewberry considers quality assurance and quality control critical components to our overall design methodology and project approach. Our process overlays quality control onto the project's development. We practice continuous quality assurance that is embedded into our entire design process and underlies all planning, design, and construction activities. Dewberry's continuous Quality Management Plan achieves our goal of providing services and deliverables that are of the highest quality and meet the expectations of Lake County. We focus on continuous improvement by analyzing past performance and utilizing best practices and methods to provide maximum value to your project.

Dewberry uses state-of-the-art 3-D environment known as Building Information Modeling (BIM) or commonly known as Revit modeling software. This advanced modeling software provides us the opportunity to perform advanced design performance analysis and clash detection analysis of building systems within the model to improve quality control and accuracy before the project is built. This assists in alleviating conflicts in the field that could lead to potential cost increases within the construction budget or affect the construction schedule.

DEVELOPING YOUR BUDGET

Budgetary cost estimating is a critical component of any effective planning study. With every project possessing its own unique characteristics and needs, it is of the utmost importance to develop an intimate understanding of the project at the commencement of design. From the initial project kick-off meeting, the Dewberry team begins to develop the necessary understanding of the project scope and program needs required to prepare accurate construction cost estimates. Our team develops the project budget early in the design process. We will work with the County collaboratively on cost issues proactively during each phase of the project, rather than dealing with them reactively after the design completed. By providing cost estimates at the key design milestones and staying actively engaged with all stakeholders, Dewberry has a consistent track record of accurate cost estimates giving the County the confidence to move into the next phase of your project. Our estimated project costs outline all costs needed for the completion of your project including anticipated



escalation, regional cost factors, material and labor factors. Also included in the project costs are appropriate contingencies (owner, contractor, and construction), regulatory fees, testing, FF&E (fixtures, furniture, and equipment), and any professional fees needed for the project.

MAINTAINING THE SCHEDULE

Dewberry's strong record of meeting schedule demands develops from our extensive experience, expertise, and depth of resources. At the beginning of your project, our Project Manager develops a detailed project schedule using a critical path method to schedule your project that identifies all important project milestones and deliverables critical to your project. Our team utilizes Microsoft Project scheduling software for the development of detailed critical path scheduling that identifies the shortest timeline for completion of your project and identifying the needed resources. This scheduling tool focuses our team on the critical elements of the project and tasks that need to be completed early in the planning and design process for a quicker speed to completion and areas within the schedule to provide flexibility and accommodate any schedule modifications. Dewberry is prepared to develop and maintain a schedule that meets your goals and expectations.

MANAGING COSTS

Our team uses multiple cost control procedures and support systems as part of our standard management design tools for your project during every phase of a project. To maintain the project budget, our team evaluates the following:

Minimizing Renovation Construction: Building off of our comprehensive facility assessment, our engineers and architects apply our police facility best practice design knowledge to identify law enforcement or sheriff components of the existing construction that can be reused or repurposed allowing more budget for new design and building systems. Our experienced architects and engineers understand the specialized code provisions for law enforcement or sheriff facility and operations allowing us to develop design concepts that reuse existing construction including utilities, MEP equipment, and building envelope systems providing a higher return on your investment.

Efficient MEP Systems: Law enforcement facilities often require specialized and redundant mechanical, electrical, and plumbing systems that support the function of the building. The evaluation of existing systems and selection of these systems, coupled with a discussion on life cycle costs, controls, and level of institutional quality has a bearing on cost. The amount of space within the building that has redundant power, technology, HVAC, potable water and back-up sewer will be determined based on discussions with you.

Interior Finishes: The furniture and equipment selection become extremely important to the maintenance of the facility. The quality levels of the floor, wall, and ceiling materials need to be assessed regarding their impact on cost, durability, and maintainability.

Technology: Law enforcement facilities rely heavily on technology for many day-to-day activities. Dewberry will provide the necessary knowledge to design and specify the infrastructure needed to support the facilities technology requirements within the budgetary constraints of the project.

