



February 27, 2017

Maryam Babaki, PE, Director  
Public Works & Development Services Department/City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

Subject: TASK ORDER SCOPE AND BUDGET ESTIMATE  
ASSISTANCE WITH THE REVIEW OF VET PARK COSTS AND OPTIONS, INCLUDING N ANNEX AND  
PROVISOR BUILDINGS

Dear Ms. Babaki:

As requested, and per current On-Call Services Contract, we are submitting this Task Order Scope and Budget Estimate to provide staff support and assistance with the review of Vet Park Costs and Options, including N Annex and Provisor Buildings.

Our services will be provided on as needed basis and per current hourly rates in compliance with our on-call contract with the City.

**The technical persons that may be involved in various levels include the following:**

---

**Neville Pereira, CBO, PE, Sr. Engineer, Building Official**

- Approximately 30 years of experience.
- Licensed Civil Engineer.
- Professional Engineer
- Certified Building Official
- Certified Building Inspector
- Certified Plans Examiner
- Certified Accessibility and Usability Specialist
- California Task Force 1 – FEMA/LA City Urban Search and Rescue - Lead Structure Specialist.
- Completed various building evaluations.
- Involved in ICC organization in various positions; ICC LA Basin Chapter Board of Directors (2011 President), ICC Building Officials Membership Governing Council, ICC Code Development Committee Vice Chair, ICC Technology/Web Advisory Group.
- Served as Building Official and City Engineer/Deputy City Engineer at various Transtech Client Cities.
- Previously worked for Los Angeles County, City of Los Angeles, City of Glendale, City of Pasadena, and City of Santa Monica.
- At Transtech, he has been working as a Sr. Engineer and Project manager for various medium and large scale developments in Southern California.

February 27, 2017

Maryam Babaki, PE, Director

Subject: TASK ORDER SCOPE AND BUDGET ESTIMATE

ASSISTANCE WITH THE REVIEW OF VET PARK COSTS AND OPTIONS, INCLUDING N ANNEX AND PROVISOIR BUILDINGS

Page 2

- He has working knowledge of the entire spectrum of development from entitlement phase, through design, and construction. His early years in construction has taught him about the planning, mechanics, scheduling, and budgeting of building erection.
- Mr. Pereira performs the building various municipalities and private owners. The County of Riverside Economic Development Agency has used him on several large acquisitions including Federal and Superior Court buildings, their Sherriff's Administration building, and multiple mid- and high rise office buildings. Neville has also evaluated two essential facilities used to house critical IT infrastructure. His evaluations were used to manage risk and evaluate capital and maintenance costs for proposed buyers and owners of each asset.
- At San Manuel, Neville has consulted on the major remodel of the Casino, multiple large public works engineering and grading projects. Mr. Pereira also teaches architecture, building code, inspection, and construction management at the College of the Canyons and to the Building Official profession.
- City of San Bernardino, master plan for the City's Public Work facilities and fleet maintenance yard (on-going project, Craig Melicher is PM and Neville Pereira is assisting Craig). This include a complete overhaul of their fueling facility which serves the school district buses, trash trucks, fleet services from surrounding cities, in addition to their own fleet of vehicles. This project includes HAZMAT processing and abatement. Soil contamination cleanup, accessibility compliance, and information systems overhaul.

**Craig Melicher, PE, CBO, Sr. Vice President**

- 30 years of experience.
- BS in Civil Engineering.
- Licensed Civil Engineer.
- CBO, ICC certified Plans Examiner, Inspector.
- Served as Building Official at various Transtech Client Cities.
- His experience includes serving as construction manager for large and complex construction projects, such as public works/infrastructure, community center, city hall, library, parking structure, movie theaters, retail centers, etc. Some of the significant projects are listed below:
- City of San Bernardino, master plan for the City's Public Work facilities and fleet maintenance yard (on-going project, Craig Melicher is PM and Neville Pereira is assisting Craig). This include a complete overhaul of their fueling facility which serves the school district buses, trash trucks, fleet services from surrounding cities, in addition to their own fleet of vehicles. This project includes HAZMAT processing and abatement. Soil contamination cleanup, accessibility compliance, and information systems overhaul.
- Alhambra Redevelopment Agency Fremont Plaza. Seismic and structural improvements to old Sears Campus, significant alteration of existing buildings for lease by Toys-R-Us and Party City, construction of a new 30,000 square foot store for PetSmart.
- City of San Bernardino Historic Santa Fe Depot Renovation. Seismic and structural upgrade of 90,000 sq. ft. historical building, hazardous materials abatement, office tenant improvements, new electrical, HVAC, and plumbing systems.
- TACC Cultural Center Development. Construction of a 310,000 sq. ft. development that included five buildings over an underground parking garage, a subterranean swimming pool and basketball

