



Hammond + Playle
Architects, LLP

STATEMENTS OF PROPOSAL FOR:

**RFP: 22-23-008 ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CARMEL
POLICE DEPARTMENT/PUBLIC WORKS BUILDING PROJECT.**

MARCH 13TH, 2023



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March 13th, 2023

Fred Meurer
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: RFP: 22-23-008 ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CARMEL POLICE DEPARTMENT/PUBLIC WORKS BUILDING PROJECT.

Dear Fred Meurer,

Indigo Architects, and our highly qualified team of police facility engineering experts are pleased to submit this proposal for the Carmel-by-the-Sea Police Station Renovation project. **We are experts in both building new and renovating existing police facilities.** All of our engineering team members have been chosen based on their work for law enforcement agencies such as yours which involve both renovation and new construction. **The Indigo engineering team members presented here all have successful, recent experience working with us to complete similar building assessments, plans, and construction of public safety renovation projects.** Examples include the City of San Ramon Police Headquarters renovation project and the Fairfield Police Communications Center Renovation as well as the recently completed Dublin Police Headquarters which won the national American Public Works Association's 2021 Project of the Year award. In addition, the construction of the Yuba County Sheriff's Headquarters that transforms a 1970's building into a fully sustainable and resilient law enforcement facility, all demonstrate Indigo's outstanding record of achievement with public safety facilities.

We have teamed with Carmel's **Studio Schicketanz** because we understand that Carmel-by-the-Sea is a unique town, situated as it is on California's most beautiful stretch of coastline. It is our desire to respect the area's unique, natural setting and long history of exemplary architecture. Studio Schicketanz role will be to ensure that any and all changes and improvements for your police facility will meet the communities' highest aesthetic and environmental expectations. Furthermore, beyond aesthetics we have the knowledge and experience to transform your project into a fully resilient Zero Net Energy (ZNE) building. **Miyamoto International**, our structural engineer, is a world leader in creating seismically resilient buildings that can weather the worst earthquakes and remain fully operational. **Guidepost Solutions** is a global security consultant whose Oakland office will evaluate security measures and provide recommendations, as necessary. **FACS** will provide hazmat assessment and define remediation work, should it be required. Rounding out our team are **Peters Engineering** for mechanical, electrical, and plumbing, as well as data and telecommunications. We have worked on numerous projects with each of these consultants.

The Carmel Police Department building, and site are ideally oriented for the creation of a sustainable Net Zero energy police facility. If the City of Carmel wishes, we can create a design for a Net Zero Energy facility that will be fully operational even after a major seismic event and even if the electric grid goes down. Our strategy will be to create a super-sustainable design capable of being powered by a relatively small photovoltaic and battery installation.



Principal Playle has led much of our Police facility work and Principal Hammond has led our Public Safety and Net Zero Energy work; for the police stations, we will combine our skills to develop for you a truly outstanding facility.

INDIGO'S QUALIFICATIONS:

Police Department Renovation and Expansion specialists.

Renovation of existing Public Safety Facilities using "Functional Flow" design method.

"Resilient Design" - will ensure that your facility will be functioning during and after a disaster.

Indigo is extremely conscious of the need for every Civic building to fit and enhance Carmel's unique seaside ambiance.

If needed we have extensive experience at public facilitation.

Indigo as a matter of course designs super sustainable and Net Zero energy buildings.

We have many years of experience in the design of public safety facilities, involving every phase of site selection, programming, design, bidding and construction management. Indigo has innovated the use of controlled daylighting in dispatch centers, creating healthy and reduced-stress work environments for dispatchers to do their job. We are a tight team, focused on results. At the same time we are also highly service-oriented and make sure that the knowledge base of our principals, architects, and engineers is brought directly to bear on your project.

First and foremost, we have the experience necessary to deliver your police renovation on time and on budget. Our work for the City of San Ramon Police Headquarters best demonstrates this ability. A design-build project, we collaborated with Chief Gorton and City of San Ramon staff to successfully renovate a 1970's vintage building for the almost unheard-of price of approximately \$50/sf. And we completed it on an accelerated design-build timeline of approximately 6 months. Our Yuba County Sheriff's office renovation project, estimated at \$9.5 million came in 25% below budget and was awarded at \$8.1 million.

Indigo's approach is designed to deliver to the City of Carmel's Police Department the most program and functionality for the budget available. Every improvement considered will be evaluated based on public safety functionality, security, cost, and life cycle cost. Our team has remodeled many similar facilities and is expert at finding the least-cost solutions to the issues that inevitably arise when renovating an existing building. Our commitment is to meet all code and regulatory requirements, including those for Essential Service Buildings, in the most direct and cost-effective manner possible. An advantage of our team of architects and engineers is that we are



NATURAL DAYLIGHT ILLUMINATES THE INTERIOR OF INDIGO'S OFFICE SPACE



most familiar with both the design requirements and costs of public safety facilities and will prepare cost estimates for your project based on our proven track record.

During the course of preparing this proposal we have received mixed signals related to the Scope of Work especially weather or not the City wishes to consider both a remodel of the existing police station and/or the option of creating a new “Police/Public Works Complex.” Thus, our Work Plan/ Scope of Work and Fee Estimate include both options. If the City wishes to pursue only the remodel option, there will be large fee reductions.

We recommend that at the outset of Phase I that we prepare an early budget level cost estimate of each option. We have enough experience with police station construction to create an early cost/ benefit analysis to help the City decide between renovating the existing building for the police or building a new station at another location.

Please let us know if you have any questions or would like to discuss the many ways Indigo, and our team can support you.

We acknowledge receipt of Addendum #1 along with the RFP.

Sincerely,

Bruce Playle, Principal

Jonathan Hammond, Principal



INDIGO'S USGBC AWARD WINNING, NET ZERO ENERGY OFFICES & STUDIOS.