Project Contingencies: Including and adjusting contingency levels throughout each phase of the project provides the County the flexibility to make adjustments and changes to the project and to account for future design development or unforeseen conditions during the construction phase. This includes appropriate levels or owner's, architects, and contractor contingencies and an informed strategy or reducing levels of contingencies as design progresses and risks are mitigated.

Bidding Strategies: To protect the County from labor and materials market volatility, there are several tools Dewberry implements to provide flexibility and options to maintain your budget. Several of these include alternate bids, unit cost pricing, and allowances. Each of these tools allows the County to make informed decisions after bid day that maintain the budget while protecting the budget against future escalation by locking in potential costs on bid day.

Scope Review Meetings: Dewberry participates in scope review meetings with the contractor to perform a thorough review of subcontractor bids and proposed scope or work to make sure bids are accurate and all labor and materials are accounted for with no overlap in scope between subcontractors. This protects the County from unnecessary costs and potential change orders before locking in their contracts. It also provides a forum to explore potential cost savings offered by subcontractors which could potentially begin to reduce the cost while maintaining the quality level.



4 g. Supporting Studies, Models, and Assumptions

EXISTING FACILITY ASSESSMENT

REVIEW OF EXISTING DOCUMENTATION

Before our team arrives onsite to perform your facility assessment, we collect and review all available documentation including existing building facility plans, facility conditions report, documentation related to operational costs, information regarding building/system modifications, scheduled/budgeted projects, and any recordkeeping associated with facility maintenance. If available, the team would also review all Sheriff Division operational information including organizational structure, typical shift information, call data/information, and community demographic information for our team to have a clear understanding of your current operations.

FACILITY ASSESSMENT OBSERVATION

Our team performs a comprehensive evaluation of the proposed former National Guard facility and site to fully understand the challenges your Divisions may face to conduct daily operations, the level of investment required, and the suitability for renovation or adaptive reuse of your proposed facility from a physical condition standpoint. We embed our team of architects and engineers into your facility to verify and document the existing conditions, and develop a detailed space-by-space description used to evaluate the facility for California Building Code (CBD) compliance, Americans with Disabilities Act (ADA) requirements, maintenance issues, systems and equipment condition, and potential rehabilitation or expansion. We also meet with any available facility and building managers to understand the facility history and review facility data including maintenance records, utility information, and any available architectural/engineering plans and specifications.

The image shows a screenshot of the 'Springdale Municipal Campus Space Survey' form. The form is titled 'Springdale Municipal Campus Space Survey Data Collection June 2017'. It includes a 'Survey Information' section with fields for 'Surveyor', 'Date', 'Time', 'Location', and 'Comments'. Below this is a 'Survey Questions' section with a list of questions and checkboxes for 'Yes', 'No', and 'N/A'. The 'Survey Results' section contains a table with columns for 'Question', 'Yes', 'No', 'N/A', and 'Comments'. The table lists various questions related to the facility's condition and usage, such as 'Is the building in good condition?', 'Are there any major issues?', and 'Are there any safety concerns?'. The form is branded with the 'Springdale' logo and the 'Dewberry' logo.

Space Surveys

Deficiencies are noted in a detailed report that documents the existing physical condition and identifies operational deficiencies. Evaluation of building systems include security electronics and HVAC systems, mechanical, electrical, plumbing, fire protection, telecommunication, and life safety, site utilities, emergency and backup generator power, drainage systems, and water distribution capacity and storage. The report includes existing facility and site photographs that highlight code or adjacency issues, and existing facility floor plan and site diagrams that document current uses.

PROGRAM DEVELOPMENT

During this phase, Dewberry distributes customized law enforcement programming surveys for completion by each Division within your organization. The survey results provide important information regarding the organizational structure of each Division, daily operations, storage needs, critical adjacencies with other Divisions, and future growth in staff that will be primary determinants of space needs. Our team researches County population projections, historical staff growth, call volume, and service roles/points. Current and future organization of each Division and the services or functions needed by each Division will also be identified in order to make projections of future needs. The space needs assessment phase will be conducted in several steps:

UNDERSTANDING OPERATIONS, ORGANIZATION, AND STAFF ALLOCATIONS

Our team must develop a full understanding of how your Sheriff's Department is staffed, operated, managed, and organized and what your service targets, levels, and staffing are to accurately assess where deficiencies or overlaps occur. We use the following steps to develop this understanding:

- Conduct interviews with within your Department, Emergency Operations Manager, County personnel, and external stakeholders
- Document detailed descriptions of staffing positions, responsibilities, and anticipated future trends needed to address critical service areas or needed skills
- Document typical shift schedules and hours of operation to understand the interaction between shifts and other staffing groups
- Review current operational documents to develop an understanding of current practices and future operational trends that could impact staffing levels and needs

Following the initial interviews and information collection, an assessment of current operations will be developed for use as a baseline summary to assess future needs and staffing.



