

BJY SOUTHWEST

Architecture • Engineering • Plan Review • Inspection • Building Department Services

Summary of Qualifications *For* *Building Safety Services*

October 17, 2005

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Executive Summary

BJY West /BJY Northwest (BJY Bethesda Inc.) /BJY Southwest (BJY Phoenix Inc.) /Bernard Johnson Corp, or "BJY", is one of the nation's oldest and most respected municipal and federal engineering consulting firms. Established during 1947 in Houston, Texas, BJY has a continual focus of providing high quality municipal plan review, inspection and engineering services to federal, state, and local governments. Our code, building, fire and life safety expertise is significantly enhanced by our A/E design practice and our cumulative design history.

BJY Southwest was organized as a plan review and building safety services company in 1995.

We are knowledgeable and highly experienced with regard to both local jurisdiction plan review and permitting requirements, and State of Arizona code and building safety practices.

Throughout our history, we have earned a large number of awards for national and international services. We have continued to grow and are top-ranked. To serve the continually progressing needs of our government clients, BJY Southwest has formed service lines dedicated to:

- Complete Building Safety Plan Review and Inspection Services
- Complete Building Official Services
- Complete Power Plant Safety Plan Review and Inspection Services
- Complete Municipal Engineering and Code Services
- Public Works Construction Management, Plan Review and Inspection Services
- Full-service government only public works Engineer /Architect (BJC)

Please visit our Web site, www.bjy.com, which has more about our services and history.

CURRENT COMMITMENTS: We are proposing a dedicated, highly committed, loyal, plan review team. Our Firm's average employee tenure is over 11 years, some as long as 47 years tenure. BJY is committed to the Arizona Area.

To optimize government service relationships nation-wide, and to maximize response to clients' needs, BJY Southwest and affiliates have strategically located offices nation-wide.



Pursuant to this response, services rendered for the client would be provided and coordinated in our **Phoenix, Arizona** office. Our contact information, location and phone numbers are:

Skip Nelson,
Sr. Vice President
Phoenix Office
111 West Monroe, Suite 314
Phoenix, Arizona
Phone: 602 322.0127 FAX: 602 322.0153
Email: skip.nelson@bjy.com

Our Phoenix office has the full support of our regional offices in Sacramento, Pleasanton /San Francisco, Seattle, American Fork /SLC, Austin, and Rockville, MD. Our national offices provide optimum multi-shift services. A qualified staff of other professional engineers, building officials, certified inspectors, certified plans examiners, and administrative personnel augments BJY's efforts for the client.



La Posada Resort, Paradise Valley, Arizona. BJY provided Plan Review Services for this project.

The BJY staff is totally committed to providing the most timely, highest quality, and most cost-effective building safety services. Where possible we may identify cost and efficiency savings. All staff members have many years of plan review and inspection experience and are

part of a unique team that currently serves hundreds of jurisdictions. BJY will adapt our staff and approach for optimum service and client satisfaction, all to your specific needs.

Our compensation for the initial plan review and



Mandalay Bay Hotel, Las Vegas, Nevada. BJY provided Plan Review Services for this \$950 million project.

corresponding back check is routinely based on 75% of those plan review fees collected by the jurisdiction for that purpose. For larger phased projects, BJY in general proposes a fee based on the efficiencies of scale, or an hourly fee. For revisions or other plan review duties as assigned by the jurisdiction beyond the initial and back check, BJY offers an agreed-upon hourly fee. Inspection services are routinely based upon an hourly fee.

Experience

Arizona. The Firm works for the *City of Phoenix* and over 35 other jurisdictions performing Building Safety plan review, where we provide Structural, Fire and Life Safety, Accessibility, Energy Code, Plumbing, Mechanical and Electrical reviews on commercial and residential projects. Projects include office/warehouses, hotels, office buildings, shopping centers, manufacturing facilities, apartment complexes and single-family dwellings. We also provide CBO, plan review, building safety evaluation, and inspection services for the 2300 mW Panda Power Project, and the planned 845 mW Power



*New York, New York Casino, Las Vegas, NV.
BJY provided building safety services for this \$400 million dollar project.*

Washington. BJY performs complete Building Safety plan reviews for commercial and residential projects in the greater Seattle area. Seattle area projects include the University of Washington Medical Center, Hec Edmundson Pavilion remodel, Space Needle renovation, Pacific Rim Center, Terrace Park School, Washington Newmark Building and Triad Development addition and remodel. We also perform plan review for a number of other area cities including *Auburn, Bellevue, Issaquah, Mountlake Terrace* and others.