BACKGROUND

INDIGO | HAMMOND + PLAYLE ARCHITECTS, LLP

Primary Contact Person: Jonathan Hammond, AIA 909 Fifth Street
Email: jhammond@indigoarch.com Davis, CA 95616
Website: www.indigoarch.com 530.750.0756 ext. 1#

Indigo's team of seasoned professionals has worked together successfully completing multiple civic renovation projects. Our approach has been proven on many different projects each with its unique set of challenges. We are fully capable and have the expertise on board and at our fingertips for any and all services your project may require.

HISTORY

Jonathan Hammond and Bruce Playle formed Indigo | Hammond & Playle Architects, LLP in 1999 merging many years of combined experience in the field. As LEED accredited architects, Indigo stays true to the ecological commitment of its principals, showing that green zero net energy architecture can be implemented in a practical and cost-effective manner. Our goal is to combine ecological principles with functional design solutions to improve the everyday lives of people who own, live, and work in our buildings. We strive to make places that are beautiful, productive, energy-saving and functional.

INDIGO PERSONNEL

With seven full-time employees, Indigo is small enough so that each project benefits from hands-on guidance from one or both of the principals and large enough to produce substantial work quickly and efficiently. This, together with our "whole studio" team approach makes us exceptionally flexible in meeting client needs. Our architectural professionals, from a variety of professional and cultural backgrounds, produce all of our projects using the most comprehensive CAD, and BIM, specification and project management tools available.

SERVICES

Our portfolio includes a wide variety of projects, large and small, in both private and public sectors. We specialize in civic design and planning work, including fire and police facilities, fire stations, city halls, public works corporation yards and parks and recreation facilities. Many of these projects involve complex regulatory and political issues. We are proud of our proven abilities to work within a stringent regulatory environment with constant citizen oversight. Indigo strives to bring people-oriented, climate-adapted, bioregional design into the mainstream of architectural practice.



EXPERIENCE W/ POST AND IAPC STANDARDS

Indigo has extensive experience with police facility design and has a proven track record of designing facilities that meet the requirements of both POST and IAPC standards. Our team of architects and engineers works closely with law enforcement agencies to design facilities that are safe, functional, and efficient while also meeting the unique needs of their communities. We are committed to staying up to date on the latest developments in law enforcement and design trends to ensure that our clients receive the highest level of service and expertise. Whether it's designing a new facility from the ground up or renovating an existing one, Indigo has the experience and expertise to deliver exceptional results that meet the rigorous standards set by POST and IAPC. As an illustration, we are currently working on a project for the Vallejo Police Department where we are evaluating potential sites by conducting a thorough analysis of the benefits and drawbacks of each option. During Pre-Design phase, we collaborated closely with the city to identify their specific requirements, including the building's size, layout, technology, security features, and the community's unique needs. Currently, in the Design Phase, Indigo is developing a comprehensive set of documentation that incorporates POST standards, such as training facilities, physical training areas, and calm spaces for officers to deal with traumatic incidents, which help promote their mental well-being.

EXPERIENCE W/ FACILITY CONDITION ASSESSMENTS IN OLDER PUBLIC FACILITIES

As our portfolio attests, we have extensive experience with Police Station Facility Condition Assessments as this is always the first step in each of our Police Station renovation projects. Peters our MEP engineering team also has proven experience assessing outdated mechanical, electrical and plumbing systems. Miyamoto International is a world leader in the field of assessing seismic safety of older essential services buildings.

Indigo is also an expert in finding secure ways to bring natural light into public safety facilities. This both saves energy but also improves the workplace environment, making employees happier and more productive.