February 27, 2017

Maryam Babaki, PE, Director

Subject: TASK ORDER SCOPE AND BUDGET ESTIMATE

ASSISTANCE WITH THE REVIEW OF VET PARK COSTS AND OPTIONS, INCLUDING N ANNEX AND PROVISOIR BUILDINGS

Page 3

court; auditorium, museum, fellowship hall, restaurant; a 16 unit apartment building and a large religious facility.

- City of Alhambra Civic Library Project. Construction of a 45,000 square foot, 2 story library over a double subterranean parking garage.
- Riverside County Transportation Commission, Corona North Main Street Metrolink Parking Structure and Pedestrian Bridge. Construction of a 6 level, approximately 1,050 space parking structure that included a pedestrian bridge.
- City of Alhambra Renaissance Plaza Parking Structure and Entertainment Center. Construction of a 5 level, approximately 600 space parking structure, a 10-plex movie theater, several retail/restaurant tenant spaces.
- San Bernardino Metrolink Parking Structure. Construction of a 3 level parking structure for approximately 350 cars.
- Mr. Melicher also provides his expertise in the construction field serving as an expert witnesses for construction claims and defects and has a strong background on the legal aspects of project and construction management.
- Mr. Melicher has also served as Building Official at various Public Agencies under Transtech Municipal Contracts.

Resumes of the above persons are attached.

In addition, I will be involved as Project principal and assist as necessary. Also, any other support staff when needed will assist the technical staff as necessary.

**Following is a brief summary of our experience in large scale building projects:**

---

- City of San Bernardino Historic Santa Fe Depot Renovation. Seismic and structural upgrade of 90,000 sq. ft. historical building, hazardous materials abatement, office tenant improvements, new electrical, HVAC, and plumbing systems. Project Value \$25m.
- Alhambra Redevelopment Agency Fremont Plaza. Seismic and structural improvements to old Sears Campus, significant alteration of existing buildings for lease by Toys-R-Us and Party City, construction of a new 30,000 square foot store for PetSmart. Project Value \$10m.
- TACC Cultural Center Development. Construction of a 310,000 sq. ft. development that included five buildings over an underground parking garage, a subterranean swimming pool and basketball court; auditorium, museum, fellowship hall, restaurant; a 16 unit apartment building and a large religious facility. Project Value \$80m.
- City of Alhambra Civic Library Project. Construction of a 45,000 square foot, 2 story library over a double subterranean parking garage. Project Value \$35m.
- Riverside County Transportation Commission, Corona North Main Street Metrolink Parking Structure and Pedestrian Bridge. Construction of a 6 level, approximately 1,050 space parking structure that included a pedestrian bridge. Project Value \$25m.
- Casino Expansion at San Manuel Indian Reservation. : Casino expansion project for San Manuel India Reservation. Project Value \$40m.
- The County of Riverside Economic Development Agency Building Evaluations for several large acquisitions including Federal and Superior Court buildings, Sherriff's Administration building, and

February 27, 2017

Maryam Babaki, PE, Director

Subject: TASK ORDER SCOPE AND BUDGET ESTIMATE

ASSISTANCE WITH THE REVIEW OF VET PARK COSTS AND OPTIONS, INCLUDING N ANNEX AND PROVISOIR BUILDINGS

Page 4

multiple mid- and high rise office buildings; 2 essential facilities used to house critical IT infrastructure. Evaluations were used to manage risk and evaluate capital and maintenance costs for proposed buyers and owners of each asset.