CURRENT DEPARTMENT STAFFING AND OTHER RESOURCE NEEDS

Our team will develop a comprehensive understanding of your existing staffing levels and analysis of your future staffing needs. Future staffing levels will be identified to support workloads and service objectives for each unit in support of proactive operational and community policing effectiveness while meeting caseload objectives and to supporting operations. During this phase, our team meets with each operational unit to review survey results, verify current staffing levels, and determine future operational and staffing needs for a 20-year period. This analysis results in department staffing projections in five-year increments for a 20-year projection based on anticipated workload and operational expectations.

SPATIAL NEEDS FOR EACH FUNCTIONAL AREA IN FIVE YEAR INCREMENTS

Your community is unique and shapes the service environment for your Sheriff Administration Facility. Based on the results of the staffing assessment and analysis, projections are developed to determine the operational space needs required to support any staffing modifications. The first step in projecting space needs is the evaluation of current space allocation developed as part of the facility condition assessment. The project team builds off the current allocation of space and identifies any efficiencies not realized within your current facility including shared spaces, flexible/adaptable workspaces, and operational reorganization.

Our team benchmarks space needs to space standards from various sources including the General Services Administration, International Chiefs of Police (IACP), and our previous experience. This benchmarking validates and provides consistency in space allocation between departments and standards set forth by professional organizations. Space standards are developed specifically to each operation and are applied to projected staffing needs in order to determine corresponding future space needs. A one size fits all approach will not be applied universally, as operations that are primarily field base have different needs than a predominately office environment.

Our holistic approach to projecting space needs builds on the foundation of staffing needs and current operational approach. Current and future operational approaches drive the future space needs and facility design. We recognize that many functions are performed more efficiently when in close proximity to other functions. As such, the need for spaces to be in close proximity to other functions are considered when evaluating future spatial allocations and needs. Space needs are projected for each division and by location in five-year increments. The result of this task is a comprehensive assessment of current and future departmental space needs based on future operational, service, and staffing projections.