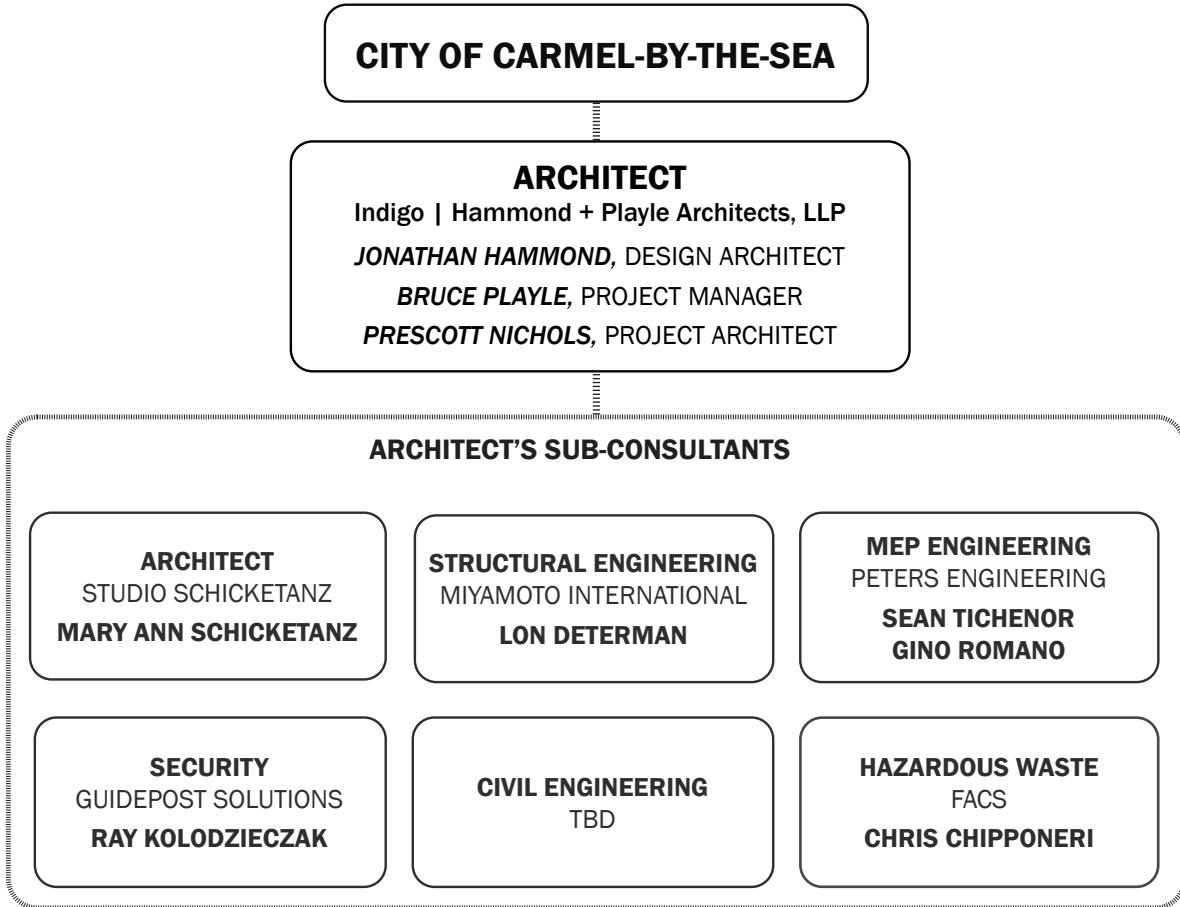


INDIGO'S USGBC AWARD WINNING, NET ZERO ENERGY OFFICES & STUDIOS.



ORGANIZATION CHART

The organizational chart below indicates the firms, their design disciplines and the individuals assigned to your project. The Indigo team members who will perform this work have recent, successful experience working together completing similar police department and essential services renovation work.



STAGGERED EXTERIOR OF THE VACAVILLE POLICE HEADQUARTERS, USE SHADED SOUTH FACING WINDOWS TO IMPROVE INTERIOR DAYLIGHT WHILE MINIMIZING HEAT GAIN



STRAWBALE WALL AND COURTYARD AT THE VISALIA POLICE SUBSTATION



SUBCONSULTANTS

All the Subconsultants are listed in the organizational chart. Please refer to the consultants firm profile below

PETERS ENGINEERING

SEAN TICHENOR

PROJECT ROLE: ELECTRICAL, MECHANICAL & PLUMBING ENGINEERS

7750 COLLEGE TOWN DR., SUITE 101,
SACRAMENTO, CA, 95826
916.447.2841

Founded in 1969, Peters Engineering has been in business for fifty years, providing quality consulting mechanical and electrical engineering services. The company became a California Corporation in June 1973. We employ a staff of twelve (12) full time employees. Mechanical and electrical systems play an important role in modern facilities.

Our experts bring their experience and knowledge of commercial, institutional, and industrial buildings to each assignment as they establish appropriate technologies and cost-effective solutions for the project at hand. Active memberships in professional affiliations are an important part of maintaining our ability to be a trusted resource for our clients.

Our goal is to meet and then exceed the expectations of every client, thereby creating value for them. We pay close attention to the Owner's needs, but offer the expertise to guide the Owner where needed.

Peters Engineering provides the following design services; Mechanical and Electrical Engineering, Sustainable Design/Green Engineering, Energy Modeling and Life Cycle Cost Analysis, Facility Standards and Master Specifications, and Site Utilities Infrastructure.

MIYAMOTO INTERNATIONAL, INC.

LON DETERMAN

PROJECT ROLE: STRUCTURAL ENGINEER

1450 HALYARD DR. #1,
WEST SACRAMENTO, CA, 95691
916.373.1995

Miyamoto International is a global engineering and disaster risk management company, providing critical services that sustain industries and safeguard communities around the world.

We are experts in disaster-resilient engineering that controls damages. We assess the performance of buildings and work with communities to identify specific vulnerabilities to disasters and prioritize solutions that limit damage, business interruption and loss of life.

The full spectrum of our expertise includes developing various detailed program plans, performing building assessments and preparing technical reports, designing new structures and rehabilitating existing buildings with both conventional and alternative construction methods. From new construction and peer reviews to assessment and remediation of deficiencies to improving existing facilities, we repeatedly deliver solutions that are both functional and innovative, using high-performance design in ways that exceed expectations and solve present-day challenges. Miyamoto's retrofit approach is "surgical" — we focus on understanding and addressing the main weaknesses of a building. This allows us to strengthen a structure's overall ability to withstand earthquake or hurricane loads. Cost effectiveness and life safety are key.

Miyamoto's offices are strategically located worldwide in regions vulnerable to disasters to positively impact economies and save lives.



GUIDEPOST SOLUTIONS
RAY KOLODZIECZAK

PROJECT ROLE: SECURITY CONSULTANT

315 MONTGOMERY STREET,
10TH FLOOR,
SAN FRANCISCO, CA, 94104
415.616.8822

Guidepost is a full-service technology firm providing security, telecommunications, network, and fire alarm consulting, design, and project management services, since 1984. Our team includes ASIS International and BICSI certified industry specialists and discipline design leaders, along with Project Management Professionals (PMP) who bring field constructability experience to every project delivery process. Guidepost as a company prides itself on remaining objective and independent and receives no sales commissions from technology manufacturers. This allows us to provide sustainable and effective technology solutions to meet organizational goals and operational needs.

Guidepost focuses on supporting the organization's vision by considering the built environment, system administration, technology functionality, and operations of low voltage systems. As design experts, we collaborate with the owner, end-user, and architect stakeholders to deliver a functional drawings and specifications design package that defines a constructible systems intent to installation contractors. We bring a dynamic approach to projects using collaborative design and modeling tools that provide the ability for low-voltage systems designs to be fully coordinated with other disciplines.

STUDIO SCHICKETANZ
MARY ANN SCHICKETANZ

PROJECT ROLE: ARCHITECT

3659 THE BARNYARD,
CARMEL-BY-THE-SEA, 93923
SACRAMENTO, CA 95817
916.447.2841

Studio Schicketanz is a full-service Architectural Firm providing a wide range of Architecture, Land Use Planning, and Interior Design Services to the Monterey Peninsula, throughout California and other parts of the United States.