- City of San Bernardino, 62-unit low income housing project through the regulatory project for a joint venture between the Housing Authority and the National Community Renaissance

It is our understanding that the City will establish a starting budget of \$35,000 for our work, which will be billed on time and material basis per current hourly rates in compliance with our on-call contract with the City; and any adjustments to the budget will be made in the future if and when necessary..

Sincerely,



Ali Cayir, PE, Principal

E-mail: [ali.cayir@transtech.org](mailto:ali.cayir@transtech.org)

C: 714-883-8677

T: 909-595-8599, Ext 121

[www.transtech.org](http://www.transtech.org)

**NEVILLE PEREIRA, PE, CBO**

**Sr. Engineer**

**EDUCATION**

- BS, Civil Engineering, Cal State Polytechnic, Pomona

**REGISTRATION/CERTIFICATIONS**

- Professional Engineer
- Certified Building Official
- Certified Building Inspector
- Certified Plans Examiner
- Certified Accessibility and Usability Specialist

Mr. Pereira has approximately 30 years of relevant engineering experience.

At Transtech, he has been working as a Sr. Engineer and Project manager for various medium and large scale developments in Southern California. He has working knowledge of the entire spectrum of development from entitlement phase, through design, and construction. His early years in construction has taught him about the planning, mechanics, scheduling, and budgeting of building erection. In addition, Mr. Pereira has spent most of his career enforcing regulatory compliance of construction in various capacities, including City Engineer and/or Building Official. His assignments included, Cities of Huntington Park (City Engineer/Building Official), Temple City (City Engineer/Building Official), Alhambra, (Deputy City Engineer/Deputy Building Official), Hawaiian Gardens (Building Official) and South Pasadena (Building Official). Mr. Pereira also served as interim Contract Building Official for the City of San Bernardino, and Contract Building Official for San Manuel Indian Reservation. At San Manuel, Neville has also consulted on the major remodel of the Casino, multiple large public works engineering and grading projects. Mr. Pereira also teaches architecture, building code, inspection, and construction management at the College of the Canyons and to the Building Official profession.

Mr. Pereira has broad knowledge of municipal government operations from the perspective of public works, planning, code enforcement, fire prevention, and also from the water and electric utility departments. This understanding comes from decades working to improve intradepartmental cooperation for regulatory oversight of development for various large, medium, and small jurisdictions. Prior to joining Transtech, Mr. Pereira worked as staff at various public agencies, including County of Los Angeles Public Works Department, Cities of Los Angeles, Glendale Building Department, Pasadena and Santa Monica Community Development Departments in multiple engineering, project management, and management capacities. Preparation and presentation of staff reports and resolutions to city councils, committees and related interaction with members of the public, other city departments and other governmental agencies are a natural part of his abilities.

Mr. Pereira continues to use his extensive knowledge of design, construction, and regulatory practice in the codes to perform the building various municipalities and private owners. The County of Riverside Economic Development Agency has used him on several large acquisitions including Federal and Superior Court buildings,

their Sheriff's Administration building, and multiple mid- and high rise office buildings. Neville has also evaluated two essential facilities used to house critical IT infrastructure. His evaluations were used to manage risk and evaluate capital and maintenance costs for proposed buyers and owners of each asset.

In the City of San Bernardino, Mr. Pereira just recently concluded securing entitlements, assisting with civil and architectural design, and shepherding a 62-unit low income housing project through the regulatory project for a joint venture between the Housing Authority and the National Community Renaissance. His expertise was extensively used to resolve difficult development and construction issues.

At the City of Glendale, he worked to reduce the backlog of plan review by instituting new process flows and standardize regulations for common building projects. His knowledge of accessibility regulations has also earned him recognition in the industry and he has used this knowledge to facilitate redesign of projects for Transtech's clients to better meet the developers design intent.