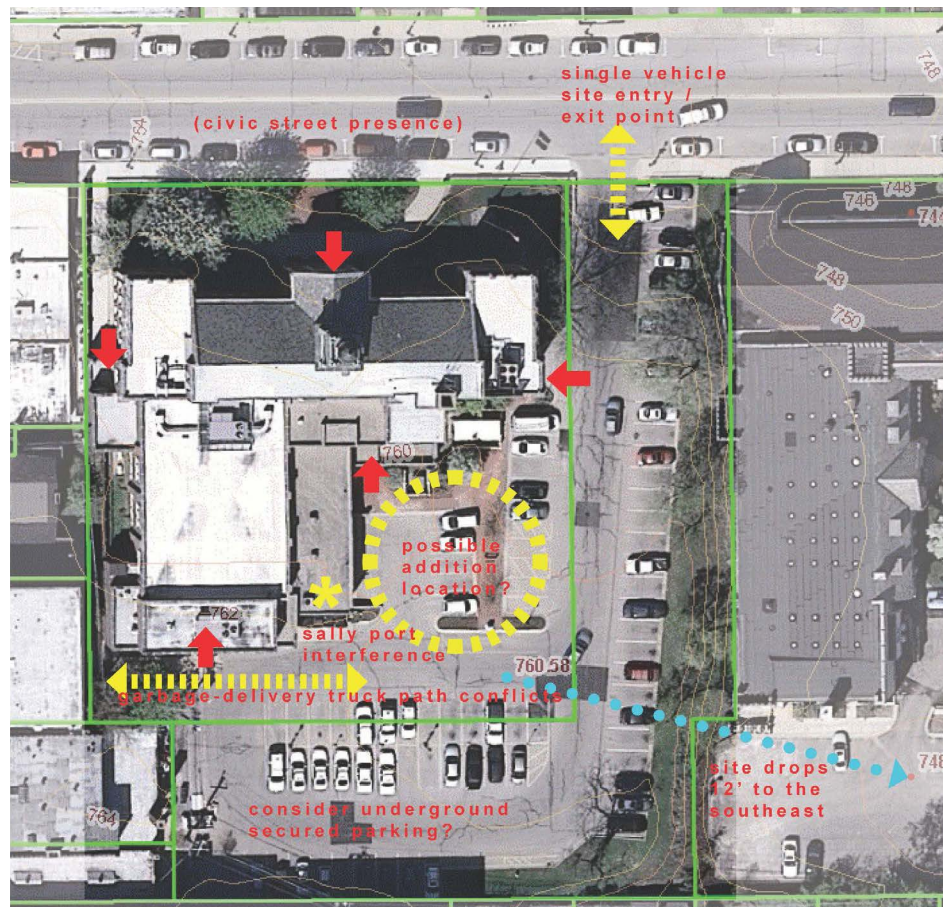
SITE EVALUATION

An important step in the first phase is the existing site evaluation. The site represents the first interaction between the Sheriff's Department and the community, and it is critical to evaluate the site for functional operations, but also for security, accessibility, and community-based design. We begin by studying the site and building and assessing the layout per the "Crime Prevention Through Environmental Design" (CPTED) doctrine, which is considered the "Best Practice" design approach in the security industry today. CPTED is the process of fully integrating security within the architecture and site design of the facility. CPTED involves three major concepts: natural surveillance, natural access control, and territorial reinforcement. We look at the building orientation to see if the primary building entrance faces the main street so entry to the buildings is natural and intuitive. We examine the pedestrian and vehicular flow through the site to verify the site is functional and spatially coherent, facilitating the flow of people to, from, and within the site. Ideally there are at least two site access points with clear separation between public "unsecured" and staff "secured" spaces.



The site is evaluated for facility hardening which often includes site security design features such as active and/or passive vehicular barriers, perimeter fencing for secured staff parking lots, structured parking, site lighting, parking and drop-off design that supports access and security considerations. Our team examines the locations and access points for public and staff parking lots and the locations and number of access points to bordering roadways to assess the level of security and ease of access. Landscape design features are evaluated including the location of any crash rated bollards or planters, grade changes with plinths, and good standoff setbacks to protect from vehicular threats and explosives.

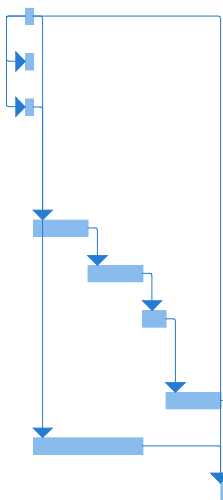
Natural surveillance is another critical component of the site design and integration with the building design. Our team will assess the visibility on the site from entrances and plazas provide increased security for staff and visitors and the integration of any CCTV surveillance systems and proper lighting systems. We will also determine if the public traffic flow into the building is controlled and limited mitigating the risk of exposure to threats of explosives, chemical agents, biological hazards, or radiological threats and if the facility has separate staff and public entries to provide for a safer, healthier environment for both the public and public safety staff. Our site evaluation includes a written narrative of our assessment and site diagrams which will be used for the development of site design concepts.



