



Attn: Sofia Mangalam
Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404
P: (650) 286-3239
E: smangalam@fostercity.org

REQUEST FOR PROPOSAL

Proposal Prepared for: City of Foster City, CA
Submitted by: 5 pm, Tuesday, June 11, 2024

On-Call Building Services for City of Foster City

West Coast Code Consultants, Inc.
South San Francisco Regional Office
417 Grand Avenue, Suite 201
South San Francisco, CA 94080

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Teaming with Your Community to Make a Difference

Photo Credit: Travel Lens - <https://www.travellens.co/best-things-to-do-in-foster-city-ca/>

PROJECT CONTACT:

Donald Zhao, PE, MCP, CBO
Vice President, Regional Manager
417 Grand Avenue, Suite 201
South San Francisco, CA 94080
O: (650) 754-6353
C: (925) 997-4322
E: Donald@WC-3.com



West Coast Code Consultants, Inc.

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WEST COAST CODE CONSULTANTS, INC.

Donald Zhao, PE, MCP, CBO | **O:** (650) 754-6353 | **E:** Donald@WC-3.com
417 Grand Avenue, Suite 201, South San Francisco, CA 94080 | www.WC-3.com

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West Coast Code Consultants, Inc.

Letter of Interest

June 11, 2024

Sofia Mangalam
Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

RE: Response to RFP for On-Call Building Services for the City of Foster City

Dear Ms. Mangalam,

West Coast Code Consultants, Inc. (WC³) is thrilled to present our proposal to the Community Development Department the City of Foster City, California. We are offering our services to provide On-Call Building Services as necessary in support of the Division and City.

WC³ has a proven track record of providing reliable support and excellent service for plan review, building inspection and staff augmentation or front counter permit technician services throughout California. We are confident in our ability to provide these important services to your City.

Our team includes licensed professional civil engineers, structural engineers, fire protection engineers, land surveyors, ICC-certified building officials, fire marshals, plans examiners, building and public works inspectors, permit technicians, and other professionals. Our vast experience working on various civil, engineering, architectural, structural, mechanical, electrical, plumbing, solar, fire, and energy projects has provided WC³ with unparalleled knowledge of local codes and ordinances, State Codes, Federal Codes, and Standards.

Our combined experience, knowledge, and customer service are key to our performance. We are fully capable of meeting the building plan review, building inspection and permit support needs for your projects. Our prime strategies for serving your agency are as follows:

- ▶ Provide accurate and responsive plan review, inspection, staff augmentation, and permitting services to ensure compliance with applicable codes and standards.
- ▶ Provide the highest level of customer service and perform plan reviews and inspections that meet or beat standard turnaround times.
- ▶ Balance the need to ensure conformance to standards and regulations with the need for predictability, uniformity, and efficiency.

We thank you for your consideration and look forward to an opportunity of continuing to work together. We are confident in our ability to meet the needs of Foster City and eager to deliver professional, thorough service with our diverse, experienced team. If you have any questions or require further information, please feel free to contact me, or our Vice President and Regional Manager, Mr. Donald Zhao, at anytime. He can be reached at:

Donald Zhao, PE, MCP, CBO - Vice President/Regional Manager
West Coast Code Consultants, Inc. | South San Francisco Regional Office

417 Grand Avenue, Ste. 201 | South San Francisco, CA 94080 | P: (650) 754-6353 | E: Donald@WC-3.com

Sincerely,

Giyan Senaratne, PE, SE, LEED AP
Principal / CEO

Executive Summary



Photo Credit: Travel Lens - <https://www.travellens.co/best-things-to-do-in-foster-city-ca/>

As a leading provider of on-call professional building division services in California, WC³ is pleased to submit a proposal to the City of Foster City for your building safety needs. Our company has been serving various jurisdictions throughout the state for over 18 years, providing top-notch plan check, inspection, and code enforcement services, as well as staff augmentation and permitting services.

Our team at WC³ comprises licensed professional civil and structural engineers, International Code Council (ICC) certified building officials, fire marshals, plans examiners, building inspectors, and other professionals who stay abreast of current trends and regulations in the industry. With extensive knowledge and expertise, we have helped many jurisdictions transform their communities and improve upon safety for their citizens.

We understand that the City of Foster City values high standards of customer service for its citizens, which is why we are confident that our reputation for reliable, professional service, responsiveness, and industry expertise will align with your needs. Our number one goal is to exceed our clients' expectations, and we believe that our partnership with Foster City can help bring peace of mind to your community in a manageable, sustainable, and profitable way.

Our proposal includes a comprehensive approach to the project and work plan, which outlines our innovative solutions to assist Foster City. We have a passion for helping our clients create safe communities as they grow, and we are eager to continue providing our array of services to the City of Foster City.

We look forward to the opportunity to work with the City of Foster City and believe that our expertise and experience make us the perfect partner to help you achieve your goals.

Firm's Experience

Company Overview

West Coast Code Consultants, Inc. (WC³) is a code compliance consulting firm, specializing in comprehensive plan review, inspection and staff augmentation services. Founded by Giyan Senaratne in 2006, WC³ is not a subsidiary of any other firm. The company has experienced steady growth over the past 18 years and has evolved from a small central team in California to an industry leader throughout the western United States. WC³ serves clients with 10 office locations in five states and over 125 employees. No mergers, acquisitions or business transfers have ever taken place with regards to the company, nor has our firm filed any bankruptcy or insolvency processing within the last ten (10) years. Should a contract be awarded, our South San Francisco Regional Office will primarily service the Foster City contract. No sub-contractors or sub-consultants will be utilized to perform the work.

Primary Contact

Donald Zhao, PE, MCP, CBO | VP, Regional Manager
South San Francisco Regional Office
417 Grand Avenue, Suite 201
South San Francisco, CA 94080
P: (650) 754-6353 | E: Donald@WC-3.com

Staff	Entity	Federal ID/Tax ID
125+	S-Corp	204707579

San Ramon Corporate Office

5000 Executive Parkway, Suite 510
San Ramon, CA 94583
P: (925) 275-1700 | F: (925) 275-0600

South San Francisco Regional Office

417 Grand Avenue, Suite 201
South San Francisco, CA 94080
P: (650) 754-6353 | F: (925) 275-0600

Recognition & Accomplishments

- ICC Preferred Education Provider (#1129)
- AIA Education Provider (#38839994)
- 2022, 2014 & 2010 ICC Chapter Industry Awards for Excellence
- 2021, 2019 & 2015 ICC Chapter Education Awards
- 2019 ICC Chapter Permit Tech of the Year
- 2021 Plumbing Essentials Handbook Author
- 2021 & 2018 IBC Handbook Co-Author
- 2018 IEBC Handbook Author
- 2018 IRC Plan Review Course Developer
- 2018 IBC Structural/Non-Structural Plan Review Course Developer



COMMUNICATION

Good communication is a top priority in providing good service. WC³ staff members assigned to Foster City projects will be responsive and easy to contact by email and/or phone.



ON-TIME PLAN REVIEW

Our qualified team performs a variety of timely reviews, including:

Residential Developments
Commercial Occupancies
Tenant Improvements
Institutional Facilities
Essential Service Buildings
Medical Labs & Facilities
Public Works & More



QUALIFIED

WC³ has been providing building department services and more for over a decade. Each team member working on the Foster City projects will have obtained all requisite certifications and licensing.



Highlights



Firm's Experience

(Continued)

BUILDING SAFETY | FIRE PREVENTION | ENERGY & POWER PUBLIC WORKS & CIVIL ENGINEERING | WC³ ACADEMY | ePROCESS360

WC³ has been serving local jurisdictions with complete plan review, inspection, staff augmentation and other comprehensive services for over 18 years. The company was founded on a commitment to supporting municipalities with exceptional service, code expertise and creative problem-solving. The same guiding philosophy continues to serve our clients to this day and WC³ continues to thrive with the ability to adapt to each client's needs. Whether it's a 40-story high-rise, or a complex mixed-use commercial and residential occupancy, we've assisted coastal and inland cities throughout California with all types of projects—both large and small. Our team of highly qualified professionals is licensed, certified and understands all aspects of code. We strive to meet aggressive turnaround times to keep projects on schedule and always address questions and concerns in a polite and friendly manner.

When in-house teams are understaffed, require specific expertise on complex projects, or feel overwhelmed with a long list of projects, WC³ is available to handle all technical aspects or project overflow for your community. We serve in matters to help fulfill obligations and can join in on phone calls or meetings with city officials, employees or applicants. In many instances, our employees have served jurisdictions in a variety of roles, including administrative or front counter support, permit technicians, or to provide interim building official or fire marshal services. We strive for complete satisfaction and our remarkable employees are always ready to assist.

WC³ is recognized as an industry leader with a team who maintains a high level of skill and experience. Through our WC³ Academy, we are often invited to host live instructor training, as well as online, on-demand training courses in building safety and fire prevention for field and technical staff, nationally. We remain a leader in meeting ever-changing industry standards and our employees are continually challenged to enhance their educations and pursue relevant certifications. This combination of experience, knowledge and customer service is the key to our success and helps us provide the very highest quality of service possible.

Building/Fire Plan Reviews
Civil/Public Works Plan Review
Code Interpretation
Code Enforcement

Building/Fire/Civil/Energy Inspection
Building Official/Fire Marshal Services
Administrative Services
Staff Augmentation

Code Training/Education
Online Permitting/Municipal
Software Solutions
And More!



Our Team

The WC³ team is comprised of licensed and certified...

- | | |
|-------------------------------------|--|
| Civil Engineers | Certified Access Specialists (CASp) |
| Structural Engineers | Certified Plans Examiners |
| Traffic Engineers | Certified Building Inspectors |
| Fire Protection Engineers | Certified Public Works Inspectors |
| Certified Fire Marshals | Certified Fire Inspectors |
| Certified Building Officials | Certified Permit Technicians |

Specific Municipal & Jurisdictional Experience

WC³'s professional team has experience reviewing and inspecting various construction types and occupancies, including educational institutions, community developments, retail establishments and tenant improvements, as well as more larger-scaled industrial and commercial projects. The following represents a sampling of notable jurisdictions with whom WC³ has had the pleasure of building relationships with and serving in various capacities. Over the years and throughout each individual project or assignment, our team applied a comprehensive understanding of multiple building codes and worked cohesively with management teams, in-house staffing, contractors, design teams and fellow peers to help resolve code issues. As the percentage of work fluctuated and varied with each individual project, WC³ staffing was assigned per the clients' needs and based upon the project's scope of work. All project schedules were adhered to and all project work was completed on time.



GILEAD SUPERSTRUCTURE

Location: Foster City, CA

Year: 2024-Ongoing

Gilead is one of the largest biopharmaceutical companies in the world and has its headquarters in Foster City. This project includes the demolition of a 21K SF office building and the construction of a new 190K SF 5-story R&D building. The plan includes dedicated laboratories and research space, as well as a third-story skybridge. The project also includes a landscaped area known as the "Research Quad." WC³ is performing comprehensive plan review, including building, mechanical, electrical, and plumbing.



WILLIAM E. WALKER RECREATION CENTER

Location: Foster City, CA

Year: 2024-Ongoing

This project entails the demolition of a 32,000 SF building and its replacement with a 40,000 SF multi-purpose facility designed to meet the needs of the growing Foster City community. The design features multipurpose classrooms that can also be used for workshops, meetings, and special events. The project also includes improvements to the landscaping and outdoor spaces of the adjacent park. WC³ is handling full plan review for the project.



THE LAB

Location: Foster City, CA

Year: 2024-Ongoing

The project will include a 3-story Class "A" life science campus with a 6,000 SF rooftop terrace overlooking the San Francisco Peninsula. Half of the building is occupied by laboratory space, while the other half is dedicated to office space. Roughly 28,000 SF of open space is also included. WC³ performed comprehensive plan reviews that included building, mechanical, electrical, plumbing, and more.



KILROY OYSTER POINT LIFE SCIENCE CAMPUS

Location: South San Francisco, CA

Year: 2018-Ongoing

Oyster Point transformed the South San Francisco waterfront into a transit-oriented life science campus. This ongoing project entails approximately 40 acres and 2.5 million SF of a landfill site, directly on the coastline, within a tsunami inundation zone. WC³ has assisted in performing various projects in the civil, fire and life safety and structural plan review disciplines for this enormous development. Ongoing projects associated with tenant improvements, research labs, office space and new construction continue to this day.



SOUTHLINE LIFE SCIENCE CAMPUS

Location: South San Francisco, CA

Year: 2019-Ongoing

The Southline project is a mixed-use, transit-oriented development in South San Francisco, adjacent to the city of San Bruno. Steps away from BART and Caltrain, this innovative 7-building campus on 27 acres of former vacant lots and warehouses will revitalize the area by adding up to 3M SF of Class A office and life science space. WC³ has been pleased to perform the preliminary review, civil (C3) reviews, as well as comprehensive building plan reviews.



GATEWAY OF PACIFIC CAMPUS

Location: South San Francisco, CA

Year: 2018-Ongoing

Gateway of Pacific is a landmark, delivering premier laboratory and office space at the front door to South San Francisco's flourishing biotechnology community. This fully-integrated 2.2M SF (36 acre) campus features 10 distinct and robust buildings within an active, urban-park setting. WC³ has performed a multitude of projects in the civil, fire and life safety, fire systems and building plan review disciplines for this multi-phase development. Ongoing projects continue to this day in all disciplines associated with tenant improvements, research labs, office space and new construction.



LIFE SCIENCE CENTER

Location: South San Francisco, CA

Year: 2022-Ongoing

The Life Science Center project is a dynamic new addition to the South San Francisco landscape. This innovative development features an 11-story high rise lab and office building, a modern 5-story lab and office structure, an 8-level parking garage, and a newly constructed 1-story amenity building. Strategically positioned near a forthcoming Caltrain Station, the project offers essential convenience and seamless access to public transportation. WC³ is handling complete building and civil engineering plan review services for various phases of this project.



ABBVIE

Location: South San Francisco, CA

Year: 2018-2023

This 480,000 SF facility houses new state-of-the-art laboratory and collaborative workspace. The building has obtained LEED Platinum certification, with solar panels, rainwater capture and vegetated roofs as part of its environmentally friendly construction. WC³ facilitated complete plan review services for Phases 1 & 2 of this project.



SOUTH SAN FRANCISCO COMMUNITY CIVIC CAMPUS

Location: South San Francisco, CA

Year: 2019-Ongoing

A forward thinking civic presence for the City of South San Francisco that will include multi-functional, multi-user and interactive facilities. Built in three phases the project will include a police facility, library, parks and recreation center, community theater, city council chamber, parking garage and fire station. WC³ has performed a multitude of structural, building, mechanical, electrical and plumbing plan reviews for original and deferred construction documents associated this project.