At the City of Santa Monica and the City of Pasadena, he helped pioneer early adoption of sustainable and energy conservationist construction. In 2010 he authored Pasadena's transition from the City's USGBCs Leadership in Energy and Environmental Design (LEED) based sustainable construction program to a robust mandatory CALGreen based program which boosted sustainable compliance from less than 5% to over 85% for all construction.

At the City of Pasadena, Mr. Pereira also created an in-house process for NPDES compliance review and trained staff for plan review and inspection, when the City cancelled its contract with an external independent consultant.

As the City Engineer for Temple City, Mr. Pereira was responsible for authoring processes, training staff for administration, plan review, and inspection, and overseeing operations for a new in-house public works engineering division, when the City assumed all responsibility for all public works services from the previously contracted County of Los Angeles.

City of San Bernardino, master plan for the City's Public Work facilities and fleet maintenance yard (on-going project, Craig Melicher is PM and Neville Pereira is assisting Craig). This include a complete overhaul of their fueling facility which serves the school district buses, trash trucks, fleet services from surrounding cities, in addition to their own fleet of vehicles. This project includes HAZMAT processing and

abatement. Soil contamination cleanup, accessibility compliance, and information systems overhaul.

Mr. Pereira's Functional Experience includes:

- Preparing design plans and specifications, and managing a variety of public and private development projects.
- Overseeing grading operations and adherence to the National Pollution Discharge Elimination System (NPDES) throughout the permit process. Responsible for implementing enforcement of the Standard Urban Stormwater Mitigation Plan (SUSMP) and the Storm Water Pollution Prevention Plan (SWPPP) for construction projects.
- Preparing Requests for Proposals for various consulting services.
- Developing and implementing procedures for efficient and effective departmental operations, and improved customer service.
- Serving as Project Manager and expert for the cities of Los Angeles, Glendale, Santa Monica, Pasadena and the County of Los Angeles for the implementation of departmental and enterprise-wide case and land management systems.
- Serving as Agency Project Manager for public works and technology infrastructure projects, and monitoring deliverables of consultants against established project schedules.
- Apprising various groups of stakeholders, users, executives and Council on progress updates and resource requirements throughout projects.
- Chairing multiple stakeholder committees to garner functional requirements of systems, processes and finances of various disciplines in Public Works, Engineering, Planning, Building, Code Enforcement, Water & Power.
- Implementing several cost savings strategies for field and office operations. Examples include field automation for inspection, automated data entry solutions, customized customer notifications for improved feedback.
- Responsible for plan review of some of the largest scale developments in the area, including Americana at Brand in Glendale, Disney Glendale Central Creative Campus Phase I, Westgate Block 1 and 2 in Pasadena, Ambassador West Development in Pasadena, and Noise Within Theater in Pasadena.
- Writing numerous technical reports and providing written and oral briefs to division, departmental directors and council members pertaining to status of major City projects.
- Reviewing highly complex construction projects for compliance with fire/life safety, accessibility, structural, mechanical, electrical, plumbing, green building and public works standards and NPDES

regulations.

- Advanced use of Management Information Systems such as Permits Plus, Tidemark, and Kiva. Ad hoc reporting directly against ODBC databases using SQL. Microsoft Office Apps, Access, Visio, Project, Adobe Photoshop, Illustrator, Dreamweaver, Premier, AutoCAD, Revit and Oracle SQL, ESRI Arc GIS.



## **CRAIG MELICHER, PE, CBO**

### **Sr. Vice President**

#### **EDUCATION**

- Bachelor of Science in Civil Engineering, CalPoly, Pomona
- Various Construction Management Classes at UCLA, including:
  - Legal Aspects of Construction Management
  - Primavera based Construction Scheduling Software

#### **REGISTRATION/CERTIFICATIONS**

- Professional Engineer
- Certified Building Official
- Certified Building Inspector
- Certified Plans Examiner
- Certified Accessibility and Usability Specialist

Mr. Melicher has 30 years of experience. He served in various capacities, such as Building Official, Deputy Building Official, Plan Checker, and City Engineer for 6 Cities.

He has a broad knowledge of municipal government operations, including preparation and presentation of staff reports/resolutions to city councils, committees and interaction with public, various city departments, city council and other governmental agencies.