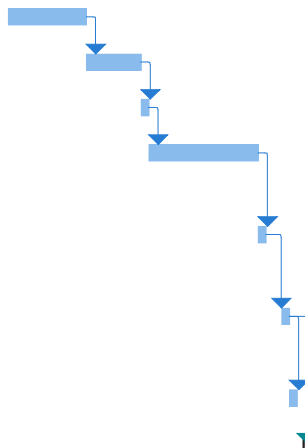
4 h. Proposed Project Work Schedule

Feasibility Assessment	20 days	Mon 10/3/22	Fri 10/28/22	
Assess condition of facility and building systems, establish County goals, determine code required code improvements.	0 days	Mon 10/3/22	Mon 10/3/22	
Kick-off Meeting (MTG 1)	1 day	Mon 10/3/22	Mon 10/3/22	
Project Objective Visioning with County	1 day	Mon 10/3/22	Mon 10/3/22	3SS
Site Analysis (MTG 1) (assess site, building systems evaluation, utility analysis, structural element analysis, testing for exploratory analysis, code assessment)	1 day	Mon 10/3/22	Mon 10/3/22	3SS
Review and evaluate county provided documents	5 days	Tue 10/4/22	Mon 10/10/22	5
Code review	5 days	Tue 10/11/22	Mon 10/17/22	6
Accessibility review (ADA + CBC 11B): parking, path of travel, signage, etc).	3 days	Tue 10/18/22	Thu 10/20/22	7
Onsite conceptual design meeting and prep (MTG 2)	5 days	Fri 10/21/22	Thu 10/27/22	8
CEQA assessment	10 days	Tue 10/4/22	Mon 10/17/22	3
Preliminary Project Report	1 day	Fri 10/28/22	Fri 10/28/22	10,3,9
Program Development	28 days	Fri 10/28/22	Wed 12/7/22	1
Work with County to develop program for current and future needs of facility	0 days	Fri 10/28/22	Fri 10/28/22	
Program Survey distribution and analysis	8 days	Mon 10/31/22	Wed 11/9/22	
Key leadership, staff, and stakeholder interviews	5 days	Thu 11/10/22	Wed 11/16/22	14
Onsite design review meeting with County (MTG 3)	1 day	Thu 11/17/22	Thu 11/17/22	15
Prepare program document, statement and pre-design study	10 days	Fri 11/18/22	Thu 12/1/22	16
Participate in onsite meeting with County staff to review draft Program Statement and Pre Design Study (MTG 4)	1 day	Fri 12/2/22	Fri 12/2/22	17
Present program statement and predesign study to Board of Supervisors (MTG 5)	1 day	Mon 12/5/22	Mon 12/5/22	18
Deliverable: Program Statement and Pre-Design Study	1 day	Tue 12/6/22	Tue 12/6/22	19
Schematic Design	56 days	Wed 12/7/22	Thu 2/23/23	12
Develop schematic architectural and engineering design based on results of previous phases	0 days	Wed 12/7/22	Wed 12/7/22	
Schematic Site Plan (2 Alts)	5 days	Tue 12/13/22	Wed 1/11/23	19FS+5 days
Schematic Floor Plan (2)	5 days	Thu 1/12/23	Wed 1/18/23	23
Concept Exterior Elevations	5 days	Thu 1/19/23	Wed 1/25/23	24
Onsite design review meeting with County (MTG 6)	1 day	Thu 1/26/23	Thu 1/26/23	25
Statement of probable cost	10 days	Fri 1/27/23	Thu 2/9/23	26
Deliverable: Schematic Design Drawings, Specifications, & Narratives	10 days	Fri 2/10/23	Thu 2/23/23	27

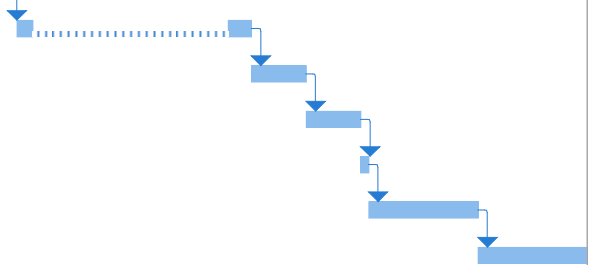
◆ 10/3



◆ 10/28



◆ 12/7





5. References

County of Lake
Sheriff Administration Facility

5 a. References within the Past Five Years

BENICIA POLICE DEPARTMENT

Rick Knight, Project Manager
P: 707.746.4322 | E: rknight@ci.benicia.ca.us
250 East L Street | Benicia, CA 94510
Project: Police Department Needs Assessment Study