Based in Carmel, our firm specializes in sustainable and site-specific design for ground up construction as well as renovations. We focus on envelope design for the highest possible energy efficiency and equally on healthy interior spaces. We designed the first LEED certified home in Big Sur and the first and third LEED certified home in Carmel.

Over the years our firm developed special knowledge of California Mid-Century architecture and has worked on many prominent projects, including buildings by William Wurster, Gardener Daley, Mark Mills, Henry Hill and others.

Currently we are a team of 19 staff members and are organized in a Design Team, a Production Team and an Interior Design Team. Our clients appreciate our high technological standards which allow for 3d viewing, high quality presentations and efficient teamwork with consultants.

Our award-winning designs have been featured in The Wall Street Journal, The New York Times, Architectural Record, Dwell, Sunset Magazine, Robb Report, Coastal Living, Azure, HGTV, California Home and Design and many international publications. Our sustainable designs are also showcased in several books, including Green Is Beautiful and Luxury Living Ecological.



FACS - Forensic Analytical Consulting Services
CHRIS CHIPPONERI

*PROJECT ROLE: HAZARDOUS WASTE
CONSULTANT*

21228 CABOT BLVD.
HAYWARD, CA
510.561.1975

Forensic Analytical Consulting Services, Inc. (FACS) is an industry-leading environmental health consulting firm that delivers industrial hygiene and environmental consulting services throughout the United States. Established in 1986 in the San Francisco Bay Area, FACS has been in business for 37 years and continues to grow. Since our inception, FACS has always strived to create experts not only of our staff, but our clients as well, to help lead to a better environment for all.

We are skilled at providing asbestos building material and lead paints and coatings surveys and sampling for the emerging concern regarding polychlorinated biphenyls in materials prior to renovation and demolition projects. At times, as part of these assessments, FACS is

asked to provide indoor air quality evaluations, occupational exposure monitoring, health and safety plans, and a variety of other services to help support projects. These services have been provided to many different clients, but FACS specializes in assisting municipalities/ government agencies, schools and hospitals with these services on a regular basis. For this project, our team that has assisted with similar services outlined in the RFP for the City of Stockton at their Police Department and multiple fire stations, the City of Vallejo's Police Department, the County of Merced's Sheriff Department and Correctional Facility, and many other municipalities.



VALLEJO POLICE DEPARTMENT REMODELLING



RESUMES



JONATHAN HAMMOND

Principal & Partner, Indigo | Hammond + Playle Architects, LLP

PROJECT ROLE: PRINCIPAL IN CHARGE

Mr. Hammond's planning work is devoted to the creation of beautiful ecologically-adapted environments. His environmental art honors the spirit of place. Hammond developed the nation's first solar energy and energy conservation building code for the City of Davis and is credited with sparking the modern re-interest in use of local and low-energy materials with the construction of the first modern straw bale structure. Prior to starting Indigo, Mr. Hammond taught architecture and landscape architecture at the Kyushu Institute of Design in Japan and landscape architecture at the University of Illinois.

EDUCATION

- + Bachelor of Landscape Architecture, University of California, Berkeley
- + Master of Science, Ecology, University of California, Davis

REGISTRATION

- + Architect, California C27227

PROFESSIONAL ASSOCIATIONS

- + American Institute of Architects
- + USGBC LEED AP
- + American Solar Energy Society

SPEAKING ENGAGEMENTS

- + Invited Speaker, Resiliency: Extending the Survivability of Buildings, AIA National Convention, Chicago 2014
- + Invited Speaker, Straw Bale Buildings: An American Original Low-Tech Solution for High-Performance Buildings, AIA National Convention, San Francisco 2009
- + Speaker, Joint USGBC/CCAIA COTE on LEED using Design-Build, 2006

RELEVANT PROJECTS

- + DMV Reedley- Design, ZNE, LEED and CxA Consulting for the State of California
- + LEED Gold UC Merced Childcare Center
- + LEED Platinum UC Davis Teaching and Research Winery
- + UC Davis Plant Sciences Innovation Center
- + Vacaville Police Headquarters
- + West Sacramento Fire Station #41
- + Hayfork Public Safety Facility
- + Santa Clara Fire Stations No. 5 & No. 8
- + Vacaville Zero Net Energy Intermodal Transportation Center
- + Indigo's Zero Net Energy Offices





BRUCE PLAYLE

Principal & Partner, Indigo | Hammond + Playle Architects, LLP

PROJECT ROLE: PRINCIPAL IN CHARGE

With a professional design and planning background and over thirty one years of experience in public safety, municipal, educational, and commercial facilities, Mr. Playle is well prepared for serving your project needs. He has been at the forefront of development of alternate project delivery methods such as design-build, in both the public and private sectors. His special abilities in facilitation of large user groups and committees is an especially useful tool in reaching project design consensus.

EDUCATION

- + Bachelor of Architecture, cum laude, Auburn University, Alabama, 1979

REGISTRATION

- + Architect, California C15459

PROFESSIONAL ASSOCIATIONS

- + American Institute of Architects

SPEAKING ENGAGEMENTS

- + Invited Speaker, Extending the Survivability of Buildings, CALBO Annual Business Meeting, Monterey 2015
- + Invited Speaker, Resiliency: Extending the Survivability of Buildings, AIA National Convention, Chicago 2014
- + Session Speaker, Straw Bale Buildings: An American Original Low-Tech Solution for High-Performance Buildings, AIA National Convention, San Francisco 2009
- + Session Speaker, Bioregional Design: Creating Region-specific Vernacular by Designing for Climate, Ecosystem, and Culture, AIA National Convention, San Francisco 2009

RELEVANT PROJECTS

- + San Leandro Space Planning for Police Department Expansion
- + Dublin Public Safety Complex Police Services Improvements
- + Union City Police Department Renovation and Addition
- + East Bay Regional Park District Public Safety Facility
- + San Ramon Police Department
- + Yuba County Sheriff's Facility
- + Fairfield Police Department
- + Live Oak Mini Public Facilities Master Plan
- + Tracy Public Facilities and Public Safety Master Plans
- + Vacaville Police Headquarters
- + Davis Police Headquarters and more
- + Visalia Police Substations
- + Woodland Police Headquarters
- + DMV Redding Field Office Renovations
- + Hayfork Public Safety Facility





