



February 20, 2026

PARTNER ENGINEERING AND SCIENCE, INC. TECHNICAL PROPOSAL FOR FACILITIES CONDITION ASSESSMENT AND MASTER PLAN FOR THE CITY OF WESTMINSTER

Submitted to:

City of Westminster

Veronica Johnson, Management Analyst
Office of the City Clerk
Public Works / Engineering
8200 Westminster Boulevard
Westminster, CA 92638

Submitted by:

Partner Engineering and Science, Inc.

Jenny Redlin, PE, Principal, Chief Experience Officer
(310) 765-7243 | jredlin@partneresi.com
Gary Cohn, RA, Director of Inst. A&E Services
Point of Contact
(714) 244-3648 | gcohn@partneresi.com
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Alternate Point of Contact
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Building Engineering
& Assessments



Environmental Consulting
& Remediation



Construction &
Development Services



Energy & Sustainability
Consulting



COVER LETTER

February 20, 2026

Veronica Johnson, Management Analyst
City of Westminster, Public Works / Engineering
8200 Westminster Boulevard
Westminster, CA 92638

Subject: Request for Proposal for Facilities Condition Assessment and Master Plan

Dear Ms. Johnson,

On behalf of Partner Engineering and Science, Inc. (Partner), our project team is pleased to submit this proposal to provide the requested services at the listed facilities for the City of Westminster (the City). Partner appreciates the opportunity to support the City's objectives and is fully committed to delivering high-quality, timely, and cost-effective professional services in accordance with all requirements set forth in the RFP.

Partner brings nearly two decades of industry expertise, a multidisciplinary national team, and a proven approach to planning, assessing, and managing facilities for public agencies, municipalities, and complex multi-site portfolios. We believe that our capabilities will provide meaningful efficiencies, improved accuracy, and measurable value for the City throughout this engagement.

Our dedicated team members bring the following strengths in support of your planning efforts:

- ✓ **Collaborative with a Focus on Customer Service.** Partner's goal is to work with you as a team member rather than just a hired consultant to provide the highest level of service. We have experience in resolving property assessment and planning challenges for municipal, county, housing authority, nonprofit, and private clients. Assessments are a core service area for Partner, with more than 19 years in the industry.
- ✓ **Depth of Experience.** Our goal is to "fill in the gaps" for all service delivery phases and to offer solutions for investors and occupiers to help strengthen and position their real estate for its best productivity and value proposition. Partner's Integrated Facilities Solution team provides tailored solutions that improve, strengthen, and develop more consistent outcomes to facility occupiers and managers.
- ✓ **Wide Range of Facility Type Expertise.** Our team has extensive experience assessing a broad range of facility types, including municipal buildings, post offices, theaters, parks, libraries, and other community-serving assets similar to the City of Westminster facilities.
- ✓ **Integrated Local Team.** Our team has proven experience working together on assessments of buildings throughout the region and multi-site portfolios and includes in-house architects, environmental professionals, and professional engineers with expertise including civil, roofing, structural, mechanical, electric, plumbing, seismic, fire protection, environmental, ADA, and LEED AP-accredited energy efficiency and sustainability experts.
- ✓ **Capital Planning Tools.** We can fully support your team's management of your properties by providing real-time dashboards so your team can easily view and analyze your assessment data and capital planning costs at their convenience, without the need to contact us.

Partner is prepared to commence and perform required work promptly upon award of the contract and complete within the required timeline. We have designated **Mr. Gary Cohn as the primary point of contact and Michael LaFalce as the alternate point of contact** and technical leads for this project. Please feel free to contact me, Mr. Cohn by email at gcohn@partneresi.com, or Mr. LaFalce at mlafalce@partneresi.com or by phone at 914-222-8604.



Mr. LaFalce be responsible for ensuring prompt service, customer satisfaction, and complaint resolution. He will be committed to this effort for the entire duration of service delivery and has a comprehensive understanding of how to meet and exceed requirements as outlined in the solicitation. Thank you for your consideration of our qualifications and we look forward to the possibility of working with you.

Best regards,

Jenny Redlin, PE, Principal, Chief Experience Officer
PARTNER ENGINEERING AND SCIENCE, INC.
(310) 765-7243 | jredlin@partneresi.com

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COMPANY DATA

1. Official Name and Address.

Partner Assessment Corporation DBA Partner Engineering and Science, Inc.