STANISLAUS COUNTY

Andy Johnson, Asst. Director of Capital Facilities
P: 209.480.5145 | E: johnsona@stancounty.com
825 12th Street | Modesto, CA 95354
Project: Empire Library and Sheriff's Office, Health Services Building, and Public Safety Facilities Expansion

BAKERSFIELD POLICE DEPARTMENT

Captain Jeremy Blakemore
P: 661.326.3835 | E: jblakemo@bakersfieldpd.us
1601 Truxton Avenue | Bakersfield, CA 93301
Project: Police Department Space Needs Study

SOLANO COUNTY

Mark Hummel, Capital Projects Manager
P: 707.784.7908 | E: mahummel@solanocounty.com
675 Texas Street, #2500 | Fairfield, CA 94533
Project: Master Services Agreement: Solano Fairfield Library, Juvenile Detention Facility, Main Jail, Justice Center Forensics Lab Feasibility Study

CITY OF LAWTON

James Smith, Police Chief
P: 580.581.3270 | E: jsmith@lawtonok.gov
10 SW 4th Street | Lawton, OK 73501
Project: Study and Implementation of Public Safety Facility




5 b. Personnel and Role Assignments

CLIENT/PROJECT	TEAM MEMBER ROLE
Benicia Police Department Police Department Needs Assessment Study	Madeline Villena - Interior Designer Chris Allred - Security Designer Patrick Crosby - Structural Engineer Christina Codemo - Environmental Consultant
Stanislaus County Empire Library and Sheriff's Office Public Health Facility Public Safety Facilities Expansion Emergency Operation Center Upgrades	Will Oren - Project Manager Patti Esposito - Design-Build Project Executive <i>(while at a previous firm)</i> Madeline Villena - Interior Designer Chris Allred - Security Designer Anthony Colacchia - Mechanical/Plumbing Engineer
Bakersfield Police Department Police Department Space Needs Study	Will Oren - Project Manager Larry Hlavacek - Architect/Subject Matter Expert Madeline Villena - Architectural Designer
Solano County Master Services Agreement: Solano Fairfield Library, Juvenile Detention Facility, Main Jail, Justice Center Forensics Lab Feasibility Study	Will Oren - Project Manager Sue Akiyama - Architect Larry Hlavacek - Planner/Subject Matter Expert Madeline Villena - Architectural Designer Chris Allred - Security Designer Patrick Crosby - Structural Engineer
City of Lawton Public Safety Facility	Larry Hlavacek - Principal/Market Segment Leader Katie Vondrasek - Architectural Designer Chris Allred - Security Designer