PRESCOTT NICHOLS

Project Architect, Indigo | Hammond + Playle Architects, LLP

PROJECT ROLE: PROJECT ARCHITECT

Mr. Nichols has a master's degree in architecture from the University of Oregon, and a bachelor's degree in linguistics from the University of California at Santa Cruz. The U.S. Green Building Council has certified him as a Leadership in Energy and Environmental Design (LEED) Accredited Professional. He drafted the LEED performance requirements for a design-build police headquarters, resulting in an award-winning LEED certified facility for the client. He also collaborated in the programming and design of two recently completed projects: a fire station and two police department precinct buildings. For the precinct projects, Mr. Nichols developed a three part technical specification for a straw bale insulation and finish system (SIFS) - the first of its kind.

REGISTRATION

- + Architect, California C29107

EDUCATION

- + B.A. Linguistics, University of California, Santa Cruz
- + Master of Architecture, University of Oregon

PROFESSIONAL ASSOCIATION

- + American Institute of Architects
- + USGBC LEED-AP

RELEVANT PROJECTS

- + Vallejo Police Department Facility Conditions and Needs Analysis
- + Dublin Public Safety Complex Police Services Improvements
- + San Leandro Police Department Space Planning for Expansion
- + Union City PD Evidence Room Remodel and Expansion
- + Yuba County Sheriff's Facility
- + Fairfield Police Department, Communications Center and Electrical Improvements
- + West Sacramento Fire Station #41
- + Live Oak Mini Public Facilities Master Plan
- + Tracy Public Facilities Master Plan
- + Tracy Public Safety Master Plan
- + Hayfork Public Safety Facility
- + Vacaville Transportation Center
- + Davis Police Headquarters
- + Visalia Police Substations
- + Woodland Police Headquarters
- + Orland Police Headquarters
- + Colusa Civic Facilities Master Plan
- + Hall Memorial Park





LON DETERMAN, S.E.
PRINCIPAL | MIYAMOTO

PROJECT ROLE: STRUCTURAL ENGINEER

Since 1995, Lon Determan has helped grow the firm's recognition as a world-class leader in innovative structural engineering solutions. In addition to his strengths as a Principal, Lon is an equally competent Structural Engineer with vast expertise in both public and private projects, such as essential service facilities, fire stations, office buildings, libraries, transit stations and parking structures. An established seismic safety expert, he repeatedly delivers solutions that resolve structural deficiencies and bring increased safety to the most complex facilities, such as historically-significant buildings. Whether conducting a feasibility study or risk mitigation assessment, Lon brings integrity to the process and demonstrates a commitment to the client's objectives. As a DSA Plan Checker, his clients are assured the most current knowledge of codes and best practices will always be applied to their projects.

REGISTRATION

- + Structural Engineer, CA S4654
- + Civil Engineer, CA, C57932

EDUCATION

- + Bachelor of Science, Civil Engineering, Magna Cum Laude, California State University, Sacramento

CERTIFICATIONS

- + Occupational Safety and Health Administration (OSHA CFR 1910.134 - unrestricted)
- + OSHA Asbestos Class IV
- + California Office of Emergency Services (OES) Disaster Service Worker

PROFESSIONAL AFFILIATIONS

- + American Institute of Architects (AIA)
- + Architect Registration Exam, Past Instructor
- + American Society of Civil Engineers (ASCE)
- + California Preservation Foundation
- + Structural Engineers Association of Central California, Past Director

PROJECTS

- + Sacramento Memorial Auditorium Renovation, Sacramento, CA
- + Capitol Area Development Agency On-Call Services, Sacramento, CA
- + City of Vacaville Police Station, Vacaville, CA
- + Dublin Police Services, Renovation and Expansion, Dublin, CA
- + Union City Police Department, Renovation and Expansion, CA
- + Visalia Police Substations, Visalia, CA
- + Yuba County Sheriff Facility, Marysville, CA .. and many more



SEAN TICHENOR, P.E., LEED AP

PRINCIPAL AND MECHANICAL ENGINEER | PETERS ENGINEERING

PROJECT ROLE: PLUMBING AND MECHANICAL ENGINEERING LEAD

Mr. Tichenor joined Peters Engineering in 2000 and is now a Principal with the firm. With 40 years of experience, Sean has been involved in projects ranging from K-12, Higher Education, Master Planning, Healthcare, Controls, Laboratories, Kitchens, Fire Stations, Police Facilities and Site Infrastructure. His experience also includes studies of projects prior to design to determine the feasibility and cost to remodel or create new projects to meet the Owner's needs. His experience includes knowledge of new and existing facilities and how to make them the most efficient and cost effective choice for the owner.

He strives to accomplish the goals and objectives of the owner set forth in the early evaluations and assessments. Sean knows the importance of the relationship between owner and consultant and has a motivated staff at Peters Engineering striving to listen, respond, and guide the owner to a successful outcome.

REGISTRATION

- + California, M31176
- + Nevada, 016552
- + Oregon, 90924PE

EDUCATION

- + Bachelor of Science in Mechanical Engineering, California State University, Sacramento 1994

PROFESSIONAL AFFILIATIONS

- + American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
- + California Society for Healthcare Engineering, Inc.
- + LEED AP

SELECT PROJECT LIST

- + San Ramon Police Department TI – San Ramon, CA (w/ Indigo Architects)
- + Yuba County Sheriff Facility Remodel, Marysville, CA (w/ Indigo Architects)
- + Dublin Police Department, Dublin, CA (w/ Indigo Architects)
- + Stockton City Hall (w/ Indigo Architects)
- + Woodland Fire Stations 1, 2 & 5, Woodland, CA
- + Sacramento Metropolitan Fire District Stations 110, 111, 129, 132 & 142, Sacramento, CA
- + Roseville Police Department IT Cooling & Card Reader TI, Roseville, CA El Dorado Fire Station 28





GINO ROMANO, P.E.