California. BJY provides complete Structural, Fire and Life Safety, Accessibility, Energy Code, Mechanical, Plumbing and Electrical building inspection, code consulting and/or plan review for the



BJY provided Civil Engineering and Inspection Services for the City of Phoenix, Arizona.

State of California, the United States of America, City of Chico, City of Dublin, City of Alameda, City of Cupertino, Contra Costa County, City of Morro Bay, City of Rio Vista, City of Roseville, City of San Leandro, City of Seaside, Sonoma County, City of Rohnert Park, City of Santa Rosa, the City of Yuba City, City of Woodland, City of Davis, El Dorado County and many, many others.

BJY has also provided one or more of the following services for several power projects in California: plan review; code consulting, Board of Appeals creation, building official and inspection services. Power projects include the Silicon Valley Power San Jose plant, Hanford Energy Park peaker plant, the La Paloma Generating Plant, the Morro Bay power project, and the Tracy and Henrietta peaker projects.



BJY provided Building Safety Services for the World Trade Center Office Building, Seattle

Utah. BJY was the primary code consultant and building, fire and life safety consultant and inspector for all 2002 Winter Olympics facilities. BJY provides services to the *State of Utah*. For the Micron Technology semiconductor manufacturing facility, in Lehi, Utah, BJY provided total administrative functions; plan review, and building and site inspections. It has 2.6 million square feet of buildings at a cost of \$2.6 billion, and contains a 138 kV power station, transmission lines, and all types of piping, including high pressure natural gas, reclaimed water, and piping for several hazardous gases and liquids. BJY also provides other plan review and/or inspection services for the *State of Utah* and a number of other Utah cities and counties.



Scott M. Matheson Courthouse, Salt Lake City, Utah. BJY provided Co75 million State building.

Alaska. BJY performed plan reviews for the *Municipality of Anchorage*, where we provided complete Structural, Fire and Life Safety, Accessibility, Energy Code, Mechanical, Plumbing



Las Vegas Industrial Park Motor Speedway, Las Vegas, Nevada. BJY provided Plan Review and Code Consulting Services for this \$2 million project.

and Electrical reviews on commercial projects. Sample projects include concrete tilt-up, a large hotel, a senior housing facility, office buildings, a pedestrian walkway and the Northern Air Cargo expansion. BJY staff has performed reviews of many other Anchorage facilities under previous contracts.



Bellagio Hotel, Las Vegas, Nevada, \$1.5 billion hotel.

Nevada. *Clark County, Nevada (Las Vegas).* Staff has provided reviews for over 400 major casino, parking, commercial and industrial projects. These include the Bellagio Hotel and Casino, Mandalay Bay, ITT Sheraton and Caesar parking garages, shopping centers, banks and office buildings.

Select Arizona Projects

Town of Buckeye

- **Fry's Store #675** – 110,251 sq. ft. (ASPMEF) 9-2004
- **Liberty Elementary School No.5** – 71,257 sq. ft. (ASPMEF) 8-2004
- **Bank of America - New Store Prototype** – 2,165 sq. ft. (ASPMEF) 3-2004.
- **Buckeye High School** – 144,000 sq. ft. high school (ASPME), 3-2002.
- **Buckeye Elementary School** – 87,800 sq. ft. elementary school (ASPME) 2-2002.
- **Walmart Distribution Center** – 327,000 sq. ft. warehouse, offices (ASPMEF), 12-2001.
- **Over 400 model homes for the last three years.**

Town of Paradise Valley

- Over 250 residential homes, 2 resorts and 1 medical facility over the last three years. Average home was 7,000 sq. ft. (ASPME).