He has extensive experience in construction, California Building Codes, building and safety plan check and inspection, code interpretations, and resolving code related construction and plan check problems on a broad range of residential, commercial and industrial projects.

His experience also includes serving as construction manager for large and complex construction projects, such as public works/infrastructure, community center, city hall, library, parking structure, movie theaters, retail centers, etc. He has extensive experience in construction, Green Book, Caltrans Standards, Building Codes. Mr. Melicher has participated in a wide variety of multi-disciplinary development teams responsible for projects that include:

- Public Works and Infrastructure Improvements
- Commercial and Retail Developments
- Transportation and Parking Related Facilities
- Residential and Mixed Use Development
- Industrial Development

Some of the significant projects includes:

- **TACC Cultural Center Development, Lanham, MD.**  
Construction of a 310,000 square foot development that included five buildings over an underground parking garage, a Turkish Bath that includes a subterranean swimming pool and basketball court; a cultural center with auditorium and museum space; a fellowship hall with restaurant; a 16 unit apartment building and a large religious facility.
- **City of Alhambra Civic Library Project:** Construction of a 45,000 square foot, 2 story library over a double subterranean parking garage.
- **Riverside County Transportation Commission, Corona Main Street Metrolink Parking Structure and Pedestrian Bridge.**  
Construction of a 6 level, approximately 1,000 space parking structure that included a pedestrian bridge.

- **City of Alhambra Renaissance Plaza Parking Structure and Entertainment Center.** Construction of a 5 level, approximately 600 space parking structure, a 10-plex movie theater, several retail/restaurant tenant spaces.
- **City of Commerce City Hall Addition and Rosewood Community Center Closeout.** Construction of a 20,000 square foot addition to the existing City Hall, and closeout of a new Community Center. For the Rosewood Community Center, Transtech was retained by the City to take over the closeout as the project had fallen more than two years behind schedule. Craig assisted the City to complete the closeout and help resolve a multi-million dollar delay claim filed by the contractor against the City.
- **City of San Bernardino Historic Santa Fe Depot Renovation and Transit Center Parking Structure.** Craig managed the restoration and rehabilitation of the historic San Bernardino Santa Fe Train Depot. The scope included significant hazardous materials abatement, seismic and other structural upgrades, office tenant improvements, restaurant improvements, installation of new electrical, HVAC, and plumbing systems, and improvements to the adjacent site. The project later included a 2½ level parking structure for approximately 350 cars.
- **Alhambra Redevelopment Agency Downtown Revitalization Program.** Revitalization program that included multiple improvements to the Fremont Plaza that included significant alteration of existing buildings for lease by Toys-R-Us and Party City, construction of a new 30,000 square foot store for PetSmart, and several other stand-alone retail buildings. Significant additional remodel work was also done on multiple buildings on Main Street for various retail and restaurant uses. Mr. Melicher also provide his expertise in the construction field serving as an expert witnesses for construction claims and defects and has a strong background on the legal aspects of project and construction management, and Mr. Melicher is particularly well versed in California statutes regulating all types of publicly funded construction.
- **City of San Bernardino, master plan for the City's Public Work facilities and fleet maintenance yard** (on-going project, Craig Melicher is PM and Neville Pereira is assisting Craig). This include a complete overhaul of their fueling facility which serves the school district buses, trash trucks, fleet services from surrounding cities, in addition to their own fleet of vehicles. This project includes HAZMAT processing and abatement. Soil contamination cleanup, accessibility compliance, and information systems overhaul.

Mr. Melicher also provides training, and establishes procedures for project, construction and program management to local governmental agencies. He lead a team of experts in the preparation of a very extensive Project, Program and Construction Management Procedures Manual for the public agency to assist the department in developing and implementing efficient and state of the art project management practices and procedures to better serve the operational needs of the department, as well as ensuring the delivery of good customer service to its clients.

Mr. Melicher also has extensive experience in inspecting federally funded projects to ensure compliance with the State of California Department of Transportation (Caltrans) Local Assistance Procedures Manual.