ELECTRICAL ENGINEER

PROJECT ROLE: ELECTRICAL ENGINEER LEAD

Gino has worked in the field of design and design/ build, with hands-on experience since 1991. His design and analysis experience includes airports, military facilities, educational facilities: K-12, junior colleges, & universities, libraries, parks and recreational facilities medical facilities, correctional/justice facilities, multi-story structures and buildings, solar, steam & hydroelectric power generating projects, medium & low voltage power distribution systems, telephone communication facilities, data centers, office buildings, maintenance yards and office complexes. Analysis and master planning includes site surveys of existing facilities for condition of systems and recommendations for improvement.

Gino joined Peters Engineering in 2008 after working at another consulting engineering firm in Sacramento for over seven years.

REGISTRATION

- + California, E 17247

EDUCATION

- + Graduate B.S. – Electrical Engineering, California State University, Chico 1989

PROFESSIONAL AFFILIATION

- + IEEE, Institute of Electrical and Electronics Engineers

SELECT PROJECT LIST

- + Dublin Police Department
- + San Leandro Police Department
- + Yuba County Sheriff’s Facility
- + Roseville Police Department
- + San Ramon Police Department





RAY KOLODZIECZAK

Senior Project Manager, Guidepost Solutions LLC

PROJECT ROLE: Audio Visual & Technology Specialist, Security Consultant

Ray Kolodziejczak has focused most of his 25+ year career evaluating, designing, and supervising the installation of low voltage systems. He specializes in providing security consulting and design services to public sector clients, and has built trusted relationships with multiple cities, counties, state and government agencies. He is generally responsible for threat assessments, facility master planning, system design and programming, site surveys, drawings and specifications, systems cost estimating, code compliance, bid evaluation, and supervision of acceptance testing for low voltage systems. His design expertise includes security electronics, fire alarm, and telecommunications system projects for existing and new facilities, from conception through construction.

PROFESSIONAL AFFILIATIONS

- + Building Industry Consulting Service International (BICSI)

RELEVANT PROJECTS

- + City of Dublin Police Department & Emergency Operations Center, Dublin, CA
- + Santa Clarita Sheriff Substation, Santa Clarita, CA
- + Vacaville Police Department, Vacaville, CA
- + Woodland Police Department, Woodland, CA
- + Oklahoma City Police and Courts Complex, Oklahoma City, CA
- + Sutter County Courthouse, Yuba City, CA
- + Tehama County Courthouse, Red Bluff, CA
- + Santa Clara County Family Justice Center, Santa Clara, CA
- + Tuolumne County Juvenile Hall, Tuolumne, CA
- + Santa Rita Jail, Housing Unit and Intake, Santa Rita, CA
- + Solano County Justice Center, Solano, CA
- + San Benito County Jail Expansion, San Benito, CA
- + San Mateo County Maple Street Correctional Facility, San Mateo, CA





MARY ANN SCHICKETANZ

Principal | Studio Schicketanz

PROJECT ROLE: CARMEL-BY-THE-SEA AESTHETICS

Mary Ann Schicketanz is the Founding principal at Studio Schicketanz. A native of Austria, Mary Ann brings a European sensibility to the practice of sustainable building and design. She is a leader in the integration of green design principles with strong thematic design concepts. She is known for her designs that offer classic simplicity and natural elegance, efficient floor plans and easy flow. Mary Ann has practiced architecture in Germany, Austria, and Spain. She has taught design at the Lyceum and lectured on design principles at the Cherry Foundation and the San Francisco Design Center. Her work is widely published, and she frequently speaks on green design principles and the use of sustainable materials. Since 1994 she has been specializing in the design of custom homes along the California Coast and Hawaii as well as cultural and commercial projects in Sacramento area.

REGISTRATION

- + Architect, California C22677

EDUCATION

- + Undergraduate Studies in Architectural Engineering, Technical University of Vienna
- + Master's Degree in Architectural Engineering, Technical University of Stuttgart

PROFESSIONAL ASSOCIATIONS

- + American Institute of Architects, Monterey Bay chapter
- + Sustainable Carmel, Steering Committee
- + Member of the Editorial Board of 3D Magazine San Francisco
- + San Francisco Design Center "Green and Bold" Initiative
- + Founding Board Member, Carmel Preservation Foundation
- + Past Vice President - Waldorf School of the Monterey Peninsula
- + Chair of Advisory Board, Past Treasurer - The Philip Glass Center for Arts, Science and Environment

SELECT PROJECT LIST

- + Monterey County Weekly, The Press Club
- + The Carl Cherry Center for the Arts
- + Renovation and ADA code consulting for Monterey Museum of Art, La Mirada
- + Burnett Residence, first LEED certification in Carmel, CA
- + Torres Residence, third LEED certification in Carmel, CA
- + Historic Willey Residence, Carmel, CA
- + Historic Door House, Carmel, CA

STUDIO SCHICKETANZ



CHRIS CHIPPONERI

DIRECTOR - CENTRAL VALLEY | FACS

PROJECT ROLE: HAZARDOUS WASTE

Mr. Chipponeri has over 15 years of environmental consulting experience, primarily in the asbestos and lead paint industry. In this period, Mr. Chipponeri has worked for two environmental consulting firms and has provided services to clients throughout California and Northern Nevada. By working for a wide range of different clients addressing hazardous building materials for a number of reasons, Mr. Chipponeri has developed the knowledge to share with clients on their situation, perspective on how to address any issues in a clear and concise manner, and help the client assure they are complying with the number of regulatory requirements that must be met while working within project budgets. From this experience, Mr. Chipponeri has learned to view services from the client's perspective and works with the client team to meet their needs in communication to site staff and project team, scheduling work to fit a client's site operations and working with other team members to help control costs related to hazardous building materials while meeting the project goals.