Town of Gilbert

- Over 250 commercial and residential reviews.

City of Mesa

- **TRW Air Bag Plant** – 60-acre site encompassing 40+ buildings, continuous architectural, structural, plumbing, mechanical, electrical (ASPME) and fire code review over the last two years on new construction and renovations. (World's largest air bag plant).
- **Food 4 Less** - 50,193 sq. ft. grocery store (ASPME and Fire), 6-2001.
- **MDS Communications** – 17,920 sq. ft. office building (ASPME and Fire), 10-2001.
- **Greenfield Medical Plaza** – 3,600 sq. ft. medical building (ASPME and Fire), 6-2001.

City of Phoenix

- **Texaco Starmart** – 8,800 sq. ft. store, car wash and gas station (AS), 11-2000.
- **Stockwell IV** – 8,800 sq. ft. warehouse and offices (AS), 8-2000.

Scope of Service

All BJJ staff members are totally committed to providing the highest quality customer service to our Clients. All plan reviewers and inspectors have extensive in-depth working knowledge of the codes, and are most capable of assisting the jurisdiction with code consultation, plan review and inspection services. The diverse and well-experienced staff of professional engineers, architects, certified inspectors, plan reviewers and technicians offers government entities a complete selection of professional services that include:

- Building Department Administration
- Building Official Services
- Building Safety Inspection
- Building Safety Plan Review
- Public Works Inspection
- Power Plant Safety Services
- Public Works Plan Review
- Fire Protection Engineering

Commercial Code & Plan Review Services

BJJ will review plan submittals in accordance with the Building Official directives, adopted codes, LORS and amendments of the jurisdiction.



Rice-Eccles Stadium, Salt Lake City, Utah. BJJ provided Plan Review and Inspection services for the \$45 million renovation of this site for the 2002 Winter Games Opening and Closing Ceremonies.

A non-specific scenario of how the plan review process might work is as follows:

- A. Each reviewer uses the codes to analyze the project submittals for conformance, and prepares an initial plan check comment letter listing plan correction items for the applicant and the jurisdiction. Each individual reviewer is responsible for the initial quality control efforts. Prior to final printing, comment letters are thoroughly checked for accuracy in both content and format per jurisdiction protocol.
 - ◆ **Structural Reviews** analyze load development and distribution related to the various resisting elements for both lateral and gravity design. Calculations provided for the various elements are verified with the code provisions of the materials sections. Our plan reviewers are experienced with various wind velocity exposure areas and all seismic zones, to include temporary shoring and related protection of adjacent properties. Code reference sections are provided on each comment with a location or item pointed out on the plan or calculations.
 - ◆ **Sprinkler, Fire Alarm, and Life Safety Reviews** check for overall building size and height restrictions, specific occupancy requirements, required means of egress from the building and all other building code requirements as jurisdiction adopted.
 - ◆ **Barrier Free** plans examination includes ADA requirements as amended by the jurisdiction. This includes site accessibility and building facility accessibility as needed for new construction and alterations, with specific detailing provided on the plans.
 - ◆ **Energy Code** requirements are reviewed by checking against prescriptive method or by analyzing the submitted energy calculations.