ALEXANDRIA LIFE SCIENCE CAMPUS

Location: San Carlos, CA

Year: 2022-Ongoing

This new addition to the city of San Carlos, is a new cutting-edge 110,554 SF 3-story building meticulously crafted for laboratory and office use. This modern facility promises to meet the evolving needs of scientific research and business operations. With its spacious design and state-of-the-art amenities, the building offers an ideal environment for innovation and collaboration. WC³ has assisted in performing various projects in the building, structural, mechanical, electrical and plumbing plan review disciplines for this project.



GATEWAY AT MILLBRAE STATION DEVELOPMENT

Location: Millbrae, CA

Year: 2022-Ongoing

Gateway at Millbrae Station is a neighborhood-defining community delivering quality spaces for people to live, work, shop, and dine. The transit oriented project located east of the Millbrae Intermodal Station entails a 6-story mixed-use building consisting of retail, lab and office spaces. The site also includes a 2-story parking garage, 400 residential homes and a hotel. WC³ provided various plan review services of the original and revised construction documents and is also providing building inspection services.

Firm's Understanding

Statement of Understanding and Ability to Meet Foster City Requirements

WC³ proposes the services of Mr. Donald Zhao, PE, MCP, CBO as our main point of contact and Client Manager for Foster City. Ms. Fattah will serve as Plan Review Manager, Mr. Rossbach, MCP, CBO, will serve as Building Inspection Manager, and Mr. Marky Phun will oversee and train all associated staffing for permitting services. We shall assign competent personnel to perform all services on behalf of Foster City and upcoming projects. A complete listing of proposed personnel along with their expertise, professional background, certifications, training, and services they will perform can be found on pages 11-14 of this proposal. In the event that Foster City, in its sole discretion, at any time during the term of a potential agreement, desires the reassignment of any staff members, WC³, shall immediately upon receiving notice from the City, reassign such person or staff members.

WC³ provides a thorough assurance/quality control program through assignment of the proposed project management team to follow plan review, inspection and permitting projects from submission or request to approval and completion. Weekly meetings are held for collaboration and clarification on any details, issues or questions and documents are thoroughly reviewed by the project manager and supervisors prior to being released to Foster City. Our entire team as a whole strives to always reference direct codes and to not make "best practice" comments as can be common in the industry. Our plans examiners and inspectors are well versed in the requirements of State of California Building, Mechanical, Electrical, and Plumbing Codes, as well as State energy efficiency and accessibility standards as amended by the City of Foster City. This includes Part 2 of the larger California Building Standards Code (Title 24) that consists of:

- ▶ Part 1: California Administrative Code
- ▶ Part 2: California Building Code
- ▶ Part 2.5: California Residential Code
- ▶ Part 3: California Electrical Code
- ▶ Part 4: California Mechanical Code
- ▶ Part 5: California Plumbing Code
- ▶ Part 6: California Energy Code
- ▶ Part 8: California Historical Building Code
- ▶ Part 9: California Fire Code
- ▶ Part 10: California Existing Building Code
- ▶ Part 11: California Green Building Standards Code
- ▶ Part 12: California Referenced Standards Code

As the percentage of work fluctuates and varies with each individual project, WC³ staffing will be assigned per Foster City's needs and based upon the project's scope of work. All project schedules will be adhered to and all project work will be completed on time or before project due dates. For Foster City projects, our firm will devote sufficient time and resources to the performance of services as may be necessary to meet a high standard of performance. A complete example of how WC³ adheres to agreed upon schedules, how we make efficient use of personnel and resources, and what techniques our firm uses to deliver quality services may viewed on pages 15-20 of this proposal.

WC³ staff will be available for off-site or remote plan review services as necessary. At the request and direction of the Foster City Chief Building Official, WC³ plan review, inspection, and permit technician staff will also be available to serve on-site, within the City, to provide support for one-stop City services.



Firm's Qualifications

Project Management Personnel

WC³ has established an experienced project team of individuals that would seamlessly augment Foster City staff. The South San Francisco office will serve as the management center for this project and Mr. Donald Zhao, PE, MCP, CBO will serve as Client Manager and key WC³ contact for the City. The following includes a brief summary of proposed key contacts. On the subsequent pages, the additional members of the designated team are listed with specific assignment of in an Organization Chart, as well as a Qualifications Table, displaying all licensing and certifications. Complete resumes are available for viewing in the Appendix - Resumes, while copies of requisite licensing or certifications may be provided upon request.

Donald Zhao, PE, MCP, CBO - Vice President / Regional Manager



We propose the services of Mr. Donald Zhao, PE, MCP, CBO as our main point of contact and Client Manager for Foster City. With over 21 years of experience in the construction industry and 18 of those years as a code official, Mr. Zhao has proven his mastery of Building Code in its many facets. Donald uses every opportunity to expand his base of knowledge and share it with his team. His utilization of modern collaboration technology, along with a strict standard of quality, has enabled Donald to lead the South San Francisco branch of WC³ into several years of consistent growth. Donald's technique and ambition serve as the foundation and goal for all his employees and set him at the cutting edge of an industry constantly in search of innovation.

Zahra Fattah - Plan Review Manager



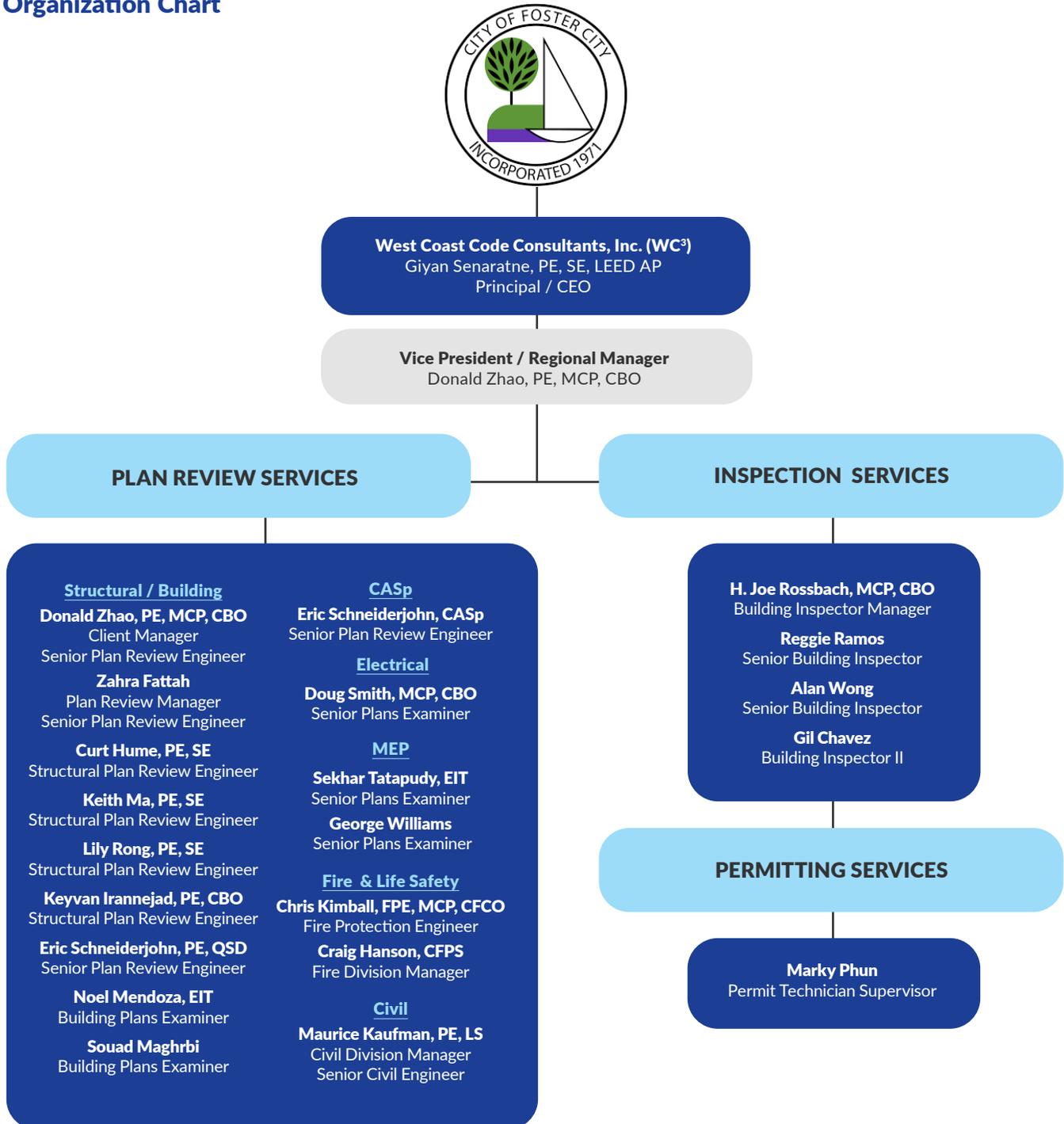
Ms. Fattah has over 21 years of structural design experience with 13 years as a design engineer and over twelve (12) years as structural and non-structural plan review engineer. She brings a broad range of experience to any project. As a plan review engineer she has reviewed hundreds of projects for jurisdictions throughout California. Types of projects reviewed include single family dwellings, podium type residential complexes, corporate offices, OSHPD Medical facilities and Data Centers. She has provided in-house plan review services in multiple jurisdictions throughout the bay area and currently leads the plan review division at WC³'s San Ramon office. Mrs. Fattah is a long time Bay Area resident and is intimately familiar with the Bay Area built environment.

H. Joe Rossbach, MCP, CBO - Building Inspection Manager



Mr. Rossbach, MCP, CBO, is an International Code Council (ICC) certified Master Code Professional and Building Official with years of experience in the construction industry. His background has enabled him to demonstrate exceptional problem-solving skills. Having worked with numerous customers in the construction industry, he presents incredible interpersonal skills with strict attention to detail. Exposure to the industry from a variety of positions has assisted Joe in gaining the valuable skills necessary to perform a variety of inspections to ensure code compliance. He brings extensive building and construction inspection experience in multiple disciplines as well as in-depth trade and product knowledge to every project.

Organization Chart



In addition to the staff members proposed, supplemental certified staff is available for support to the project. These staff members will be presented to the City for review at time of request.

PLAN REVIEW SERVICES

Giyan Senaratne, PE, SE, LEED AP Principal-in-Charge / CEO	<ul style="list-style-type: none"> Registered PE: CA 46194 Registered SE: 4457 LEED AP Certification 	<ul style="list-style-type: none"> +8 Additional Certifications 32 Years Industry Experience
Donald Zhao, PE, MCP, CBO Vice President, Client Manager Senior Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA 79273 ICC Master Code Professional ICC Certified Building Official 	<ul style="list-style-type: none"> +30 Additional Certifications 15 Years Industry Experience
Zahra Fattah, LEED AP Plan Review Manager Senior Plan Review Engineer	<ul style="list-style-type: none"> BS in Structural Engineering BS in Applied Physics 	<ul style="list-style-type: none"> ICC CA Building Plans Examiner 23 Years Industry Experience
Curtis Hume, PE, SE Structural Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA 38266 Registered SE: S3134 	<ul style="list-style-type: none"> +3 Additional Licenses in Washington and Arizona 40 Years Industry Experience
Keith Ma, PE, SE Structural Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA 364767 Registered SE: 5065 	<ul style="list-style-type: none"> 14 Years Industry Experience
Lily Rong, PE, SE Structural Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA 76434 Registered SE: 6469 	<ul style="list-style-type: none"> 20+ Years Industry Experience
Keyvan Irannejad, PE, CBO Senior Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA C 44539 BS in Environmental Engineering ICC Building Plans Examiner 	<ul style="list-style-type: none"> +9 Additional Certifications 34 Years Industry Experience
Eric Schneiderjohn, PE, MS, CASp Senior Plan Review Engineer	<ul style="list-style-type: none"> Registered PE: CA C 87019 MS in Civil Engineering ICC Building Plans Examiner 	<ul style="list-style-type: none"> +2 Additional Certifications 10 Years Industry Experience
Noel Mendoza, EIT Building Plans Examiner	<ul style="list-style-type: none"> Bachelor of Civil Engineering Engineer in Training Certification 	<ul style="list-style-type: none"> ICC Building Plans Examiner 8+ Years Industry Experience
Souad Maghrbi Building Plans Examiner	<ul style="list-style-type: none"> Bachelor of Science in Engineering ICC CA Building Plans Examiner 	<ul style="list-style-type: none"> 20+ Years Industry Experience
Doug Smith, MCP, CBO Senior Plans Examiner	<ul style="list-style-type: none"> ICC Master Code Professional ICC Certified Building Official Electrical Plans Examiner 	<ul style="list-style-type: none"> +12 Additional Certifications 21 Years Industry Experience
Sekhar Tatapudy, EIT Senior Plans Examiner	<ul style="list-style-type: none"> Masters of Business Administration Bachelor of Science Mechanical Engineering 	<ul style="list-style-type: none"> 37+ Years Industry Experience 14+ Years Bay Area Plan Check Experience

PLAN REVIEW SERVICES (Continued)

George Williams, MCP, CBO Senior Plans Examiner	<ul style="list-style-type: none"> • ICC Master Code Professional • ICC Certified Building Official • ICC Plumbing Code Specialist 	<ul style="list-style-type: none"> • ICC Mechanical Code Specialist • + 29 Additional Certifications • 21 Years Industry Experience
Chris Kimball, FPE, MCP, CFCO Fire Protection Engineer	<ul style="list-style-type: none"> • ME Structural Emphasis • BS in Civil Engineering • Registered PE: CA C 67857 • Registered Fire Protection Engineer 	<ul style="list-style-type: none"> • ICC Certified Fire Code Official • ICC Master Code Professional • 30+ Additional Certifications • 30+ Years Industry Experience
Craig Hanson, CFPS Fire Division Manager	<ul style="list-style-type: none"> • NFPA Fire Protection Specialist • NFA Fire Plan Review • NFA Health & Safety Officer 	<ul style="list-style-type: none"> • IFSAC Fire Inspector I • 30+ Years Industry Experience
Maurice Kaufman, PE, LS Civil Division Manager / Sr. Civil Engineer	<ul style="list-style-type: none"> • Registered PE CA: 43680 • Registered LS CA: 7256 	<ul style="list-style-type: none"> • MS in Structural Engineering • 34+ Years Industry Experience

INSPECTION SERVICES

H. Joe Rossbach, MCP, CBO Building Inspection Supervisor Senior Building Inspector	<ul style="list-style-type: none"> • ICC Master Code Professional • ICC Certified Building Official • ICC Commercial Bldg. Inspector 	<ul style="list-style-type: none"> • ICC Building Plans Examiner • 28 Additional Certifications • 31 Years Industry Experience
Reggie Ramos Senior Building Inspector	<ul style="list-style-type: none"> • ICC Building Plans Examiner • ICC Residential Building Inspector • ICC Commercial Building Inspector 	<ul style="list-style-type: none"> • ICC Building Inspector • 7+ Years Industry Experience
Alan Wong Building Inspector	<ul style="list-style-type: none"> • ICC CA Building Inspector • ICC Combination Inspector • ICC Plans Examiner 	<ul style="list-style-type: none"> • 37+ Years Industry Experience • Fire Inspector II
Gil Chavez Building Inspector II	<ul style="list-style-type: none"> • ICC Building Inspector • ICC Commercial Building Inspector • ICC Residential Building Inspector 	<ul style="list-style-type: none"> • Residential Combination Inspector • Residential M, E, and P Inspector • 4+ Years Industry Experience

PERMITTING SERVICES

Marky Phun Permit Technician Supervisor	<ul style="list-style-type: none"> • 15+ Years Industry Experience • Staff Trainer and Coordinator 	<ul style="list-style-type: none"> • Personable and Friendly • Detail Oriented
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In addition to the staff members proposed, supplemental certified staff is available for support to the project. These staff members will be presented to the City for review at time of request.