EDUCATION

- + B.S. Business Administration, California State University Stanislaus, Turlock, California
- + A.A. General Education, Modesto Junior College, Modesto, California

CERTIFICATION & REGISTRATIONS

- + DOSH Certified Asbestos Consultant, Certification #10-4633
- + CDPH Certified Lead Inspector and Assessor, Certification #LRC-00000782
- + Nevada DIR Asbestos Abatement Consultant, License IJPM-1410
- + US EPA Certified Lead Inspector and Assessor, Certification #LBP-R-128230-2

SHORT COURSES

- + AHERA-accredited training for AHERA Contractor-Supervisor, Building Inspector, Management Planner, and Project Design
- + CDPH-accredited training for Lead Sampling Technician and Lead Inspector and Assessor
- + OSHA / EPA Operations and Maintenance 16-hour Training
- + OSHA / EPA Asbestos Awareness Training





EXPERIENCE



LEED PLATINUM DUBLIN PUBLIC SAFETY COMPLEX

AWARDS: APWA NATIONAL PROJECT OF THE YEAR, 2021

The first LEED Platinum renovation project in the US, this remodel brought an existing 30,000 SF building up to essential services building code. In this combined police and fire public safety complex, a new 8,858 SF addition was added at the entrance. The facility includes new admin offices for fire & police, a public lobby and information counter, new locker rooms, evidence storage, and an armory. Resiliency was prioritized, with seismic and code upgrades, including an emergency power system.

The project received the national American Public Works Association's 2021 Project of the Year award. With the help of our highly efficient BIM technology, we solved one of the biggest challenges with this project, which was getting the roof assembly to fit over the roof parapet of the existing building at the new lobby entry. Each successive radiused glulam beam had to be set slightly lower than the previous one as they approached the facility to maintain a smooth but curved plane at ¼" per foot roof pitch back to the existing roof.

Area	38,858 SF
Year Completed	2020
Indigo Personnel	Playle (Principal In-Charge), Hammond (Principal, Designer) & Nichols (Project Architect)
# of change orders	10
Cost of Change Order	\$760,000
Original Cost Estimate	\$15,600,000
Cost	\$16,360,000



RESILIENT YUBA COUNTY SHERIFF'S HEADQUARTERS

This remodel of 56,000 SF, 2-story existing office building is carefully arranged to make maximum use of existing construction for cost-savings at the same time providing a first rate and highly functional space for Sheriff operations. Use of “extended survivability” design method ensure EOC, Dispatch and Command functions are all operational well into any envisioned disaster. Raised entry protects against vehicle attack, EOC and critical infrastructure including generator, located on second level to allow continuous operations during flooding. Every improvement considered was evaluated based on law enforcement functionality, cost, and life cycle cost assessment (LCA).

<i>Area</i>	56,000 SF
<i>Year Completed</i>	2017
<i>Indigo Personnel</i>	Playle (Principal In-Charge), Hammond (Principal, Designer) & Nichols (Project Architect)
<i># of change orders</i>	10
<i>Cost of Change Order</i>	\$339,000
<i>Original Cost Estimate</i>	\$8,161,000
<i>Cost</i>	\$8,500,000



FAIRFIELD POLICE DEPARTMENT BUILDING ASSESSMENT AND DISPATCH/ COMMUNICATION CENTER RENOVATIONS

The new 1,600 SF state-of-the-art Dispatch/ Communications Center and complete upsize and replacement of emergency power and UPS systems, all the while keeping police operations up-and-running on a 24/7/365 basis. Daylighting provided by tubular skylights and looped pendant fluorescent fixtures has significantly improved call-taker's efficiency and morale. A twinned 180 KVA diesel generator and a 100KVA UPS system provide redundancy and backup for emergency use.

A carefully developed remodel phasing plan was developed including pricing for each stage of the work. Sequential phasing was then assigned based on priority and available budget. Dispatch Communication needs were deemed most urgent, followed by EOC, etc.

One of the biggest challenge on this project was that the department had to remain in operation during the construction of the various projects, including EOC remodel, front counter and path of travel accessibility upgrades, investigation relocation to a remodeled city building off-site and the creation of a state of the art Dispatch/ Communications Center.

<i>Area</i>	10,735 SF
<i>Year Completed</i>	2012
<i>Indigo Personnel</i>	Playle (Principal In-Charge), Nichols (Project Architect)
<i>Cost</i>	\$1,600,000



VACAVILLE POLICE HEADQUARTERS AND DISPATCH CENTER

This full-service law enforcement facility provides a state-of-the-art future for the Vacaville Police Department. Designed in accordance with “extended survivability” in mind, EOC and uniquely daylit Communication/ Dispatch Center, are located on the second floor to protect them from flooding. The entire structure is protected with viscous dampers which absorb earthquake energy and ensure delivery of emergency services in case of earthquakes. Also included are detention and booking with drive-thru sally port, interview rooms, evidence processing and storage, secure public service counter. High energy-efficiency and beautiful workplace result from use of windows and skylights which bring natural light deep into the interior, energy consumption is 34% below code minimum.

<i>Area</i>	45,700 SF
<i>Year Completed</i>	2004
<i>Indigo Personnel</i>	Playle (Principal In-Charge), Hammond (Principal, Designer) & Nichols (Project Architect)
<i>Cost</i>	\$12,000,000



ADDITIONAL EXPERIENCE

SANTA CLARA POLICE BUILDING SECURITY UPGRADE



Indigo fortified the first floor exterior walls of the original structure with ballistic paneling and replaced the regular glass windows with bullet-proof glass to provide protection against shots fired at the Police Building. For the lobby, a physical barrier was installed separating the building entrance and the elevator and stairs. The access beyond the lobby to the elevator and stairs is now controlled by the police staff at the visitor check-in window via an electronically controlled door. Both the physical barrier and door preserved the aesthetic of the lobby.