Residential & Special Commercial Plan Review

- ◆ **A. Mechanical and Plumbing Code** reviews include the heating, ventilating, cooling, and plumbing systems of the building, with coordination to the fire life safety review for damper requirements and locations, wall penetrations, and venting. All other aspects of the adopted Mechanical and Plumbing Codes will also be reviewed for completeness, as directed by the jurisdiction.
 - ◆ **Electrical Code** reviews include the wiring, calculations, wiring methods and materials, wire and equipment protection, and special occupancies. All other aspects of the adopted Electrical Code will also be reviewed for completeness, as directed by the jurisdiction.
 - ◆ **Special Inspections** are a structural plan review item if they have not been specified in the structural general notes. A special inspection form will accompany the plan review letter for submittal by the applicant.
- B. BJY will work within the jurisdiction system to create an extension of its staff. Any questions for the applicants about submittals or methods can be made directly to the project contact, should the entity direct this. Clarifications of comments on code sections or review comments can be answered directly by BJY, thus providing the customer quick resolution of the items, so review can be completed without burdening the jurisdiction.
- C. BJY will meet with the Building Official or his/her designee to obtain an overview of the jurisdiction's interpretation of the codes and any specific standards and procedures for plan review. BJY will participate in pre-application and pre-construction meetings as delegated by the entity.
- D. Upon completion of the initial plan review comment letter listing plan correction items, it will be sent directly to the applicant and the jurisdiction, or as directed.
- E. For consistency with the reviews, re-submittals will be directed back to the same reviewer for back check. The responses are verified for code conformance, and when all corrections have been completed, an acceptance letter is sent to the entity, indicating general conformance with the appropriate codes. The final drawing set will be stamped "approved" for the disciplines reviewed or as directed by the entity. The acceptance letter, approved plans, and any superseded plans will be returned to the jurisdiction for processing.
- F. All written correspondence associated with the project application between BJY and the applicant will be copied to the jurisdiction.
- G. Any disagreements of code interpretations between BJY and the Design Professionals will be brought to the attention of the Building Official or his/her designee for arbitration. Applicant appeals to the jurisdiction will be in writing through the BJY regional office, or as directed by the jurisdiction.
- H. For projects where shop-drawing approvals are required, BJY will perform the shop drawing review and send a copy of the approved shop drawings to the entity and the applicant with a written statement of approval.
- I. For projects with plan revisions after construction has begun, BJY will perform the drawing review and send a copy of the approved drawings to the entity with an acceptance letter and the number of hours spent on the review.

Residential and Commercial Plan Review Services

Specifics for Plan Review

BJY has found that the most efficient way to work with clients is to follow the jurisdiction's format and conventions that are used when reviewing projects. BJY is not proposing any modified specifics in the scope of work section other than a general overview of how a typical review would be performed.

Anticipated Plan Review Schedule

BJY is highly cognizant of the importance of maintaining timely turnaround periods, and has a full-time staff capable of satisfying this commitment. Our offices facilitate timely document transmission and archiving for the jurisdiction. Once notified by the jurisdiction, the plans will be shipped to our local office. We will provide all necessary shipping documents.



Space Needle, Seattle, Washington. BJY provided Plan Review for the \$885,000 renovation of this historic landmark. This remodel added an additional story, a basement and restaurants.

Re-checks and revisions can be made within five (5) days of receipt from the jurisdiction.

BJY has sufficient staff of engineers and ICC /ICBO certified plans examiners to provide for these turnaround commitments. Should peak conditions exist, the managers have authority and are at liberty to call on our other offices for support. We know of no competitor or plan review consultant that uses our methods, tools, multiple shifts, production control, and in general client commitment required to consistently deliver BJY's turn-around times.

Building Inspection Services Related to Plan Review

Field inspections and investigations play a key role in an efficient Building Department. The philosophy and actions of the field inspectors often have a great effect on the public's perspective of the jurisdiction's services. BJY recognizes its responsibility to place well-qualified, public relations-oriented staff and inspectors in the field. Our personnel are closely monitored and supported by supervisory personnel who have had long term, successful careers as field inspectors.

All Arizona projects will have plan review performed, and would be inspected, in accordance with the State of Arizona and the locally adopted building codes, jurisdictional directives, codes, ordinances, and amendments adopted, including but not limited to the International Fire Code, Uniform Plumbing Code, National Electrical Code, International Energy Code, International PUC, other jurisdiction adopted LORS as required, and the jurisdiction's Design Criteria as adopted for all projects.

We will maintain sufficient personnel to respond in a timely manner to requested inspections. Our response times will not exceed those specified by the jurisdiction. BJY will supply all transportation, communication, and related equipment, as well as non-technical administrative and technical support necessary for successful completion of assignments.