Proposed Project Approach

Experience and Expertise to Address the Scope of Work

WC³ strives to adapt to the styles and requirements of every jurisdiction we serve. Each community is unique, and our staff is trained to provide individualized support for each of our clients. We are confident in our ability to perform the duties outlined by Foster City, including but not limited to the following:

PLAN REVIEW SERVICES

- ▶ WC³ shall perform comprehensive building code plan review services as directed by the Chief Building Official of Foster City.
- ▶ All plan review services provided by WC³ shall include the initial plan review and all subsequent re-reviews as necessary for building permit issuance.
- ▶ Plan review services shall include consultation to the building permit applicants as administered by the City staff.
- ▶ Plan review services will be performed remotely or on-site in the office spaces at City Hall.
- ▶ Perform review services for compliance with the latest versions of City Code of Foster City and California Code of Regulations Title 24 as adapted by the City of Foster City.

BUILDING INSPECTION SERVICES

- ▶ WC³ shall perform building inspection services for a specified number of hours as directed by the Chief Building Official.
- ▶ Services shall include review of all approved plans, specifications and documents, review and respond to all inspection requests and reports.
- ▶ Attend mandatory meetings, in house trainings including, but not limited to, safety training, City staff coordination, applicant progress and project management meetings as required or necessary.
- ▶ Perform inspections for compliance to applicable State of California Building, Mechanical, Electrical, Plumbing, Fire codes, as well as State energy efficiency and accessibility standards as amended by the City of Foster City.

PERMIT SUPPORT SERVICES

- ▶ WC³ shall perform permit process services for a specified number of hours as directed by the Chief Building Official.
- ▶ Assist architects, contractors, and the public in accepting, processing, and tracking applications for building permits, calculating and collecting permit fees, and providing general information regarding permit processing.
- ▶ Perform front counter and phone assistance regarding building permit requirements, plan check fees, plan check filing procedures and processing, permit status, accepting permit applications, calculating and applying fees, and reviewing plans for conditions of prior approval

OTHER STAFF AUGMENTATION SERVICES

- ▶ WC³ shall provide staffing augmentation services on an as needed basis.

WC³ understands that the City's need for these services may vary, depending on City's staff capacity and capability to complete the services described in a thorough and timely manner. Furthermore, WC³ will approach service and manage the scope of work as outlined in the table on pages 16 and 17 of this proposal.

Proposed Project Approach

(Continued)

PLAN REVIEW PROCESS & METHODOLOGY	
Incoming Project	<ul style="list-style-type: none"> When plan review services are performed off-site, within the local offices of our firm, WC³ will serve Foster City with electronic plan submittals, accepting and delivering plans back and forth via email attachments as well as links to electronically formatted documents stored elsewhere. WC³ will adapt to any preferred software systems of Foster City.
WC³ Processing	<ul style="list-style-type: none"> An account information file, specific to the City is created to identify items inherent and of interest to the City. This file will be maintained and utilized during each and every project, ensuring potential concerns are always addressed. Upon notification of projects and receipt/download of electronic plan submittal, projects are uploaded and logged into WC³'s own internal eProcess360 software platform and Client/Regional Managers are automatically notified to begin the plan check process.
Plan Check	<ul style="list-style-type: none"> WC³ will check submitted docs for completeness; inform the City of any missing information; review plans to understand the scope and task; identify significant code items and discuss important items with associated staff. Client/Regional Manager will assign WC³ plan examiner staff and monitor progress. Client/Regional Manager will quality check all comments before release to the City.
Communication	<ul style="list-style-type: none"> WC³ understands all plan review comments are subject to the review by the City. Review comments will have plan sheet numbers, detail numbers, and code sections. WC³ will work with Foster City's preferred method of communication and be available via email, phone or in-person for meetings, etc. The City will always have the same points of contact for WC³. The comment structure in our plan review comment lists will be easily transitioned into the format of the City's preference. Copies of all plans check comments and all other correspondence from the plans examiner to the applicant shall be sent directly to Foster City via email.
Recheck	<ul style="list-style-type: none"> Documents are resubmitted to begin the recheck process. WC³ requires a written response addressing each and every plan check item or comment. Rechecks will be assigned to the same plans examiner who performed original review. Any new comments to be included during the recheck cycle will be brought to the attention of the Client/Regional Manager. All plans examiners are encouraged to call and to resolve concerns, rather than adding additional corrections and comment lists. Rechecks are performed quickly and timely. Our turnaround schedule is highlighted in the upcoming section regarding "Typical Plan Review Turnaround Schedule."
Approval	<ul style="list-style-type: none"> Plan review approval will not be recommended to the City until all code compliance issues are resolved and all permit issuance requirements of the department are satisfied. WC³ is flexible and will meet all Foster City project approval requirements, including but not limited to, "Plans Examiner of Record" approval stamps, electronic submittals, paper/hard copies, quantity of copies, pick-up/delivery and more.

TYPICAL PLAN REVIEW TURNAROUND SCHEDULE

WC³ comprehensive plan reviews are performed in a prompt and expeditious manner to meet our jurisdictional clients' needs. WC³ is able to commit to performing plan review deliverables within timeline expectations that meet or beat industry standards. When workloads get tight, WC³ is able to take advantage of schedule availability in additional Regional Offices and benefit from the knowledge and expertise shared across multiple disciplines. All turnaround times are specified from the day they are received in our office(s) and for extraordinarily complex projects, WC³ will immediately contact Foster City and agree on an appropriate response time prior to starting the review.

	INITIAL (Business Days)	RECHECK (Business Days)	EXPEDITED (Business Days)	RECHECK (Business Days)
New Construction, Additions & Remodels	10	5	5	5
New Construction Multi-Family	15-20	5-10	5-10	5-10
Commercial Projects (Small)	10	5	5	5
Commercial Projects (Large/Complex)*	15-20	5-10	5-10	5-10

** Typical turnaround times for large/complex projects is 15-20 days for first reviews and 5-10 days for re-checks. The City will be contacted and an appropriate response time will be negotiated on a case by case basis.*

EXPEDITED APPROACH TO PLAN REVIEW SERVICES

Expedited or accelerated plan review can be accommodated upon request at anytime from Foster City. The expedited plan review process is a means to accelerate initial plan reviews by experienced plans examiners, and when it comes to expedited plan review services, WC³'s typical plan review process is extremely easy to adapt. Clients simply need to submit projects according to standard protocols with a note highlighting that a project is to be expedited. In this case, the quality of WC³'s expedited plan review services do not change. WC³ will allocate additional staffing as necessary, and as available, in order to meet the City's expedited deadlines. WC³ shall provide initial comments, including corrections to be made to the construction documents, within an expedited turnaround time of five to ten (5-10) business days from the date the submittal was received by our team. Subsequent reviews following initial expedited reviews may also be expedited at each client's discretion; however subsequent reviews are typically completed in a timely manner and will be reviewed in the order in which they are received.

TYPICAL INSPECTION TURNAROUND SCHEDULE

Inspections shall be performed during Foster City's regular business hours. Our inspection services include a commitment to making inspectors available for standard, routine inspection needs associated with projects. Standard turnaround for inspection requests will be scheduled accordingly with 48-hour advance notice and when the schedule allows, WC³ will make every effort to accommodate emergency or same-day inspection requests. Additionally, when special needs arise, inspectors can also be made available for after-hour, weekend and holiday inspections as well.

INSPECTION PERIOD	REQUEST LEAD TIME FOR INSPECTION
Standard Inspections	48 Hours Advance Notice
Emergency/Same Day Inspections	Accommodated as Schedule Allows

Additional Efforts to Achieve Foster City Satisfaction

WC³ will provide Foster City the technical expertise they seek through a complete array of plan review, inspection and permitting services. Our portfolio includes projects regarding building, preliminary building, structural, fire & life safety, accessibility, energy, mechanical, plumbing, electrical, solar and other specialty disciplines. Our staff is committed to providing higher standards by delivering building department solutions that exceed client satisfaction and meet time and budget constraints. We believe we are able to meet all the outlined requirements of the RFP as stated. The following is a list of additional professional aspects specific to this RFP that we feel Foster City will find advantageous:

- ▶ **International Code Council (ICC) Certified Permit Technicians** - As needed, WC³ can furnish exceptionally qualified personnel to staff and support your front counter operations. Our staff operates as an extension of your team and understands that customer service is paramount in our industry. All of our team members are intimately familiar with the building application and permitting process. Our technicians are acquainted with a vast array of jurisdictional permit tracking programs and will quickly adapt to your departments specific processes and procedures. We work proactively and collaboratively with applicants to help resolve issues and make the permitting process as pleasant as possible for your customers. All candidates will be presented for the City's approval.
- ▶ **International Code Council (ICC) Certified Inspections** - All inspection personnel assigned to your jurisdiction will be able to read, understand and interpret construction documents, prepare and maintain accurate records and reports, communicate clearly both verbally and in writing and work effectively with contractors, the public, and jurisdictional staff. WC³ tailors our inspection services to meet the specific needs of our clients. In addition to maintaining the International Code Council (ICC) certified inspectors and combination inspectors on staff, we also maintain a list of highly qualified and certified personnel to draw upon when we desire to fulfill jurisdictional clients' full time or interim needs. Each inspector assigned to Foster City will be in possession of all required certifications and minimum four-year experience requirements; and the City will have the opportunity to review all candidates prior to task or project assignment.
- ▶ **California Licensed, ICC-Certified Building Plan Review** - WC³ has ten (10) licensed structural engineers and twenty two (22) professional engineers on staff to meet the criteria noted in the RFP. Many have performed engineering design work in the past, and each has performed hundreds of commercial, residential, institutional/educational, MEP and structural plan reviews throughout their career. Our staff also includes six Master Code Professionals and many members certified by the ICC. Our team operates independently as a third party entity, is properly licensed to practice in the state of California, and has no conflict of interest with regard to any other work performed by our firm for the City.
- ▶ **California Licensed Fire Protection Plan Review** - WC³ is an industry leader in providing plan review services for Fire Prevention and Fire and Life Safety Plan Review. Our diverse team of Fire Protection Engineers, Executive Fire Officers, Certified Fire Protection Specialists, Fire Marshals and Plans Examiners offer clients and extensive range of experience—both formally and on the job. With resources of technical professionals from multiple offices, our team is proficient in all types of construction. Clients count on us to understand the intricacies of fire department access, means of egress, smoke management, fire flow calculations, hazardous materials, fire protection systems, communication systems and more.

- ▶ **California Licensed Engineering Plan Review** - WC³'s engineering plan review service includes California certified professionals and engineers, as well as company best practices to meet each municipality's service requirements. Our team manages projects effectively and efficiently, completing all deliverables with clear comments and communication on time and within budget. We combine quality service to review improvement plans for conformance to approved tentative map, specific plans, and conditions of approval, as well as engineering bond estimates, subdivision maps, hydrology/hydraulic reports, stormwater management, development plans, lot line adjustments, lot mergers, easement plats, and more. Our personalized approach with transparent communication helps streamline the process.
- ▶ **CASp Plan Review** - WC³'s professional staff of plans examiners has vast experience in providing plan reviews for specialized accessibility projects and is well versed in all construction-related accessibility code and standards. WC³ has provided numerous CASp plan reviews and inspections for many of our California clients and has tremendous expertise in guiding clients through California's accessibility regulations as well as ADA and other applicable laws.
- ▶ **Electronic/Digital Plan Review Capability** - WC³ is very familiar with Electronic/Digital Plan Review technologies and works in a variety of capacities as per jurisdictional clients' specifications and systems. This technologically advanced form of plan review provides WC³ the ability to review, mark-up and transport plans of any size, electronically. At no additional cost to clients, we strongly encourage this service. The electronic count on us to understand the intricacies of fire department access, means of egress, smoke management, fire flow calculations, hazardous materials, fire protection systems, communication systems and more.
- ▶ **Meeting Availability & Technical Advice** - When jurisdictions are understaffed, require specific expertise on complex projects, or feel overwhelmed with particular projects, WC³ is available to handle all technical aspects or project overflow for Foster City. We serve in matters to help fulfill obligations and with reasonable notice are more than happy to join in on phone calls or attend special meetings at the City to help facilitate the approval process. Team members are available to discuss projects with designers, construction teams, City employees and/or applicants. We strive for complete client satisfaction and whether it's through telephone, email, web conference, fax or in person, WC³ team members are always ready to assist.
- ▶ **Emergency Services** - Teaming with Your Community to Make a Difference. This phrase has served as the guiding mission of WC³ for over 18 years. As we navigate challenging times, emergencies, disasters or pandemics, WC³ is committed to taking care of our clients and doing our part by continuing to offer the following services:
 - ▶ **Plan Review** - Because of our experience with electronic plan reviews, our staff has the ability work remotely and not miss a beat. With multiple offices located in various regions, we are able to adjust quickly and move plan review projects amongst qualified personal with similar expertise and provide seamless service to our clients. We are also able to facilitate meetings via teleconference and more, and all phone calls and emails will be responded to within the same quick and friendly manner as usual.
 - ▶ **Inspections** - The health and safety of employees and clients is always a top priority for WC³. When circumstance necessitates, we go to great lengths to perform safe, live inspections, while in others we are able to serve clients remotely. In either case, we are committed to helping manage the risk during emergency situations while also helping jurisdiction maintain performance.

Proposed Project Approach

(Continued)

- ▶ **Staff Augmentation** - WC³'s staff augmentation services are a valuable resource when it comes to supporting jurisdictions' needs during emergencies and critical times. Whether live or remote support is needed, we're ready and available to assist with inspection services, building official responsibilities, administrative or permit technician duties, and more!
- ▶ **eProcess360-EDSR** - While an emergency, disaster or pandemic may have an immense impact on all of our lives, WC³ is committed to helping communities maintain day-to-day operations with as few disruptions as possible. Our eProcess360-EDSR is an online permitting solution that helps a jurisdiction work remotely with online applications, document submittals and plan review — serving citizens with peace of mind.
- ▶ **Continuing Education & Training** - WC³ is deeply embedded within the Building Safety industry, with many key staff serving as general members, executive board officers, committee participants, and requested instructors within ICC Chapters and industry associations. We facilitate and encourage all of our personnel to achieve the highest level of experience and certification; and all team members are appropriately licensed, certified and trained with attendance at industry-related training classes, conferences, and seminars. Due to our emphasis on training, WC³ has also created the WC³ Academy which provides education, training and online, on-demand resources to our staff and the industry. Please find additional information at www.WC-3.com.