SAN LEANDRO SPACE ASSESSMENT AND REMODEL



The project involves renovating 3,750 SF of a 1967 two-story San Leandro P.D. building and 7,500 SF of the South Offices Building. The South Offices Building will house the Traffic, Records and several sections of the Criminal Investigations Division. The vacated areas of the existing P.D. will be reconfigured for an expanded communications center and supporting spaces.

DESIGN-BUILD SAN RAMON POLICE DEPARTMENT RENOVATIONS



This design-build project consolidates 10 different lease spaces providing better customer service through a one-stop-shop Permit Counter. Included is the remodel of a 62,300 sf corporate office building acquired by the City. A new Police Department is provided, replacing the seriously outmoded existing station. The Permit Center is served by back office space that houses Planning, Building and Engineering staff. An extensive space planning study was completed to determine the best layout of existing space for new use.



STOCKTON POLICE HEADQUARTERS REMODEL



Before settling on the basement locker and toilet room project focus for that project, we conducted a complete staff and space needs assessment for the Police Department, including master planning for both Headquarters and the SEB Building. The most cost-effective sequence of construction was first to replace over 400 lockers with shower facilities in the basement of the Stockton Police Headquarters – a tough remodel project. Together with Stockton staff we defined, analyzed, and solved each of the many challenges along the way, including tight budgetary conditions.

WOODLAND DESIGN-BUILD POLICE HEADQUARTERS AND BASEMENT FIRING RANGE



The second **LEED** Certified police headquarters in the U.S. this building is designed to serve as a gateway into the vital historic Woodland downtown. Indigo served as Executive Architect to the City of Woodland in a unique design-build arrangement.



WORK PLAN / SCOPE OF WORK

PHASE I:

Phase I will accomplish four things: First, it will assess the existing buildings condition and define deficiencies, needed repairs and upgrades. Second, it will define the programmatic and spatial needs of both Police and Public Works Departments. Third, a Program and Conceptual plans for a Remodel Option and a New Building Option will be developed. Finally, one or more Action Plans and accompanying Budgets and Schedules will be described in the Final Report in order to assist decision makers with deciding on the best path forward.

1. Kick-Off meeting with A&E team and City staff including Police and Public Works senior staff. (Meeting 1)
2. A&E team tour Police and Public Works facility to access physical conditions.
3. Prepare Initial Assessment Report on building condition including likely cost of needed upgrades:
 - Code deficiencies including ADA.
 - Structural issues including Seismic safety.
 - Electrical system deficiencies.
 - HVAC system deficiencies.
 - Plumbing deficiencies.



SKYLIGHT ON LEED CERTIFIED POLICE HEADQUARTERS, WOODLAND, CA

- Hazardous materials issues.
 - Building envelope deficiencies including roof, wall, windows, air leakage, insulation, etc.
 - Security issues.
 - Telecom infrastructure, audio visual, fire alarm issues.
4. Architectural team to meet with Police Senior Staff to discuss departmental needs Present and Future.
 5. Architectural team to meet with Public Works Staff to discuss departmental needs present and future.
 6. Prepare early Budget Level Cost estimate of likely options, circulate to senior Staff to facilitate early decision making related to the scope of work.
 7. Prepare Program of required spaces and functional needs for each department.
 8. Prepare space standards for each item listed in program above.
 9. Prepare functional flow diagram and adjacency diagram for each Department.
 10. Prepare report on the existing buildings limitations related to proper functioning of Police and Public Works operations:
 - Space needs, functional flow, security
 - Physical comfort
 - Training spaces
 - Parking
 - Workstations, Offices, Conference Rooms, and Reception
 - Locker room
 - Evidence Storage
 - Other functional spaces needed
 11. Meet with Staff to discuss 7-10 above.
 12. Prepare Conceptual Design and Budget



Level Cost Estimate for the existing building addressing the deficiencies and space standards listed above to the greatest extent possible within the existing building.

13. Meet with staff to discuss remodel design and budget.
14. Prepare prototype design and for a new Police/Public Works Complex.
15. Meet with Staff to discuss new facility design and budget.
16. If needed Prepare Preliminary plan and Cost Estimate for swing space needed during remodel construction.
17. Prepare plans, specifications and cost estimates for urgent repair items needing immediate attention.
18. Prepare draft report and circulate for staff comment.
19. Prepare final report.
20. Attend two public meetings to assist staff with presenting report, supporting plans and cost estimates.

PHASE II

Since it is unknown at this time what options the City Council will wish to pursue this proposal assumes that both the remodel/re-use option for the existing police building, and the development of a new Police/Public works complex will take place.

1. Prepare program for reuse or remodel of existing Police building including schedule and budget level cost estimate.
2. Prepare program for new Police / Public Works complex including schedule and budget level cost estimates.
3. Prepare schematic design for both options.
4. Prepare construction documents for both options.
5. Bid Phase and Construction phase.

NOTES:

1. As part of the initial building assessment, we will conduct an assessment of opportunities for critical repairs or upgrades independent of longer term renovation objectives for the facility. Confirmation will be sought of the following critical elements:
 - Adequate and safe heating, ventilation, and air conditioning.
 - Effective weatherproofing and flood proofing, including doors, windows, and roofing.
 - Building is free of vermin.
 - Plumbing and gas facilities, fixtures, and appliances in good order.
 - Electrical equipment installation in safe and good order, including main service bus, panels, subpanels, and building wiring.
 - Low seismic risk of collapse or damage preventing immediate occupancy or operations.
 - PSAP operations and technical setup are in good order.
 - Evidence storage operations and technical setup are in good order.
 - Accessible path of travel, fixtures, and signage are provided where feasible.
 - Building access control and security systems are in good order.
 - Facility IT systems and server room are in good order.

If any of the above critical elements of an operational police facility cannot be confirmed, we will work with the facility committee and our consultants to develop an action plan addressing them.

2. Due to budgetary constraints another long term option may need to be evaluated, that is, the option of a new Police Building, and the complete renovation of the existing Police Building for occupancy by the Public Works Department.



REFERENCES

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