Duties and Responsibilities

As part of the safety inspection process, BJY will:

1. Receive requests for inspections that will be performed within 24 hours of the request. The jurisdictions adopted codes and ordinances will determine the types of inspections required.
2. Observe the progress and quality of work, as is reasonably necessary, to determine that it is proceeding in accordance with Codes and Standards as adopted by the jurisdiction.
3. Observe tests as required by any Contract Documents, record and document the test procedures and, where applicable, the results.
4. Maintain records of inspections and other support documentation required to perform the task. The contract will determine the type of data to be kept and stored.
5. Keep a logbook or electronic logbook that will record the inspector's time and activities related to each individual project. This will be furnished to the jurisdiction designee at the completion of each project.
6. Document any activity that may result in a claim for a change in the agreed-upon contract sum or contract time.
7. Notify and/or stop work on any project if the Architect or Engineer of Record has not approved any portion of work requiring shop drawings, product data, or samples as mandated by the Contract.
8. Maintain all documentation, certifications, special inspections, and forms that may be required to perform the duties as per the jurisdiction's ordinances and codes.
9. Provide, on a regular basis as determined by the contract, status reports of costs for each project. At the completion of each project, the total costs will be forwarded to the jurisdiction's designee.
10. Upon final inspection approval of each project, BJY will provide the jurisdiction all documentation and support material for the jurisdiction's record keeping purposes and for the issuance of the Certificate of Occupancy.

Building Inspection Services

Limitation of Inspection Authority

BJY has a well-qualified, experienced staff of field inspectors who are disciplined and trained in providing needed inspection services. As a result, we fully recognize that certain limitations of authority are expedient to the work. BJY will not:

- A. Approve substitute materials or equipment without direction for the jurisdiction.
- B. Personally conduct or participate in testing for third party inspections.
- C. Authorize deviations from the Contract documents.
- D. Advise on, or issue directions concerning aspects of, construction means, methods, techniques, sequences or procedures, or safety precautions and programs associated with the work.

- E. Assume any of the responsibilities of the Contractor's superintendent or any of the Subcontractors.
- F. Expedite the work for the Contractor.
- G. Prepare or certify to the preparation of Record Drawings.
- H. Issue a Certificate for Payment or Certificate of Substantial Completion.
- I. Authorize or suggest that the User occupy the Project in whole or in part.
- J. Reject work or require special inspection or testing, unless directed by the authority having jurisdiction.
- K. Issue any form of Stop Work order for any portion of the Contract, unless directed by the authority having jurisdiction.

Power Plant & Industrial CBO, Plan Review and Inspection

BJY's experience and reputation for responsive and professional workmanship, judgment, and integrity are foremost in the Building Safety Industry. Our staff members have worked on a broad range of projects in Washington, California, Arizona, Oregon, Virginia, Alabama, Oklahoma, Utah, Nebraska and New York. Their experience includes all types of power plants, substations, gas and transmission lines.

In California, the California Energy Commission's Engineering Division (CEC) approves BJY's qualifications. BJY as so approved to provide **chief building official (CBO), plan review, inspection and fire protection plan review and inspection on major power plants**, in addition to other engineering services for the many new power plants, transmission lines, substations, switchyards and high pressure gas piping systems presently under construction and to be constructed.

RECENT POWER PROJECTS

Hanford Energy Park, 95 mW, Hanford, California – CBO, Plan Review and Inspection services. This project also includes linear of 3.7 miles of 16-inch high-pressure gas line and 1.7 miles of overhead transmission lines.



Hanford Energy Park, Hanford, California.

*Power Plant Plan Review and Inspection Services—
Recent Power Projects*

Morro Bay Power Plant, 1200 mW, Morro Bay, California – Support Engineering and Board of Appeals Creation. The modernization project is located at the existing 1200 mW Morro Bay Power Plant site owned and operated by Duke Energy, and will replace the old plant.

La Paloma Cogeneration Project, 1100 mW, Kern County, California – Inspection and Engineering services for 14 miles of transmission lines, the substation and switching station. The combined cycle power block consists of four combustion turbine generators, four heat recovery steam generators and exhaust stacks, and two to four steam turbines.