Fee Proposal

WC³ proposes the following rates based on a percentage of the plan review rate collected by the City of Foster City. A listing of hourly rates additionally depicts rates proposed for all personnel assigned to this project.

WC³ Proposed Fee and Rate Schedule	
<i>*Additional notes and details included on the subsequent page.</i>	
FIXED FEE / CONTRACT RATES	
Comprehensive Full Plan Review	65% of Plan Review Fees to be Paid by the Applicant
Structural Only Plan Review	35% of Plan Review Fees to be Paid by the Applicant
On Site Plan Review	As Per Hourly Rates Below
Revisions / Deferred Submittals, RFIs / ASIs, etc.	As Per Hourly Rates Below
Minimum Plan Review Fee	\$290 (2-Hour Minimum Rate)
Expedited Plan Review	150% of Contract Rates
Electronic Plan Review / Auto Coordination	No Additional Cost
NON-PREVAILING WAGE HOURLY RATES *	
Chief Building Official	\$170.00 / Hour
Senior Client/Project Manager	\$160.00 / Hour
CASp Plan Reviewer / Inspector	\$160.00 / Hour
Plan Review Structural Engineer (Registered SE)	\$160.00 / Hour
Plan Review Engineer (Registered PE / FPE)	\$155.00 / Hour
ICC Certified Building / Fire Plan Reviewer	\$145.00 / Hour
ICC Certified Senior Building Inspector	\$160.00 / Hour **
ICC Certified Building Inspector III	\$150.00 / Hour **
ICC Certified Building Inspector II (Commercial)	\$135.00 / Hour **
ICC Certified Building Inspector I (Residential)	\$125.00 / Hour **
ICC Certified Permit Technician	\$93.00 / Hour
Administrative / Counter Support	\$93.00 / Hour
Expedited Plan Review	150% of Hourly Rates
PREVAILING WAGE HOURLY RATES**	
2023-2024 Prevailing Wage (Daytime Hours)	\$193.70 / Hour
2023-2024 Prevailing Wage (Evening Hours)	\$214.70 / Hour
MISCELLANEOUS SERVICES	
Reimbursable Expenses	At Cost + 10%
Courier/Delivery Expenses	No Additional Cost
Mileage Expenses	IRS Standard Rate
Plan Review Consultation Trip Fee	Staff Hourly Rate + IRS Standard Rate***

(Continued on next page.)

* **Annual Hourly Rate Adjustment** - WC³'s proposed hourly rates are applicable through June 30, 2025. Hourly rates are subject to an annual increase based on a minimum 3% cost-of-living, the Engineering News Record's (ENR) Construction Cost Index (CCI), or the Consumer Price Index - Urban (CPI-U); whichever is greater.

Plan Review Services - Plan check services include an initial review, second review and minor third review (if needed) for approval of the plans. Any additional time required beyond the third plan review will be billed on an hourly basis, with prior approval by the City.

Preliminary, Revisions and Deferred Submittals - Preliminary plan reviews, review of revisions after a project has been approved, review of shop drawings, and review of deferred submittals, etc. will be completed on an hourly basis with a minimum charge of 2-hours and a mutually acceptable not-to-exceed amount.

Expedited Plan Review - Expedited plan review may be accommodated upon request with 24 hours notice. This service will be accommodated for both percentage based and fixed fee/contract rate packages, as well as for hourly rate contracts and services.

Electronic Plan Review - Electronic plan review services will be performed for percentage based plan review services facilitated off-site at WC³ office locations, as well for hourly plan review projects associated with in-house City services. WC³ will automatically coordinate all processes.

** **Prevailing Wage Assignments** - Proposed hourly rates for Inspection Services are not applicable to prevailing wage assignments. Any prevailing wage assignment rates submitted to the jurisdiction will comply with State of California's Department of Industrial Relations (DIR) regulations.

On-Site, In-House or Inspection Services - On site or in-house services (plan review, permit technician, CBO services) will be provided in eight (8) hour segments. An eight (8) hour minimum is required for all requested inspection services.

Overtime - On-site, in-house or inspection services in excess of forty (40) hours a week (overtime, holiday, weekend work, etc.) will be invoiced as follows:

- **Overtime** – One hundred fifty percent (150%) of regular rates. Overtime is defined as working more than eight (8) hours a day, more than forty (40) hours a week, or more than six (6) consecutive days in a week.
- **Double Overtime** – Two hundred percent (200%) of regular rates. Double overtime is defined as working more than twelve (12) hours a day or working more than eight (8) hours on the seventh consecutive day of work.
- **Holidays and Weekends** – Two hundred percent (200%) of regular rates.

Reimbursable Expenses - Reimbursable expenses (i.e. specialized equipment rental or printing costs) will be authorized prior to charge and billed at actual cost + 10% mark up.

Courier / Delivery Expenses - Should the need arise, WC³ will use our established shipping service to pick up documents for courier/delivery to and from our WC³ office(s) at no additional cost.

Mileage Expenses - When applicable, reimbursements for mileage are for the use of personal automobiles within the City's limits, typically Building Inspectors. Reimbursements for mileage are applicable to the Internal Revenue Service's (IRS) standard mileage rate.

*** **Trip Fee** - A trip fee will be applicable to each on-site consultation required for plan review. Trip fee expenses are applicable to the plan reviewer's staff hourly rate plus the Internal Revenue Service's (IRS) standard mileage rate.

Invoicing Procedures - At the beginning of each month, WC³ will furnish an invoice and a statement of the work performed for compensation during the preceding month. Such statement will also include a detailed record, if applicable, of the month's actual reimbursable and mileage expenditures.

References

Client Contacts

WC³ is dedicated to providing our clients with excellent customer service and has been providing building and fire plan check as well as inspection services to municipalities for more than a decade. Our portfolio is comprised of a variety of intricate projects, serving jurisdictions of all sorts and size. The following partial list highlights clients similar to Foster City, all of whom may be contacted as a reference.

▶ City of South San Francisco

Erik Rietdorf
Chief Building Official

315 Maple Ave.
South San Francisco, CA 94080
erik.rietdorf@ssf.net
(650) 829-6685

Services: 2014 to Present
Building/Fire Plan Review,
Inspections, Staff Augmentation

▶ City of San Bruno

Darcy Axiaq
Chief Building Official

567 El Camino Real
San Bruno, CA 94066
daxiaq@sanbruno.ca.gov
(650) 616-7020

Services: 2014 to Present
On Call Plan Review, Inspections,
Staff Augmentation

▶ City of Pleasanton

Robert Queirolo, CBO
Chief Building Official

200 Old Bernal Ave.
Pleasanton, CA 94566
rqueirolo@cityofpleasantonca.gov
(925) 931-5310

Services: 2013 to Present
Building/Fire Plan Review,
Building/Fire Inspection,
Staff Augmentation

▶ City of Redwood City

Christina McTaggart
Chief Building Official

1017 Middlefield Rd.
Redwood City, CA 94063
cmctaggart@redwoodcity.org
(650) 780-7350

Services: 2011 to Present
Building/Fire Plan Review,
Building/Fire Inspections,
Staff Augmentation

▶ City of East Palo Alto

Amy Chen
Community Development Director

1960 Tate St.
East Palo Alto, CA 94303
achen@cityofepa.org
(650) 853-3189

Services: 2012 to Present
Building Plan Review, Inspections,
Staff Augmentation

▶ City of Emeryville

Chadrick Smalley
Community Development Director

1333 Park Ave.
Emeryville, CA 94608
csmalley@emeryville.org
(510) 596-4355

Services: 2006 to Present
Building Plan Review,
Inspections, Code Enforcement,
Staff Augmentation

▶ City of San Carlos

Christopher Valley, CBO
Chief Building Official

600 Elm St.
San Carlos, CA 94070
cvalley@cityofsancarlos.org
(650) 802-4262

Services: 2014 to Present
Building/Fire Plan Review,
Development Review, Inspections,
Staff Augmentation

▶ City of Cupertino

Sean Hatch, CBO
Chief Building Official

10300 Torre Ave.
Cupertino, CA 95014
seanh@cupertino.org
(408) 777-3231

Services: 2013 to Present
Building Plan Review,
Electronic Document
Management and Support

▶ City of Dublin

Gregory Shreeve
Building Official

100 Civic Plaza
Dublin, CA 94568
gregory.shreeve@dublin.ca.gov
(916) 835-6628

Services: 2013 to Present
Building Plan Review,
Staff Augmentation

City Agreement Acknowledgment

Acceptance of City's Agreement / Insurance Coverages

WC³ has reviewed the Request for Proposal (RFP) in its entirety and accepts all conditions and requirements identified in the RFP. We have also reviewed the template agreement, "Professional Services Agreement for On-Call Consultant Services for the Building Division" (Agreement) as proposed and do not have any exceptions or changes to the actual Agreement.

For purpose of this proposal, WC³'s current Certificate of Liability Insurance (COLI) for the City of Foster City can be viewed on the subsequent page. Over the years, our firm has maintained adequate coverages and limits that have been typical and standard within the industry for Plan Review, Inspections and Staff Augmentation services. As per the insurance coverages outlined in "Exhibit C - Insurance Forms," WC³ will actively work with the City to increase these limits and meet the requested coverages as written in the draft Agreement, and as outlined below:

<u>City of Foster City Insurance Requirements:</u>	<u>Coverage Not Less Than:</u>
Commercial General Liability Insurance	\$2,000,000 each occurrence
Commercial General Liability Insurance	\$5,000,000 aggregate
Business Automobile Liability Insurance	\$2,000,000 each occurrence
Worker's Compensation Insurance	\$1,000,000 for bodily injury or disease
Professional Liability Insurance	\$5,000,000 each occurrence
Professional Liability Insurance	\$5,000,000 aggregate
Installation Floater	Equal to initial contract amount + subsequent change orders
Installation Floater	Subject to deductible of not more than \$10,000
Cyber Liability Insurance	\$1,000,000



Appendix - Resumes



Order of Resumes:

Giyana Senaratne	A-2	Sekhar Tatapudy	A-13
Donald Zhao	A-3	George Williams	A-14
Zahra Fattah	A-4	Chris Kimball	A-15
Curtis Hume	A-5	Craig Hanson	A-16
Keith Ma	A-6	Maurice Kaufman	A-17
Lily Rong	A-7	Joe Rossbach	A-18
Keyvan Irannejad	A-8	Reggie Ramos	A-19
Eric Schneiderjohn	A-9	Alan Wong	A-20
Noel Mendoza	A-10	Gil Chavez	A-21
Souad Maghrbi	A-11	Marky Phun	A-22
Doug Smith	A-12		



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF ENGINEERING STRUCTURAL EMPHASIS

San Jose State University

BACHELOR OF SCIENCE CIVIL ENGINEERING

San Jose State University

LICENSES | CERTIFICATIONS

LICENSES

Professional Engineer

California C 46194

Arizona 41242

Structural Engineer

California S 4457

CERTIFICATES

LEED AP

AFFILIATIONS

Structural Engineers
Association of California
Member

American Society of Civil Engineers
Member

East Bay Chapter of ICC
Member

Giyan Senaratne, PE, SE, LEED AP

PRINCIPAL / CEO

Mr. Giyan Senaratne, SE, PE, the owner of WC³, has more than 36 years of experience providing professional building and life safety services to numerous municipalities and government agencies. He is a licensed structural and civil engineer, LEED AP professional, and former Certified Access Specialist (CASP). He has exceptional experience in performing detailed plan reviews for a wide variety of construction types and occupancy groups. This includes simple residential homes, multi-family podium projects, high-rise structures, complex industrial plants, and large-scale power plants. He is actively involved with code development at the State level and is a sought-after educator for code trainings for building officials, design professionals, and contractor organizations.

EXPERIENCE

PRINCIPAL / CEO

West Coast Code Consultants, Inc. / 2006 – Present

Manages all services for the firm. Performs building department services, including plan review, inspection, and staff augmentation services. Facilitates contract management for various client jurisdictions throughout California.

UNIT MANAGER

Linhart Petersen Powers Associates / Bureau Veritas / 2005 – 2006

Provided structural and complete plan review services to local jurisdictions throughout Utah, Arizona, Nevada, and Wyoming. Often provided training with regards to the structural building code requirements for both new and existing buildings to building official, design professional, and contractor organizations.

PRINCIPAL / MINORITY SHAREHOLDER / SENIOR STRUCTURAL ENGINEER

Linhart Petersen Powers Associates / 2004 – 2005

Managed plan review and inspection services for the City of Emeryville. Served as Principal-in-Charge of LP2A operations in Arizona. Reviewed plans for several jurisdictions throughout Utah and Nevada.

SUPERVISING PLAN REVIEW ENGINEER / ASSOCIATE & SENIOR ASSOCIATE

Linhart Petersen Powers Associates / 1995 – 2004

Managed plan review and inspection services for the City of Emeryville. Reviewed residential, commercial, and industrial plans for building code compliance for jurisdictions in California and several other states. Assisted with in-house and over-the-counter plan review as well as Building Official duties on an interim basis.

REGIONAL ENGINEER

International Conference of Building Officials / 1994 – 1995

Reviewed plans of proposed buildings for structural, non-structural, architectural, energy, and accessibility requirements. Provided verbal and written code opinions for conference.

BUILDING OFFICIAL

City of San Mateo, CA / 1993 – 1994

Managed a full range of building services, including public service, plan check, and inspection. Coordinated with numerous City agencies such as planning, fire, police, and public works. Established goals and standards for customer service, quality control, turn-around times, streamlining building processes, and staff cross-training. Drafted and presented ordinances to the City Council. Represented the City in litigation issues. Recommended ADA compliance for City-owned facilities.



West Coast Code Consultants, Inc.