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<div>Dewberry®</div> <div>hourly rate</div>					Dewberry Architects (Planning / Code / Design)				BKF (Civil)					Crosby (Structure)				Capital Engineering (Mech/Plumb)			TEE (Elec/LV, Data, Security)			SCA (Environmental)			Cumming (Estimating)			Subtotals			
					Principal	Project Manager	Planner / Designer	Project Architect	Vice President	Project Manager	Senior Project Engineer	Office Surveyor	Drafter II	2 Person Survey Crew	Principal	Project Manager	Project Engineer	Structural Designer	Principal	Project Manager	Engineer	Principal	Project Manage	Engineer/Designer	Principal	Project Manager	Industrial Hygienist	Director	Senior Cost & MEP	Cost Manager	TASK HOURS	reimbursables	
					\$330	\$230	\$110	\$150	\$244	\$231	\$198	\$213	\$124	\$325	\$342	\$230	\$202	\$178	\$220.00	\$195.00	\$158.00	\$270	\$210	\$190	\$240	\$165	\$130	\$220	\$185	\$170			
Task #	Task Name																																
PHASE 1	Feasibility Assessment																																
1.00	Assess condition of facility and building systems, establish County goals,																																
1.01	Kick-off Meeting (MTG 1)				8	4	4	4	1	8						6			8			2								45	\$800.00		
1.02	Project Objective Visioning with County				2	2	2	2		2																			10				
Site Analysis (MTG 1)					2	2	2	8	1	8		4	16	10		8	8		2	4		4		4	2		18			103	\$120.00		
1.03	(assess site, building systems evaluation, utility analysis, structural element analysis, testing for exploratory																																
1.04	Review and evaluate county provided documents					4		4		2	8					4	4		2			1	1	2						32			
1.05	Code review				2	4		12	1	2	2				2	4		4	1					1						35			
1.06	Accessibility review (ADA + CBC 11B): parking, path of travel, signage, etc).					6		6		1	1										0.5		1							16			
1.07	Onsite conceptual design meeting and prep (MTG 2)				8	8	8	8		2	8					8	8					4		4						66	\$120.00		
1.08	CEQA assessment					8		2																						10	\$6,500.00		
1.09	Preliminary Project Report				8	2	16	8		4	16				4	8	16	24	6	6		1	1	2	2	4	8			136			
Deliverable: Detailed Facility Assessment Report																																	
Total Hours Phase 1					30	40	32	54	3	29	35	4	16	10	6	38	36	28	19	10		12.5	2	14	4	4	26				453		
Subtotal Phase 1					\$9,900	\$9,200	\$3,520	\$8,100	\$732	\$6,699	\$6,930	\$852	\$1,984	\$3,250	\$2,052	\$8,740	\$7,272	\$4,984	\$4,180	\$1,950		\$3,375	\$420	\$2,660	\$960	\$660	\$3,380				\$ 91,800	\$7,540.00	\$99,340
subtotals					\$30,720				\$20,447						\$23,048				\$6,130			\$6,455			\$5,000								
PHASE 2					Program Development																												
2.00	Work with County to develop program for current and future needs of facility																																
2.01	Key leadership, staff, and stakeholder interviews				12	8			1	8	1																			30			
2.02	Program Survey distribution and anaylsis				8		16																							24			
2.03	Onsite design review meeting with County (MTG 3)				8	8	8		1	8												4		4						41	\$120.00		
2.04	Prepare program document, statement and pre-design study				8	8	24	16	1	4	16							8	1			2	2	2						92			
Participate in onsite meeting with County staff to review draft Program					8	8			1	8												4		4									
2.05	Statement and Pre Design Study (MTG 4)																																
2.06	Present program statement and predesign study to Board of Supervisors (MTG 5)				8	8			1	8																				25	\$800.00		
Deliverable: Program Statement and Pre-Design Study																																	
Total Hours Phase 2					52	40	48	16	5	36	17							8	1			10	2	10						212			
Subtotal Phase 2					\$17,160	\$9,200	\$5,280	\$2,400	\$1,220.00	\$8,316.00	\$3,366.00							\$1,760	\$195			\$2,700	\$420	\$1,900						\$ 53,917	\$920.00	\$54,837	
subtotal					\$34,040				\$12,902										\$1,955			\$5,020											
PHASE 3					Schematic Design																												
3.00	Develop schematic architectural and engineering desgins based on results of previous phases																																
3.10	Schematic Site Plan (2 Alts)				2	4	12	16	2	4	16										4	8	16							84			
3.20	Schematic Floor Plan (2)				2	4	24	24							2	16	16	24	7	12	25	6	8	15.5						186			
3.30	Concept Exterior Elevations				1	2	12	24																						39			
3.40	Onsite design review meeting with County (MTG 6)				8	12	8	12	1	8						8	8					4		4						73	\$120.00		
3.50	Statement of probable cost				1	4	1	1		2	8		4		1	4	2					1	1				6	50	16	102			
Deliverable: Schematic Design Drawings, Specifications, & Narratives										4	12							1															
Total Hours Phase 3					14	26	57	77	3	18	36		4		3	28	26	24	8	12	25	15	17	35.5				6	50	16	484	\$120.00	
Subtotal Phase 3					\$4,620	\$5,980	\$6,270	\$11,550	\$732	\$4,158	\$7,128		\$496		\$1,026	\$6,440	\$5,252	\$4,272	\$1,760	\$2,340	\$3,950	\$4,050	\$3,570	\$6,745				\$1,320	\$9,250	\$2,720	\$ 93,629	\$120.00	\$93,749
					\$28,420				\$12,514						\$16,990				\$8,050			\$14,365			\$13,290								
Not to exceed PROJECT COST:					\$247,926																												