La Paloma 230-kV Cogeneration Plant transmission lines, Kern County, California.

Power Partners Cogeneration Plant, 845 mW, Gila Bend, Arizona – BJY provided A/E Plan Review, Building Safety Evaluation and Construction Inspection. The project consisted of three "new technology" Combustion Gas Turbines, GE Frame 7(FA) or equivalent, which generate 170 mW each. The 500 kV transmission line utilized existing transmission routes and utility corridors through the entire route. The facility construction included the new Watermelon 500-kV switchyard in eastern Gila Bend, built in conjunction with SRP and APS.

Panda Gila River Power Project, 2300 mW, Gila Bend, Arizona – A/E Plan Review, Building Safety Evaluation and Construction Inspection.

BJY's experience in providing chief building official, engineering, plan review and/or building inspection services for power projects totals 5,745 mW of generating facilities. These services satisfy both the owner, by fast track, pragmatic teamwork, and the client, by ensuring that code safety standards are correctly implemented.

NEW PROJECTS

GWF / Henrietta Peaker Project, 91 mW, Kings County, California – BJY provided Chief Building Official, Plan Review and Inspection services for this GWF Energy project. The new plant is south of and contiguous with Pacific Gas and Electric Company's Henrietta Substation, in unincorporated Kings County, California. It includes the power plant, an onsite 70 kV switchyard, and approximately 550 feet of new 70 kV transmission line.

GWF /Tracy Peaker Project, 169 mW, San Joaquin County, California – This is also a GWF Energy project, and BJY provided Chief Building Official, Plan Review and Inspection services. It includes the power plant, an onsite 230 kV switchyard, natural gas supply interconnection, five-mile 230 kV electric transmission line, 1,470-foot water supply pipeline, and improvements to an existing dirt access road approximately one mile in length.



BJY provides building safety services for renewable energy projects.

References

The client references listed are Building Safety Services clients, with requirements similar to or historical to those contemplated herein. All have ordinances based on the Uniform Building Code, Plumbing and Mechanical Codes, the National Electrical Code, and other ICC /ICBO Model Codes.

<p>Town of Paradise Valley Mr. Armando Rivas Building Official 6401 E. Lincoln Drive Paradise Valley, Arizona 85253 (602) 948-7411 arivas@paradisevalleyaz.gov</p>	<p>Town of Buckeye Mr. Philip Marcotte Building Official 100 N. Arizona Buckeye, Arizona 85326 (623) 386-4691 pmarcotte@buckeyeaz.gov</p>	<p>Carbon County Mr. Lew Korenko Building Official 65 South 100 East Price, Utah 84501 (435) 636-3260 lkorenko@co.carbon.ut.us</p>
<p>City of Bellevue Tom Miller Sr. Plans Examiner 301 116th Ave. SE Ste 405 Bellevue, Washington 98009 (425) 452.5369 tmiller@ci.bellevue.wa.us</p>	<p>City of Auburn Steve Gurr Building Official 25 West Main St. Auburn, Washington 98027 (253) 804.3120 sgurr@ci.auburn.wa.us</p>	<p>City of Seattle Mr. Jon Siu, PE, SE Principle Engineer & Building Official 700 5th Avenue, Suite 2000 Seattle, Washington 98104 (206) 233-5163 jon.sui@ci.seattle.wa.us</p>
<p>City of Woodland Mr. Michael Graham Chief Building Official 300 First Street Woodland, California 95695 (530) 661.5820 Michael.graham@cityofwoodland.org</p>	<p>County of El Dorado Mr. Greg Fuz Director of Economic Development 2850 Failane Ct. Placerville, California 95667 (530) 621.5315 gregg.fuz@co.el-dorado.ca.us</p>	<p>City of Davis Mr. Mark Wood Chief Building Official 23 Russell Blvd. Davis, California, 95616 (530) 757.5610 Mwoods@ci.davis.ca.us</p>

Proposed Staff List

Available upon request

Fee Schedule

Available upon request

Standard Performance Times

Available upon request

Proposed Staff Resumes

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Sample Comment Letters

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