EDUCATION

**BACHELOR OF SCIENCE
CIVIL ENGINEERING**
San Jose State University

LICENSES | CERTIFICATIONS

LICENSES

Professional Engineer
California C 79273

CERTIFICATES

ICC Certified (5300664):

Master Code Professional
Accessibility Plans Examiner/Insp.
Building Inspector
Building Plans Examiner
CA Commercial Mechanical Inspector
CA Commercial Plumbing Inspector
CA Residential Building Inspector
Building Code Official
Building Official
Mechanical Code Official
Plumbing Code Official
Combination Inspector
Commercial Building Inspector
Commercial Combination Inspector
Commercial Electrical Inspector
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Electrical Inspector
Mechanical Inspector
Mechanical Plans Examiner
Plumbing Inspector
Plumbing Plans Examiner
Residential Building Inspector
Residential Combination Inspector
Residential Electrical Inspector
Residential Energy Plans
Examiner/Inspector
Residential Mechanical Inspector
Residential Plans Examiner
Residential Plumbing Inspector
Building Code Specialist
Plumbing Code Specialist
Mechanical Code Specialist

Additional Certifications:

CAL / OES #81869
FEMA IS-100, IS-200, IS-700, IS-800

Donald Zhao, PE, MCP, CBO

VICE PRESIDENT / SENIOR BUILDING PLAN REVIEW ENGINEER

With over 20 years of experience in the construction industry and several of those years as a code official, Mr. Zhao has proven his mastery of Building Code in its many facets. Donald uses every opportunity to expand his base of knowledge and share it with his team. His utilization of modern collaboration technology, along with a strict standard of quality, has enabled Donald to lead the South San Francisco branch of WC³ into six years of consistent growth. His technique and ambition serve as the foundation and goal for all his employees and set him at the cutting edge of an industry constantly in search of innovation. Donald serves the company as a Vice President and Regional Manager, and regularly performs building division duties and plan review services on behalf of client jurisdictions.

EXPERIENCE

VICE PRESIDENT / SENIOR PLAN REVIEW ENGINEER / INSPECTOR

West Coast Code Consultants, Inc. / 2013 – Present

During his tenure with WC³, Donald strives to improve himself and his environment. He has driven the integration of technology into plan review, satisfying the growing need for businesses and jurisdictions to shift to a paperless model. His innovations have fostered a team of plans examiners and inspectors equipped to deal with any obstacle. In the short time since the SF/Peninsula office opened, it has expanded to over three times its original size under Donald's leadership. As a plan review engineer, manager and Vice President, Donald has set the standard for success in leadership and provided his team with the means to achieve greatness. When called upon, he is also able to assist with back up inspection services as necessary.

PUBLIC WORKS / BUILDING PLAN REVIEW ENGINEER / INSPECTOR

City of Half Moon Bay (CSG Consultants) / 2009 – 2013

While working for CSG Consultants, Donald was afforded the opportunity to expand into Civil plan review. He worked within City Hall and in the field to support City employees with administration, inspection, and review. Enhancing accessibility, customer service and permit issuance times for the community, Donald displayed ingenuity overseeing a fee study and transitioning the city from a paper permitting system to electronic software. He was also able to update printed collateral and website communication, significantly improving education initiatives on behalf of the building division. Serving as an interim Code Enforcement Official, he regularly dealt with unpermitted construction, work without permit and nuisance complaints on behalf of the jurisdiction. Ever in pursuit of improvement, Donald capitalized on his city experience and obtained his Professional Engineering license during these years.

PLANS EXAMINER / INSPECTOR

CSG Consultants / 2006 – 2013

Donald began his career in code administration with CSG Consultants directly after college. As a Plans Examiner, Donald was tasked with reviewing plans in the corporate office as well as over the counter within various City building departments. Beginning his jurisdictional experience in San Bruno and Half Moon Bay, Donald developed his plan review style and instincts. During this time, Donald combined his personal construction background with a persistent code study and engineering knowledge to build a solid foundation for his plan review skills. During his time with CSG Donald reached multiple career milestones, including obtaining his Professional Engineering license, completing the requisites to become a Master Code Professional and earning his CBO certification.



West Coast Code Consultants, Inc.

EDUCATION

**BACHELOR OF SCIENCE
STRUCTURAL ENGINEERING**
Milwaukee School of Engineering

**BACHELOR OF SCIENCE
APPLIED PHYSICS**
Beloit College

LICENSES | CERTIFICATIONS

CERTIFICATES
ICC Certified (#8158648):
California Building Plans Examiner

AFFILIATIONS

East Bay Chapter of ICC
Member

Zahra Fattah

PLAN REVIEW MANAGER

Ms. Fattah currently serves as the Plan Review Manager for West Coast Code Consultants, Inc. (WC³). Responsible for leading the plan review teams in our California Regional Offices, Zahra oversees a variety of public and private development projects. With a strong background in structural design, she brings a broad range of experience and code knowledge to any project. As a plan review engineer, she has reviewed hundreds of projects for jurisdictions located throughout California, including single family dwellings, podium-style residential complexes, mixed-use commercial properties, corporate structures, tenant improvements, OSHPOD medical facilities, research laboratories and data centers. Zahra has also provided in-house plan review services to multiple local clients.

EXPERIENCE

PLAN REVIEW MANAGER

West Coast Code Consultants, Inc. / 2010 – Present

Performs building plan reviews for commercial, industrial, and residential buildings ensuring compliance with multiple building codes (including architectural and structural) as well as minor plumbing, mechanical, and electrical requirements. Provides code interpretations and resolves code issues with permit applicants. Administers client services on behalf of WC³ while overseeing plan review teams, project scope, and anticipated workflow.

PROJECT MANAGER

TEAC Structural Engineers / 2005 – 2010

Assessed project requirements and determined the project schedule and necessary staff required to complete the building plans on time. Maintained coordination between the client, architect, and the in-house design team, as well as the field inspection and construction team. Acted as the primary design engineer on many projects which included retail, hospitality, custom homes, single family production housing, and multi-family housing.

PROJECT ENGINEER

HolmesCulley / 2002 – 2003

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.

PROJECT ENGINEER

Himmati Engineering / 2000 – 2002

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.

PROJECT ENGINEER

HolmesCulley / 1998 – 2000

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.



West Coast Code Consultants, Inc.

EDUCATION

**MBA
BUSINESS ADMINISTRATION**
Santa Clara University

**MASTER OF ENGINEERING
CIVIL ENGINEERING**
University of California, Berkeley

**BACHELOR OF SCIENCE
CIVIL ENGINEERING**
California Polytechnic State University

LICENSES | CERTIFICATIONS

LICENSES
Professional Engineer
California 38266
Washington 49086
Structural Engineer
California 3134

AFFILIATIONS

**Structural Engineers
Association of California**
Member
American Society of Civil Engineers
Member

Curt Hume, PE, SE

SENIOR PLAN REVIEW ENGINEER

Mr. Hume is a licensed structural engineer in the state of California and a professional engineer in California and Washington. He holds two master's degrees in business administration and civil engineering; and has over 40 years of experience in a broad range of structural design and engineering disciplines. With 20 years working as a design engineer and many more as a structural plan review engineer, he brings an in-depth knowledge and experience to any project. Curt has reviewed hundreds of projects and developments for jurisdictions throughout California, Colorado, Utah, and Nevada, including single-family dwellings, podium-type residential complexes, corporate office campuses, public institutions, large industrial and manufacturing facilities, as well as electrical power generating plants.

EXPERIENCE

SENIOR PLAN REVIEW ENGINEER

West Coast Code Consultants / 2010 – Present

Performs plan review for multiple client jurisdictions throughout the western United States. Responsible for the structural review of residential, commercial, and industrial structures to ensure compliance with applicable code and standards. Performs independent calculations to verify project calculations. Composes plan check comment letters for individual projects.

REGIONAL MANAGER / SENIOR PLAN REVIEW ENGINEER

Interwest Consulting Group / 2007 – 2010

Managed the plan review services for the San Francisco Bay Area and East Bay. Performed structural plan reviews for numerous client jurisdictions.

SUPERVISING SENIOR STRUCTURAL ENGINEER

Linhart Petersen Powers Associates / 1999 – 2007

Supervised plan review services for multiple client jurisdictions. Reviewed plans for jurisdictions throughout Northern California.

SENIOR ASSOCIATE / DEPARTMENT HEAD

DES Architects + Engineers, Inc. / 1984 – 1999

Performed design and architectural services as lead structural engineer.

PROJECT STRUCTURAL DESIGNER AND CIVIL ENGINEER

Wildman & Morris, Inc. / 1981 – 1984

PROJECT STRUCTURAL DESIGNER

Schaaf – Jacob – Vinson, Inc. / 1980 – 1981



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE CIVIL ENGINEERING

University of California, Berkeley

LICENSES | CERTIFICATIONS

LICENSES

Professional Engineer
California C 64767

Structural Engineer
California S 5065

Keith Ma, PE, SE

LEAD STRUCTURAL PLAN REVIEW ENGINEER

Mr. Ma graduated from University of California Berkeley, with a Bachelor of Science in Civil Engineering. He is licensed in California as both a Civil and Structural Engineer and has over 25+ years of structural engineering experience, both as a plan reviewer and a design engineer. Over the past several years, Keith has been performing building code administration and serving the industry as a structural plan review engineer. He brings a broad range of experience to any project and has managed, designed, and performed plan reviews on hundreds of projects overseas and throughout the western United States. His portfolio of projects includes work on single family dwellings, large multi-family residential and mixed-use complexes, educational facilities, and institutions, commercial buildings, large government and civic developments, large industrial and manufacturing facilities, hotels, mall expansions, marine structures and more.

EXPERIENCE

LEAD STRUCTURAL PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2018 – Present

Performs structural plan reviews of construction documents associated with projects seeking a building permit. Ensures that designs are safe, complete, and accurate, as well as in compliance with the adopted building codes, ordinances, zoning regulations and standards. Performs other related work as required. In 2023, promoted to Lead Structural Plan Review Engineer to help oversee project intake, supervise structural staff, and provide quality assurance.

PLAN REVIEW MANAGER / SENIOR PLAN REVIEW ENGINEER

TRB+ Associates, Inc. / 2013 – 2018

Managed and performed plan reviews for client jurisdictions.

SENIOR LEAD STRUCTURAL ENGINEER

AEPC Group / 2010 – 2013

PROJECT MANAGER / SENIOR STRUCTURAL ENGINEER

Fulcrum Structural Engineering / 2009

PROJECT MANAGER / STRUCTURAL ENGINEER

BORM Associates, Inc. / 2007 – 2008

PROJECT MANAGER / PROJECT ENGINEER

TEAC Structural Engineering / 2005 – 2007

PROJECT ENGINEER

Holmes Culley / 2000 – 2005

STRUCTURAL DESIGNER

H.J. Brunnier / 1999 – 2000

GRADUATE ENGINEER / SITE ENGINEER

Paul Y. ITC, Hong Kong / 1997 – 1999



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF SCIENCE CIVIL ENGINEERING

University of Illinois, Urbana-Champaign

BACHELOR OF ARTS ARCHITECTURE

University of California, Berkeley

LICENSES | CERTIFICATIONS

LICENSES

Professional Engineer
California C 76434

Structural Engineer
California S 6469

Cal FEMA Safety Assessment Program
Disaster Service Worker (70010)

Lily Rong, PE, SE

STRUCTURAL PLAN REVIEW ENGINEER

Ms. Rong is a California licensed structural and civil engineer with several years of design experience. She brings an extensive knowledge and background from the design side of the Architecture, Engineering and Construction (AEC) industry. She is able to knowledgeably apply her structural background to the various multi-disciplinary aspects of building safety and design compliance. Lily holds a Bachelor of Arts in Architecture from the University of California, Berkeley as well as Master of Science in Civil Engineering from the University of Illinois, Urbana-Champaign. She is hard-working, responsible, and extremely organized, and her industry peers can attest that she is easy to work with.

EXPERIENCE

STRUCTURAL PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2022 – Present

Performs reviews of plans, specifications, and calculations for industrial, commercial, and residential structures. Determines compliance with applicable codes, laws, and regulations. Communicates with architects, engineers, contractors, and owners to discuss projects and ensures conformity in structural design, energy standards, disabled access, and more.

PROJECT MANAGER (*Previously Associate*)

KPFF Consulting Engineers / 2016 – 2021

Lead structural project teams during project design and construction phases to meet schedule and budget, including creating task flow charts, assign and review technical analysis and calculation work to staff engineers. Managed staff engineers' daily workflow, answered staff engineers' questions, and mentored growth. QAQC'd technical work for accuracy and code-compliance. Direct coordination with architects, MEP engineers, geotechnical engineers, and ownership for project development. Oversaw projects and found solutions for complex design and construction issues. Was the point-contact structural engineer for project during design and construction and attended weekly OAC meetings. Developed, produced, and reviewed project permit submittal documents, including structural plans, details, specifications, and calculation packages. Responded to plan check review comments to obtain project permits.

SENIOR STRUCTURAL ENGINEER PROFESSIONAL

Skidmore, Owings & Merrill / 2011 - 2016

Structural project lead and point-contact during design and construction. Coordinated with architects, owners, and other design consultants for multiple office, commercial, government, and residential mid- to high-rise projects; Provided options to solve complex design and construction issues. Performed gravity, seismic, and wind structural analyses and calculations on numerous new construction projects in concrete, steel, and composite materials. Assisted staff engineers in technical work, assigned and reviewed work and provided direction. Conducted coordination and project management during construction, including management of RFIs, submittals, change orders, site repairs, etc.

FORENSIC ENGINEER

Exponent Failure Analysis, Inc. / 2009 – 2011

JUNIOR PROJECT MANAGER, PROJECT ENGINEER

JR Structural Engineering Inc / 2002 – 2007



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE CIVIL ENGINEERING

University of Wisconsin

BACHELOR OF SCIENCE ENVIRONMENTAL ENGINEERING

University of Wisconsin

BUSINESS AND MANAGEMENT

Monterey Institute of International
Studies Leadership Academy

LICENSES | CERTIFICATIONS

LICENSES

Professional Engineer

California C 44539

California General Lic. Contractor

CERTIFICATES

ICC Certified (#1047520):

Building Inspector

Building Plans Examiner

California Building Plans Examiner

California Commercial Bldg. Inspector

California Residential Bldg. Inspector

Commercial Building Inspector

Residential Building Inspector

California Building Official, CALBO

CAL OES Safety Assessment Evaluator

AFFILIATIONS

Tri Chapter Uniform Code Committee

Chair

Special Inspection Committee

Chair

Plan Check Standards Committee

Co-Chair

International Code Council (ICC)

ICC International Accreditation Service

Tech Advisory Council Committee

Structural Engineers Association of

Northern California

ASCE

Keyvan Irannejad, PE, CBO

SENIOR PLAN REVIEW ENGINEER

Mr. Irannejad is an invaluable industry leader and mentor to the building and life safety community in the San Francisco Bay Area. As a professional engineer, he has several years of experience in the building industry and with many of those years working in a specific Bay Area jurisdiction. His experience includes planning, directing, and coordinating the activities of the Building and Safety Department including the budget, permit center, plan check, code coordination and economic development activities while interpreting objectives and regulations. His extensive experience allows him to effectively coordinate cross training between all sections of a Community Development Department, including the Building, Engineering and Fire Department plan review sections.

EXPERIENCE

SENIOR PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2018 – Present

Oversee all aspects of a construction project's plan review and make sure that the scope and direction of each project is on schedule. Provide code interpretations, coordination, and resolution of any conflicts that may come up during plan review and inspection processes. Work closely with design and construction teams, provide code interpretations to ensure compliance and quality control.

DIRECTOR OF BUILDING AND SAFETY DEPARTMENT

City of Milpitas / 2014 – 2017

Planned, directed, and coordinated the activities of the Building and Safety Department, including budget, permit center, plan check, code enforcement and building inspection. Participated in pre-development coordination and economic development activities. Coordinated, oversaw, and participated in permit center, plan check and field inspection operations. Collaborated with other city departments and agencies. Interpreted objectives and regulations.

CHIEF BUILDING OFFICIAL

City of Milpitas / 2004 – 2014

Coordinated, oversaw, and participated in permit center, plan check and field inspection operations. Collaborated with other city departments and agencies. Interpreted objectives and regulations. Coordinated cross training between all sections of Building and Safety Department, including cross training between Building, Engineering and Fire Department Plan Check sections.

SENIOR PLAN CHECK ENGINEER

City of Milpitas / 1989 – 2004

Established and maintained effective working relationships with contractors, developers, design professionals, City staff, private firms and other agencies to resolve issues related to plan review and permit issuance. Recruited, trained and evaluated personnel. Determined which projects are to be sub-contracted and hired consultants. Reviewed files and technical literature and prepared reports.

PLAN CHECK ENGINEER

City of Milpitas / 1987 – 1989

Issued permits after plan review approval. Advised building inspectors on structural and other building related problems raised in the field during construction. Assisted in the training and supervision of office personnel and plan checking activities.



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF SCIENCE CIVIL ENGINEERING

San Jose State University

BACHELOR OF SCIENCE ENVIRONMENTAL MANAGEMENT

California Polytechnic State University

LICENSES | CERTIFICATIONS

LICENSES

Professional Civil Engineer
California C 87019

CERTIFICATES

CASp Certification:
CASp-1136

ICC Certified (8276152):

Building Plans Examiner

Other:

Qualified SWPPP Designer (QSD)

Certified Bay Friendly
Qualified Professional

Eric Schneiderjohn, PE, CASp, QSD

VICE PRESIDENT / SENIOR CIVIL ENGINEER

Mr. Schneiderjohn is a registered professional engineer in California who has several years of experience performing detailed building plan reviews and ensuring code compliance. He is a California Certified Accessibility Specialist (CASp) and holds an International Code Council (ICC) Building Plans Examiner certification. Eric received a Master of Science degree with an emphasis in Structural Engineering from San Jose State University and a Bachelor of Science in Environmental Management from California Polytechnic State University. Eric provides unparalleled customer service to several jurisdictions throughout California and has been recognized for working extremely well with applicants, design professionals, and contractors throughout the entire permitting process. He regularly provides on-site and on-call plan review, inspection, and front counter support to jurisdictional clientele and serves WC³ as a Vice President and Senior Plan Review Engineer.

EXPERIENCE

VICE PRESIDENT / SENIOR CIVIL ENGINEER

West Coast Code Consultants, Inc. / 2017 – Present

Oversees the building and civil plan review services provided by the San Ramon Corporate Office. Responsibilities include the management of administrative, plan review, and inspection staff. Accountable for the complete plan review of projects to ensure designs are safe and in compliance with the adopted building and fire code. Promoted to Vice President in 2023.

PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2014 – 2017

Performing plan reviews, building department services, managing contract jurisdiction services for various client jurisdictions throughout California, including Cities of Santa Clara, Menlo Park, and Emeryville. Extensive experience overseeing and performing C3 and C6 storm water reviews.

HYDROLOGICAL CONNECTIVITY CREW

United States Forest Service / 2011 – 2012

Determined hydrological connectivity of roads' sediment run-off and their effect on the watershed. Calculated passage using a specific protocol, measured road fill, observed and identified local aquatic life, created forest data base in Excel and GIS.



West Coast Code Consultants, Inc.

EDUCATION

**BACHELOR OF SCIENCE
CIVIL ENGINEERING
STRUCTURAL EMPHASIS**
San Jose State University, 2016

LICENSES | CERTIFICATIONS

LICENSES

Engineer in Training

CERTIFICATES

ICC Certified (#8818160):
Building Plans Examiner

Noel Mendoza

LEAD PLAN REVIEW ENGINEER

Noel Mendoza is a civil-structural professional with more than five years of responsible plan review and field inspection experience. He has a great deal of experience working directly with plans, related building, and zoning code, and possesses a strong background in residential and commercial developments. In 2016, Noel received his Bachelor of Science Degree in Civil Engineering with a Structural Emphasis from San Jose State University in San Jose, California. He is certified by the International Code Council (ICC) as a Building Plans Examiner and holds his Engineer in Training certification. Noel is working towards licensure as a Professional Engineer and is expecting to accomplish this goal soon. He is multi-lingual and fluent in both English and Spanish.

EXPERIENCE

PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2020 – Present

Works independently to review and analyze submitted construction documents and plans for permit application on behalf firm clientele and associated applicants. Examine plans in both digital and paper form according to the specifications and structural calculations to ensure compliance with existing building and adopted codes. Performs work of varying complexity for various projects, including residential and commercial developments for single-family dwellings, multi-family occupancies and more. Work with great attention to detail and effective communication to resolve conflicts in both written and verbal formats.

ASSOCIATE PLAN REVIEW ENGINEER

CSG Consultants / 2016 – 2020

Examined plans (digital and hard copy), specifications and structural calculations for single and multi-family residential or commercial developments to ensure compliance with building codes, regulations, and city ordinances. Performed field inspections for residential and commercial projects during all stages of construction to assure compliance with all building codes and detect deviations from approved plans and specifications. Provided over-the-counter services and plan review to city residents regarding general building code related questions, fees, application inquiries. Resolved conflicts and/or discrepancies between approved plans and actual field conditions, unprecedented findings, and unforeseen circumstances.

ENGINEERING INTERN, PUBLIC WORKS

City of Mountain View, CA / 2015 - 2016

Reviewed and processed plans for private developments affecting City streets and utilities for single and multi-family residences, commercial tenant improvements, and subdivisions. Ensured compliance with codes, ordinances, rules, and regulations. Assisted with the preparation of encroachment permits, including applicable conditions, collection of fees, and review of project and traffic control plans.

QUALITY CONTROL LAB TECHNICIAN

Central Concrete / 2014 - 2015

Assisted engineers with mixing concrete trial batches. Participated in beam shrinkage measurements and processed concrete cylinders.



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE ENGINEERING

Al-Baath University

COURSE STUDY COMPUTER SCIENCE

California State University, East Bay

LICENSES | CERTIFICATIONS

CERTIFICATES

ICC Certified:

California Building Plans Examiner

Souad Maghrbi

PLAN REVIEW ENGINEER

Mrs. Maghrbi is a highly motivated, disciplined, and skilled engineer with a keen eye for plan review. She is extremely detail oriented in the performance of her reviews and facilitating responses to client inquiries. Souad has proven to be an outstanding multitasker in the management of multiple Bay Area client jurisdictions, including the cities of Pleasanton, Dublin, Danville, Walnut Creek, Hayward, Berkeley, and many others. She holds a Bachelor of Science in Engineering and specializes in both residential and non-residential construction with an emphasis in parking structures and garages. Mrs. Maghrbi is fluent in English, Arabic, and French. In addition to her skilled reviewing, she is an affable team player with strong leadership skills.

EXPERIENCE

PLAN REVIEW ENGINEER

West Coast Code Consultants, Inc. / 2015 – Present

Thoroughly conducts plan reviews in a timely manner for various construction types including OSHPD3, mixed-use, tenant improvements, and multi-family residences. Oversees the needs and requirements of multiple jurisdictions throughout the Bay Area. Works with and assists other engineers on projects beyond her jurisdictions. Responds and updates jurisdictional staff, applicants, and designers punctually and pleasantly.

STRUCTURAL ENGINEER

JEDCO Engineering & Construction Inc. / 1999 – 2001

Responsible for the structural design of a wide variety of projects including the retrofit of power plants, design of new buildings, and repairs to concrete and earthen dams. Prepared construction documents, including drawings and detailed project specifications for solicited work. Reviewed designs performed by the Technical Services Center, Area offices, and private consultants. Participated in several value engineering studies.

STRUCTURAL ENGINEER

Granada Land Development Inc. / 1995 – 1998

Designed, coordinated, and prepared calculations and construction drawings for multi-story concrete and masonry structures. Excelled in both commercial and residential structures. In addition to reviewing and designing on site observations were carried out during construction.

STRUCTURAL ENGINEER

City of Homs, Syria / 1992 – 1994

Worked as a structural engineer for two of its biggest projects: General Hospital and the building for the tourism ministry in the city. Designed, coordinated, and prepared calculations and construction drawings for the structural design of said projects.



West Coast Code Consultants, Inc.

STANDARDS

Serves as a Technical Committee (TC) Member for the following solar-related UL Standards:
UL 1703/61730, UL 1741, UL 2703, UL 6703, and UL 9540.

LICENSES | CERTIFICATIONS

LICENSES

Building Inspector
Utah 5863079-5601

CERTIFICATES

ICC Certified (#5251921):
Master Code Professional
Certified Building Official
Combination Plans Examiner
Residential Plans Examiner
Accessibility Inspect / Plans Examiner
Commercial Energy Plans Examiner
Mechanical Plans Examiner
Building Plans Examiner
Plumbing Plans Examiner
Combination Inspector
Electrical Plans Examiner
Fire Code Specialist
Fire Plans Examiner
Fire Inspector I & II

AFFILIATIONS

Utah Chapter of IAEEI
Current Board Member
Past President

Utah Chapter of ICC
Past Region Coordinator

Bonneville Chapter of ICC
Past President and Secretary
Member

AWARDS

AI Brown Award for Outstanding Building Inspector
Bonneville Chapter ICC

Tri-County Region Coordinator Outstanding Service Award
Utah Chapter ICC

Doug Smith, MCP, CBO

ENERGY DIVISION MANAGER / LEAD ELECTRICAL PLANS EXAMINER

Mr. Smith has worked in the building safety industry for over 25 years. He has obtained a variety of International Code Council (ICC) certifications, including Certified Building Official, Master Code Professional, Fire Code Specialist, Combination Building Plans Examiner, Combination Inspector and many more. He is a well-rounded building code professional, with knowledge in all disciplines, but particularly specializes in electrical code requirements. Doug is especially knowledgeable on the topic of solar photovoltaics and battery energy storage systems; and has taught numerous courses for various organizations throughout the United States. He has performed thousands of plan reviews regarding solar PV, as well as small and large-scale energy storage systems, for jurisdictional clients. Doug oversees the Energy Division at WC³ and currently serves on the National Electrical Code for Code Making Panel 10. He also serves as Technical Committee (TC) Member on five UL Standards: UL 9540 (Energy Storage Systems), UL 1703/61730 (Flat Plate PV Modules), UL 1741 (Inverters, Converters, Chargers...), UL 2703 (PV Racking...), and UL 6703 (PV Connectors...).

EXPERIENCE

ENERGY DIVISION MANAGER

West Coast Code Consultants, Inc. / 2013 – Present

Oversees the Energy Division on behalf of WC³. On behalf of client jurisdictions, provides building, electrical, and fire plan review of construction documents and blueprints to ensure conformance with adopted code. Performs various inspections in a variety of disciplines, including building, mechanical, electrical, plumbing, energy and photovoltaic for commercial and residential projects. Provides training on various electrical code and topics to jurisdictions, organizations, and contractor groups.

BUILDING INSPECTOR

Kaysville City / 2005 – 2013

Performed inspections for local commercial and residential projects on behalf of Kaysville City. Worked with contractors and homeowners to obtain building permits and provided customer service and assistance with over counter work.

FRAMER

Michael K. Wright Construction / 1998 - 2005

Worked as part of a construction crew to frame residential and commercial projects.



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF BUSINESS ADMINISTRATION

Humboldt State University

BACHELOR OF SCIENCE MECHANICAL ENGINEERING

MS University

LICENSES | CERTIFICATIONS

CERTIFICATES

EIT Certificate

AFFILIATIONS

P2D Bioscience

Past Vice President
Strategic Planning

Pretzel Logic Software Inc.

Past Co-founder and CFO

Reliance Software Consulting Inc.

Past Co-founder, CEO and CFO

Carlson, Caspers, Vandenburg, Lindquist and Schuman, P.A.

Past Business Consultant

Yasham P2D Life Sciences Pvt. Ltd.

Past CEO

Sekhar Tatapudy

SENIOR PLANS EXAMINER

Mr. Tatapudy has several years of industry experience including performing many years of plan checking in the San Francisco Bay Area. He has a strong background in engineering design as well as many years of operational leadership, management consulting, and non-profit leadership experience. This extensive breadth of experience and knowledge makes Sekhar, a versatile and well-rounded employee. He obtains a more holistic perspective on the industry with a strong ability to problem-solve and innovate across disciplines, departments, and construction project stakeholders. Sekhar is a naturalized US citizen, having emigrated from India in 1980. He is an exceptional and incomparable asset to the West Coast Code Consultants, Inc. team.

EXPERIENCE

SENIOR PLANS EXAMINER

West Coast Code Consultants, Inc. / 2014-2015 & 2016 – Present

Responsible for plan check review of construction drawings for mechanical, electrical, Plumbing (MEP) and energy compliance for the cities in the Bay Area including Berkeley, Hayward, Pleasanton, Dublin, Redding, Campbell, Santa Clara, and more. His experience also includes completing electrical plan reviews on numerous large projects including hotels, high rises, medical facilities, office buildings, large stores, parking structures, and industrial projects. Experience also includes solar photovoltaic, smoke control, gray water systems, and CalGreen Standards for new construction, upgrades, additions, alterations, office buildings, retail, residential developments, parking structures, industrial plants, etc.

SENIOR PLANS EXAMINER

Shums Coda Associates / 2015 – 2016

Responsible for Plan check review for mechanical, electrical, plumbing (MEP) and energy compliance for the cities in the Bay Area including Santa Clara, Mountain View, Milpitas, and Menlo Park. Completed work at the office of the City of Santa Clara doing MEP and Energy review for three days a week throughout his work period and assisted at the counter as and when needed. Began electrical plan review for San Jose from October 2015 and continued through West Coast Code Consultants, Inc. employment.

PLANS EXAMINER

Kutzmann & Associates / 1989 – 1996

Completed energy, mechanical, electrical, and plumbing plan checking for office, retail, and residential buildings in the cities of Mountain View, Palo Alto, Burlingame, Atherton, San Carlos, Fremont, Petaluma, Menlo Park, San Mateo, and Foster City.

PLAN REVIEW ENGINEER

DES, Inc. / 1988 – 1989

Completed energy, mechanical, electrical, and plumbing plan checking for office, retail, and residential buildings in the cities of Mountain View, San Carlos, Fremont, and Menlo Park.

PLAN CHECK ENGINEER

Technical Analysis Inc. / 1984 – 1986

Completed energy, mechanical, electrical, and plumbing plan checking for office, retail, and residential buildings in the cities of San Jose and Cupertino.



West Coast Code Consultants, Inc.

EDUCATION

**MASTER OF SCIENCE
CONSTRUCTION MANAGEMENT**
Brigham Young University, 2015

**BACHELOR OF SCIENCE
CONSTRUCTION MANAGEMENT**
Weber State University, 2008

LICENSES | CERTIFICATIONS

LICENSES

Combination Inspector
Utah 6048299-5601

CERTIFICATES

ICC Certified (#5264297)
Master Code Professional
Certified Building Official
Commercial Combination Inspector
Residential Combination Inspector
Building Plans Examiner
Plumbing Code Official
Plumbing Plans Examiner
Mechanical Code Official
Mechanical Plans Examiner
Commercial Energy Inspector
Commercial Energy Plans Examiner
Res. Energy Inspector/Plans Examiner
Accessibility Insp./Plans Examiner
Housing Code Official
Property Maintenance & Housing
Inspector

And several more...

AFFILIATIONS

Beehive Chapter of ICC
Past President & Vice President
Member

IAEI Utah Chapter
Member

AWARDS

Utah Chapter ICC
Chapter Service Award, 2016
Education Award, 2019

Eagle Scout - 1998

George Williams, MCP, CBO

LEAD MECHANICAL / PLUMBING PLANS EXAMINER

Mr. Williams has worked on a contract basis for numerous jurisdictions in California, Nevada, Washington, Utah, Wyoming, and North Dakota throughout his extensive career in the industry. His experience includes serving as the contract building official for two municipalities in Utah, as well as the initial start-up of two county building departments in North Dakota – including the adoption of codes, implementation of permitting processes, and the development of policies and procedures. George regularly acts as a Lead Inspector for a number of multi-million-dollar projects for Utah’s Division of Facilities and Construction Management (DFCM) performs complex commercial plan reviews for clients located throughout the western United States. Mr. Williams holds numerous International Code Council (ICC) certifications, including Master Code Professional, and was invited to author the ICC’s code handbook, *Plumbing Code Essentials: Based on the 2021 International Plumbing Code*. George is responsible for creating and implementing the WC³ Academy and oversees all activities and content associated with the innovative online code training platform.

EXPERIENCE

LEAD MECHANICAL/PLUMBING PLANS EXAMINER / WC³ ACADEMY DIRECTOR

West Coast Code Consultants, Inc. / 2014 – Present

Provides plan reviews and inspections services for a variety of commercial projects. Specializes in several code disciplines including, building, mechanical, plumbing, electrical, accessibility, energy, and green codes. Familiar with both the International and Uniform codes, as plan review and inspection work encompassing numerous municipalities in multiple states. Regularly responsible for overseeing code compliance and inspection of large-scale state-owned buildings; including oversight of special inspection firms.

BUILDING OFFICIAL / INSPECTOR

Forsgren Associates / 2005 – 2014

Developed, maintained, administered, organized, and oversaw building departments for various municipalities. Responsible for all aspects of building department administration, including creating policies and procedures, commercial and residential plan reviews, calculating permit fees, meeting with architects and engineers, performing field inspections, reviewing special inspection reports, interpreting codes and local ordinances, data and document management, and many other diverse tasks. Responsible for managing 2-4 field inspectors on a daily basis. Clients included numerous municipalities in multiple states, school districts, architects, law firms, and private entities.

PUBLICATIONS

Plumbing Code Essentials: Based on the 2021 International Plumbing Code - (2021)
Invited Author/Editor on behalf of the International Code Council (ICC).

Graduate Thesis: (2015) *Assessing the Repercussions of a Mass Departure of Building Inspectors from the Code Professional Industry.* Brigham Young University, Provo, Utah.

Article: (2015) *Construction Challenges Associated with the Sudden Population Growth in the Willison Basin Oil Boom, presented at ASC Annual International Conference, College Station, TX: Associated Schools of Construction.*

Article: (2019) *Understanding the Impacts of the Aging Population of Code Professionals in Utah, presented at ASC Annual International Conference, Denver, CO: Associated Schools of Construction.*



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF ENGINEERING STRUCTURAL EMPHASIS

Utah State University, 2001

BACHELOR OF SCIENCE CIVIL ENGINEERING

Utah State University, 2000

LICENSES | CERTIFICATIONS

LICENSES

Washington 53117 (Civil/FPE)

California C 67857 (Civil, FPE
forthcoming)

Nevada 019503 (Civil, FPE
forthcoming)

Arizona 48503 (Civil)

Utah 4775874-2203

(Structural/Civil/FPE)

CERTIFICATES

ICC Certified (#5309944):

Master Code Professional

Certified Building Official

Certified Fire Code Official

Combination Plans Examiner

4-Way Commercial Inspector

4-Way Residential Inspector

Residential Plans Examiner

Fire Plans Examiner

Fire Inspector I & II

+Additional ICC Certifications

AFFILIATIONS

Structural Engineers Association of Utah

Past President

Beehive Chapter of ICC

Past President

UCICC / Bonneville ICC / FMAU /

Coachella Valley ICC

Member

AWARDS

California Association of Building Officials

Educator of the Year, 2021

Beehive Chapter of ICC

Hugo Service Award, 2019

Structural Engineers Association of Utah

Engineer of the Year, 2014

Chris Kimball, FPE, MCP, CFCO

VICE PRESIDENT / FIRE PROTECTION ENGINEER

Mr. Kimball is a licensed fire protection engineer in addition to being an International Code Council (ICC) Master Code Professional. He holds more than 30 additional ICC certifications including certified fire code official, fire plans examiner, and fire inspector I/II. He received his master's degree with an emphasis in structural engineering and currently serves as the Vice President of West Coast Code Consultants, Inc. Chris has performed plan reviews for thousands of projects throughout his career and is an approved ICC instructor who regularly provides code training to fire marshal, building official, design professional, and contractor organizations throughout the United States. He has also authored numerous technical publications on behalf of the International Code Council.

PROJECT EXPERIENCE

BROADWAY PLAZA – Redwood City, CA

This project included complete building, fire & life safety, and fire system reviews. It is the replacement of an existing retail strip mall and office building with a mixed-use project consisting of approximately 398 market-rate residential units, 120 affordable residential units, 420,000 SF of office space, 26,000 SF of retail space, 10,000 SF childcare center, public and private open space, and shared underground parking. Mr. Kimball performed a pre-entitlement review for this project in addition to the fire and life safety review when it was submitted for a building permit.

DESERT PEAK ENERGY CENTER – Palm Springs, CA

This 78-acre facility includes 728 battery energy storage containers with two externally mounted air-conditioning units on each container. Phase 1 of the project provided 300 MW of energy storage capacity while Phase 2 provided an additional 400 MW of storage. At the time of construction this was the world's largest battery energy storage facility. The facility includes an onsite substation, inverters, and a supervisory control center. Mr. Kimball provided a detailed fire & life safety review of this project on behalf of the city.

VANTAGE – South San Francisco, CA

The Vantage property in South San Francisco is a 6-story high rise project totaling 177,000 square feet. The proposed use of the building is to provide biotechnology laboratory and office space. Mr. Kimball reviewed the initial smoke control design for the city at the core and shell phase and has performed numerous reviews of the revised smoke control design as tenant improvements have occurred.

SAN JOSE STATE UNIVERSITY – SCIENCE BUILDING – San Jose, CA

The new Interdisciplinary Science Building on the San Jose State University Campus is a state-of-the-art science facility. It includes 160,690 square feet of collaborative research and learning spaces and also offers teaching laboratories with laboratory support areas for both the biology and chemistry departments. Additional administrative space, instructional areas, conference rooms and high-performance computing areas are also provided. Mr. Kimball provided the fire & life safety review for Phases 1 and 2 of this exciting project on behalf of CalFire.

642 QUARRY ROAD – San Carlos, CA

This proposed project includes two office buildings and a garage. The ten-story garage has a capacity for 933 cars and 141 bicycles while the leasable office space will total roughly 410,000 square feet and will house approximately 1,400 employees. Mr. Kimball has been assisting the city during the pre-entitlement phase and with the fire & life safety review at the building permit stage.



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF ARTS

Chapman University Loyola, CA

ASSOCIATE OF APPLIED SCIENCE

Vincennes University, IN

JOURNEYMAN APPRENTICESHIP FIRE SPRINKLER FITTER

South Seattle Community College
West Seattle, WA

LICENSES | CERTIFICATIONS

LICENSES

Journeyman Fire Sprinkler Fitter

CERTIFICATES

National Fire Academy:

NFA Fire & Life Safety Plan Reviews
NFA Health & Safety Officer
NFA Hydraulic Calculations

National Fire Protection Association:

IA AI Fire & Arson Investigator
IFSAC Fire Inspector I
IFSAC Fire Instructor I
Fire Protection Specialist

State of Washington:

Fire Inspector
Hazardous Materials Safety Officer
Hazmat Operations Trainer
Fire Instructor

Other:

FEMA Level III Safety Officer
FEMA ICS Trainer
DoD Fire Inspector
NICET ITM 25

Craig Hanson, CFPS

FIRE DIVISION MANAGER

Mr. Hanson is an experienced fire plans examiner, fire inspector, deputy fire marshal, and military veteran with several years of fire prevention experience. He has a degree in organizational leadership and holds certifications through International Code Council (ICC), National Institute for Certification in Engineering Technologies (NICET), the National Fire Academy (NFA), International Fire Services Accreditation Congress (IFSAC), and more. He is a National Fire Protection Agency (NFPA) Certified Fire Protection Specialist and has extensive real-life experience in relation to fire protection, construction, and life safety. Past experience also includes instructing for the Washington State Fire Academy. Craig serves WC³ as an integral member of the fire prevention team and serves the company as Fire Division Manager.

EXPERIENCE

FIRE DIVISION MANAGER

West Coast Code Consultants, Inc. / 2023 – Present

Manages fire prevention team responsible for performing company-wide fire and life safety and fire protection system plan reviews, as well as fire inspection services. Accountable for the complete plan review of projects seeking permits to ensure that designs are safe and in compliance with the adopted codes and national standards.

SENIOR FIRE PLANS EXAMINER

West Coast Code Consultants, Inc. / 2019 – 2023

Provide comprehensive fire and life safety services to the fire prevention community. Verify projects and facilities are compliant with the provisions outlined with international, state, and local codes and standards regarding fire protection plans, specifications, and calculations. Interact on a regular basis with fire marshals, building officials and serves as a liaison to all WC³ clients located in Idaho.

FIRE SPRINKLER TECHNICIAN

Vectrus International, Kuwait / 2018 - 2019

FIRE INSPECTOR

DynaCorp International, Kandahar, AF / 2017 - 2018

FIRE PLANS EXAMINER / FIRE INSPECTOR

City of Meridian, ID (Contractor) / 2016 - 2017

DEPUTY FIRE MARSHAL

Kitsap County, WA / 2007 - 2014

FIRE SPRINKLER JOURNEYMAN FITTER

UA Local 699, Seattle, WA / 1994 – 2007

SENIOR OPERATIONS TEAM LEADER

Homeland Response Force Hazmat Team, US Army, Iraq / 1987 - 2013



West Coast Code Consultants, Inc.

EDUCATION

MASTER OF SCIENCE STRUCTURAL ENGINEERING

University of California, Berkeley

BACHELOR OF SCIENCE CIVIL ENGINEERING

University of California, Berkeley

LICENSES | CERTIFICATIONS

LICENSES

Civil Engineer

California C 43680

Land Surveyor

California L 7256

Maurice Kaufman, PE, LS

CIVIL DIVISION MANAGER / LAND SURVEYOR / PROJECT MANAGER

Mr. Kaufman is an accomplished Public Works Director / City Engineer with a successful track record of delivering capital improvement projects, reviewing private development projects, reviewing subdivision maps, preparing department operating budgets, and capital improvement budgets. He has a strong background with years of experience making presentations to various City Councils of authorities having jurisdictions. Maurice is a registered Professional Civil Engineer and Professional Land Surveyor in California. On behalf of WC³, Maurice oversees the company's Civil Division and public works / civil engineering personnel.

PROJECT EXPERIENCE

EI RANCHO INN REDEVELOPMENT – Millbrae, CA

Provided the review of large-scale residential development plans for the Public Works Department during the entitlement phase and permit phase. Scope of work includes the demolition of eight existing occupied residential units and a hotel, currently located on three separate lots, to construct a new five-story, 384-unit multi-family apartment building on approximately 5.55 acres. The project includes 560 vehicle parking spaces and 72 bicycle parking spaces.

1450 SHERWIN – Emeryville, CA

This creative life science building is a transformative adaptive re-use of the historic 1919 Sherwin Williams paint factory. The building seeks LEED Gold and Well Building Certifications and includes 74,000 SF of speculative laboratory space on three floors. Maurice provided oversight of all civil engineering reviews, including easement, development, map and C3, as well as all public work inspections associated with this exciting project.

CREEKSIDE DEVELOPMENT – Mountain House Community Services District, CA

Creekside is a new master-planned community bringing single-family and duplex-style new homes to Mountain House, CA, a hidden gem within San Joaquin County. The masterplan was designed to California's all-electric home standards by including a range of energy-efficient features. Maurice and his team performed a variety of civil engineering reviews, including photometrics, joint trench and street lighting, park lighting, improvement plans, and final map reviews.

OYSTER POINT LIFE SCIENCES CAMPUS – South San Francisco, CA

Oyster Point has transformed the South San Francisco waterfront into a transit-oriented life science campus. The sustainable, mixed-use project entails approximately 60 acres and 2.5 million square feet of a landfill site, directly on the coastline, within a tsunami inundation zone. Mr. Kaufman performed the review of traffic studies, a sanitary sewer evaluation and storm drain study, as well as the development of public works conditions of approval.

SOUTHLINE TRANSIT-ORIENTED DEVELOPMENT – South San Francisco, CA

The Southline project is a mixed-used, transit-oriented development in South San Francisco, adjacent to the city of San Bruno. Steps away from BART and Caltrain, this innovative 7-building campus on 27 acres of former vacant lots and warehouses will revitalize the area by adding up to 3 million SF of class A office and life science space. Mr. Kaufman was pleased to perform the engineering reviews associated with stormwater, site improvements, sewer slip lining reimbursement, map reviews and master signage. WC³ also performed reviews associated with deferred submittals.



West Coast Code Consultants, Inc.

EDUCATION

**ASSOCIATE OF SCIENCE
BUILDING INSPECTION TECHNOLOGY**

College of San Mateo, 2018

GENERAL EQUIVALENCY DIPLOMA

New York City Board of Education, 1986

LICENSES | CERTIFICATIONS

CERTIFICATES

ICC Certified (#8411285):

Master Code Professional
Certified Building Official:

Management Module
Legal Module

Commercial Combination Inspector

Residential Combination Inspector

Combination Inspector

Building Inspector

Mechanical Inspector

Electrical Inspector

Plumbing Inspector

Accessibility Plans Examiner/Insp.

Building Plans Examiner

Residential Plans Examiner

Plumbing Plans Examiner

Plumbing Code Specialist

Building Code Specialist

Code Specialist

+ 10 Additional ICC Certificates

Additional Certifications:

CAL / OES #85022

FEMA IS-100, IS-200, IS-700, IS-800

ADDITIONAL SKILLS

Accela, Blubeam Revu, ProCore,
PlanGrid, Trakit Permit Software,
Tyler Permit Software, MainStar Permit
Software, DigiPlan Software

AFFILIATIONS

California Building Inspectors Group

Active Member

Past President, Vice President, Secretary,
and Board Member

H. Joe Rossbach, MCP, CBO

BUILDING INSPECTION MANAGER / PLANS EXAMINER

Mr. Rossbach is an International Code Council (ICC) certified Master Code Professional and Building Official with over 30 years in the construction industry. His experience has refined his problem-solving, interpersonal skills, and attention to detail. Throughout his career, Joe has gained comprehensive inspection skills, ensuring consistent building code compliance. He served as the President of the ICC Peninsula Chapter for the California Building Inspections Group (CALBIG) and continues to be an active member. Given his experience, certifications, and leadership in CALBIG, Joe is well-equipped for construction and building inspection roles, delivering projects that meet code requirements efficiently.

EXPERIENCE

CEC PROJECT - ION CARBON CAPTURE PILOT PLANT

Mr. Rossbach conducted inspections for the pioneering project designed to capture CO₂ from exhaust emissions from a natural gas power generating station in Pittsburgh, CA. He inspected the foundations and installation of the modular structure, the electrical system (480V / 3P) with variable speed drives, and the chemical containment system.

CEC PROJECT - BATTERY ENERGY STORAGE SYSTEMS INTEGRATION FOR SIX NATURAL GAS AND SOLAR POWER PLANTS

Mr. Rossbach is performing the role of Inspector of Record. His duties include inspecting the foundations, 60-foot towers for transmission lines, switchgear, the point of interconnection to both the existing natural gas power plant and the solar power plant, as well as the battery energy storage system.

STANFORD CENTRAL ENERGY FACILITY (CEF) INSPECTION

Mr. Rossbach inspected the 1-million-gallon water tank, the grid interconnection, and the cooling and heating piping system serving the Redwood City Stanford campus.

REDWOOD CITY STANFORD CAMPUS INSPECTION (PHASE 1):

Mr. Rossbach inspected foundations, steel frames, pan decks, post-tension concrete slabs, concrete floors, and the mechanical, electrical, and plumbing systems of buildings on the campus. Structures inspected included a high-rise office, a 3-story wellness center, two mid-rise offices, a childcare center, and a 5-story parking structure.

NOVARTIS INSTITUTE FOR BIOMEDICAL RESEARCH T.I. INSPECTION

As part of the inspection team, Mr. Rossbach oversaw the tenant improvements at the advanced facility in Emeryville. This included the integration of cutting-edge HVAC, plumbing, and lab waste treatment technologies.

VIAN ENTERPRISES INSPECTION

Mr. Rossbach, as the Inspector of Record for the 167,000 sq ft tilt-up manufacturing plant in Auburn, California, inspected the foundation, concrete tilt-up walls, ten-foot retaining walls, steel truss roof, tenant space build-out, and manufacturing equipment installation. He also inspected the electrical systems with a 4000 AMP service, mechanical and plumbing systems, and accessibility of the building and site.



West Coast Code Consultants, Inc.

EDUCATION

GENERAL EDUCATION

San Francisco State University

AUTOMOTIVE TECHNOLOGY CERTIFICATE

Sequoia Institute of Technology

TELECOMMUNICATIONS CERTIFICATE

South San Francisco Adult Education

LICENSES | CERTIFICATIONS

CERTIFICATES

ICC Certified:

Building Plans Examiner

Building Inspector

Commercial Building Inspector

Residential Building Inspector

Additional Certifications:

CAL / OES #81871

Reggie T. Ramos

SENIOR BUILDING INSPECTOR

Mr. Ramos is an International Code Council (ICC) certified building inspector for WC³. His current ICC certifications include Building Inspector, Residential Building Inspector, Commercial Building Inspector, as well as Building Plans Examiner. Reggie is keenly adept in recognizing facility construction or hazardous conditions pertaining to building, electrical, plumbing, and mechanical construction through review of plans or on-site inspections; and with almost 10 years' experience, he has an excellent understanding of the inner workings of jurisdictional operations and the role governmental agencies play in keeping buildings and citizens safe within industry. Mr. Ramos' project experience includes a wide range of commercial, residential, lab and office space as well as high-profile mixed-used developments with podium-style structures. Reggie also obtains valuable knowledge of standard methods, techniques, materials, tools, and equipment having been previously employed in a variety of building construction trades.

EXPERIENCE

SENIOR BUILDING INSPECTOR

West Coast Code Consultants, Inc. / 2022 – Present

Responsible for performing inspection services provided throughout the San Francisco Bay Area, including the City of Emeryville, CA. Prioritizing safety, provide code compliance services associated with commercial and residential projects in the building, structural, mechanical, electrical, and plumbing disciplines on behalf of client jurisdictions. Facilitates inspections and oversees projects of all sizes including mixed-use developments, retail shells and tenant improvements, residential occupancies, industrial facilities, laboratory space, and more.

BUILDING INSPECTOR SPECIALIST

City of Palo Alto, CA / 2020 - 2022

Inspected residential and commercial building projects to ensure compliance to current building codes and standards.

BUILDING INSPECTOR

4 Leaf, Inc. / 2019 - 2020

Inspected residential and commercial building projects to ensure compliance to current building codes and standards.

BUILDING INSPECTOR

West Coast Code Consultants, Inc. / 2016 - 2019

Performed inspection services on behalf of client jurisdiction located throughout the San Francisco Bay Area. Prioritized safety while providing code compliance services associated with commercial and residential projects in the building, structural, mechanical, electrical, and plumbing disciplines.

BUILDING INSPECTOR

CSG Consultants / 2016

Inspected residential and commercial building projects to ensure compliance to current building codes and standards.

INSPECTION COORDINATOR

Solar City – Foster City, CA / 2014 - 2016

Performed electrical inspections alongside building officials. Worked with installers and electricians to provide feedback on jobs. Assisted design engineers with various tasks.

ENGINEERING SITE TECHNICIAN

SunRun Solar – San Jose, CA / 2014

Performed residential site evaluations; created and maintained project folders; entered project information into database; coordinated permit packages at various building departments; and assisted design engineers with various tasks.



West Coast Code Consultants, Inc.

EDUCATION

COURSE STUDY

Chemeketa Community College
Chabot Community College
National Fire Academy

LICENSES | CERTIFICATIONS

CERTIFICATES

ICC Certified (832390):
Building Inspector
Mechanical Inspector
Electrical Inspector
Plumbing Inspector
Combination Inspector
Commercial Combination Inspector
Fire Inspector II
Plans Examiner

AFFILIATIONS

International Code Council (ICC)
Member
Plumbers Union 343
Member
NECA
Member

Alan Wong

SENIOR BUILDING INSPECTOR

Mr. Wong's career has spanned an impressive long term with many years working as a senior building inspector for a local Bay Area jurisdiction. His background and experience include providing inspection, code enforcement, plan review and support to the citizens living and working in the city. Inspections varied from single family residential, custom homes, light commercial to heavy industrial, R&D, manufacturing, and hazardous occupancies. Alan has strong working relations with electrical, water, and sewer utilities; and he is skilled at working with homeowners, designers, and builders on project coordination and goals. He holds a variety of International Code Council (ICC) inspector certifications in all disciplines and successfully coordinates with all public agencies involved in the development of construction projects. This entails facilitating the entire process through Police, Fire, Public Works, Waste Management, Health Departments, and more.

EXPERIENCE

SENIOR BUILDING INSPECTOR

West Coast Code Consultants, Inc. / 2013 – Present

Provide client services for jurisdictional clients for senior inspection services. Inspects new construction and repair or renovations to existing construction of buildings. Oversees the reports and logs as associated with compliance and code pertaining to the issuance of building permits. Notifies builders and contractors of variances and instances where plans or constructions are out of compliance with codes or regulations. Provides general guidance and information on resolution.

SUPERVISING BUILDING INSPECTOR

City of Fremont / 1993 – 2009

Supervised building inspectors, Building Inspector Specialist, and Fire Inspector and Clerical support for Building Department. Coordinated training for staff and distributed daily work. Responsible for hiring of inspection and clerical staff. Reviewed annual budget, assisted staff with inspections as necessary, and evaluated work of inspectors. Provided annual review of staff.

COMBINATION BUILDING INSPECTOR

City of Fremont / 1987

Performed inspections including building, mechanical, plumbing, and electrical inspection. Wood framing, metal framing, reinforced concrete and steel, post-tension slabs, hazardous materials, and Code Enforcement.

TEMPORARY BUILDING INSPECTOR

City of Fremont / 1986

Performed residential and light commercial inspections.



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF ARTS HISTORY EMPHASIS

University of California, San Diego

LICENSES | CERTIFICATIONS

CERTIFICATES

ICC Certified (#10055912):

- Building Inspector
- Building Plans Examiner
- Commercial Building Inspector
- Commercial Mechanical Inspector
- Commercial Plumbing Inspector
- Mechanical Inspector
- Mechanical Plans Examiner
- Plumbing Inspector
- Plumbing Plans Examiner
- Residential Building Inspector
- Residential Combination Inspector
- Residential Electrical Inspector
- Residential Mechanical Inspector
- Residential Plans Examiner
- Residential Plumbing Inspector

Gil Chavez

BUILDING INSPECTOR / PLANS EXAMINER

Mr. Chavez is an intelligent and resourceful combination building inspector, who has acquired many International Code Council (ICC) certifications. He is ICC-certified as a Building Inspector, Commercial Building Inspector, and Residential Building, Plumbing, Mechanical, Electrical and Combination Inspector, as well as a Building Plans Examiner. Gil has experience reviewing building plans and monitoring construction projects to ensure overall compliance across multiple jurisdictions in the Bay Area. With a strong management background in customer service, Gil is highly client focused and works extremely well with fellow building department employees, general contractors, project managers and property owners. Prior to pursuing his career as a Building Inspector, Gil obtained a Bachelor of Arts in History from the University of California, San Diego, and is currently working to achieve his ICC Certified Building Official and Master Code Professional certifications.

EXPERIENCE

MILLBRAE ACLS (ALEXANDRIA CAMPUS FOR THE LIFE SCIENCES)

Mr. Chavez is serving as the project Inspector of Record on behalf of the City of Millbrae, CA, for three (3) buildings currently under construction. Three additional buildings are planned for future construction. The project encompasses an 8-story (2 stories underground and 6 above ground) concrete lab science building; a 6-story steel framing lab science building on top of 1 concrete underground level; and a 2-story steel frame lab science building on top of a slab.

GATEWAY AT MILLBRAE STATION | PRESCIENT DESIGN SYSTEM

Mr. Chavez completed numerous combination inspections, including structural, mechanical, electrical, and plumbing on four (4) different 6-story buildings associated with a large transit-oriented development in Millbrae, CA. This project encompasses innovative Prescient steel framing digital design technology for a 320-unit market-rate housing building with ground-floor retail; a 150K SF commercial/office building with ground-floor retail and accompanying parking garage; a 164-room Marriott hotel; and 80 units of veteran-preferred affordable housing; as well as new utilities, landscaping and sitework amenities that will service all structures.

MAYFAIR PROJECT AT EL CERRITO BART STATION | MODULAR DESIGN SYSTEM

Mr. Chavez served as a combination building inspector for Mayfair Station, a modern community offering one-, and two-bedroom boutique apartments. Fast-rising modules were assembled to construct a 6-story mixed occupancy consisting of 5-stories of residential modular units (156 units total), on top of a concrete podium structure housing a garage and commercial/office spaces. All modular components for this transit-oriented development were designed and constructed offsite, then delivered and assembled onsite in Cerrito, CA.

EL DORADO COMPLEX IN EL CERRITO

Mr. Chavez served as the project Inspector of Record on behalf of the City of El Cerrito, CA, for a complex of thirty (30) wood frame town homes, each town home three stories in height. Mr. Chavez performed a variety of inspections regarding all trades and disciplines, including building, mechanical, electrical, plumbing, accessibility and more.



West Coast Code Consultants, Inc.

EDUCATION

Hiram Johnson High School

Marky Phun

OFFICE MANAGER / PERMIT TECHNICIAN SUPERVISOR

Mr. Phun's background in client service has allowed for impeccable customer relations and administration tasks performed across multiple business disciplines. Marky regularly ensures clients receive the highest standard of service. He is extremely experienced in building department processes with a career working with private and municipal organizations, including a variety of jurisdictions located throughout the San Francisco Bay Area. He is highly motivated and proficient with technology, and communicates with clients frequently, gathering client feedback and encouraging positive interactions. Marky efficiently and effectively performs all necessary training of permitting and administration staff as related to the review and analysis of building permit applications. His communication skills and commitment to providing exceptional service have enabled him to form strong interpersonal connections with customers, supervisors, and co-workers alike.

EXPERIENCE

OFFICE MANAGER / PERMIT TECHNICIAN SUPERVISOR

West Coast Code Consultants, Inc. / 2016 – Present

Oversees the plan review intake for multiple jurisdictions. Ensures all processes are followed completely and in a timely manner. Responsible for providing technical training and documentation of office procedures including training of incoming staff.

DRIVER

Uber / 2016

Ensured that customers arrived safely and timely to their destination while creating customer service satisfaction which ranked 4.9/5 stars. Created Excel spreadsheet and maintained files to track mileage, maintenance, and miscellaneous expenses.

SALES REPRESENTATIVE

Vallejo Organics / 2015 – 2016

Scheduled and processed payroll for all employees. In addition, resolved issues with internet connections, printer failures, and inaccurate documentations. Facilitated and handled all technical support with Skype, Facebook, and Instagram.

TELLER

U.S. Bank / 2013 – 2015

Recognized for outstanding customer service and monthly sales quotas. Received awards for great attendance and cash handling yearly audits. Resolved management projects involving Microsoft excel, Microsoft word, and Microsoft PowerPoint.

RECEPTIONIST

Salon Mia Bella / 2010 – 2013

Developed superior capabilities to handle high stress volume clientele and multiple phone lines. Accommodated all hair stylists with qualified duties of rescheduling into an excel application, processing, and handling currency, and calling all clientele the day before customer's scheduled appointments.

INFORMATION PROCESSING CLERK

Magellan Inc. / 2008 – 2010

Analyzed and prepared nightly audits from processed insurance documents. This included the inspection of applications of approved or denied CAT, MRI, and NUC scans. Provided monthly critical inaccuracy summaries to management with proven satisfaction.