2154 W. Torrance Blvd., Suite 200, Torrance, CA 90501

2. Primary Point of Contact.

Gary Cohn, Director of A&E | Phone: 714-244-3648

24 Executive Park, Suite 100, Irvine CA 92614

3. Type of Entity: Corporation S, California, 2006

4. Firm Locations and Contact Info

We have 40 office locations which are available on our website. The following are located in California (800-:

Location Name	Address	Phone	Fax
CA - Corona	361 Corporate Terrace Circle, Corona CA, 92879	800-419-4923	951-489-0611
CA - Irvine	24 Executive Park, Suite 100, Irvine CA, 92614	800-419-4923	949-231-5185
CA - Pasadena	100 W. Walnut Street, Suite 600, Pasadena CA, 91124	800-419-4923	866-928-7418
CA - Roseville	1512 Eureka Road, Suite 205, Roseville CA, 95661	800-419-4923	866-928-7418
CA - San Diego	11750 Sorrento Valley Rd. Suite 140, San Diego CA, 92121	800-419-4923	866-928-7418
CA – Torrance Headquarters	2154 Torrance Blvd., Suite 200, Torrance CA, 90501	310-615-4500	310-870-8621

5. Ownership Statement: Partner Engineering and Science, Inc. is not owned, in whole or in part, by any other business entity or private individual.

6. Years in Business Under Present Name: 19 years. Partner has operated under its present name since 2007.

7. Years of Relevant Experience: 19 years. Partner provides engineering, environmental, construction risk, energy/sustainability, valuation/appraisal, and surveying services across the full real estate asset lifecycle, with continuous operations since 2007.

8. Contract Completion History: Based on internal records review and a search of public sources, Partner has not identified any public record of refusal to complete a contract.

9. Individual Ownership 10% or Greater:

Joseph Derhake, CEO

Dana Derhake, Vice President

10. Financial Interests in Other Lines of Business

Partner's Current Operating Companies:

Partner Engineering and Science, Inc. is a dba of Partner Assessment Corporation, providing engineering, environmental, and construction services. **Partner Energy** is a division of Partner Engineering and Science, Inc. / Partner Assessment Corporation providing energy, sustainability, and resilience consulting services.

Partner Valuation Advisors is an affiliate company providing appraisal and valuation services.

Nevada Construction Services, a wholly owned subsidiary of Partner Assessment Corporation, performs portions of our funds control and escrow services.

Partner SiteLynx Technology, a wholly owned subsidiary of Partner Assessment Corporation, offers a cloud-based report ordering, delivery, and analysis dashboard.

Saint Vincent, LLC, the managing general agent for SureBuild construction project completion insurance, is a wholly owned subsidiary of Partner Assessment Corporation. Location-specific services are offered by the following entities:

- Partner Property Consultants offers services in Europe, U.K., Poland, and Germany.
- Partner Assessment Corporation offers services in Oklahoma, Alabama, and New York.
- PSG Engineering and Geology, DPC offers services in New York.
- Partner Engineering North Carolina, PLLC offers services in the State of North Carolina.

11. Claims for Money or Damages History. |

The Proposer acknowledges that certain project related claims have been made in the past. All matters have been addressed through appropriate resolution processes and are either resolved or progressing appropriately, with no findings of professional negligence or misconduct against the proposed personnel. Confidential claim details can be provided upon request subject to appropriate confidentiality safeguards.

12. Litigation/Adverse Judgement History.

The Proposer acknowledges that certain litigation matters related to past professional services and project participation have been filed against the firm. These project-related disputes and damage claims have been handled through appropriate legal and dispute resolution processes and are either resolved or progressing appropriately. No case has resulted in findings of professional negligence or misconduct by the proposed Principal/Project Manager. Confidential litigation details are available upon request subject to appropriate confidentiality protections.

13. Termination of Contract "For Cause" -History

To the best of our knowledge and belief, neither our firm nor the proposed Principal/Project Manager has had any professional services agreements or related contracts terminated for cause, nor have we been required to have any such contracts completed by another party.

ORGANIZATIONAL CHART



RESUMES AND QUALIFICATIONS OF PERSONNEL

Partner's key staff for this project are senior level in terms of expertise and years of experience in providing detailed assessments of visually detectable deficiencies in building components and systems. Partner's approach is strengthened by our team's extensive experience assessing and evaluating building structures and systems. Our team selected for this project will be primarily dedicated to this contract to ensure consistent quality and timeliness of our project deliverables. We commit to using our ever-growing pool of professionals and field staff to your projects. Partner has ample staff in California based in six office locations as well as remotely who are available for work on this contract. Brief biographies and experience of key personnel are included below:

GARY COHN, AIA, PRINCIPAL, MAIN POINT OF CONTACT | DIRECTOR, INSTITUTIONAL A&E SERVICES



Mr. Cohn is Partner's Director of Institutional A&E Services. With almost 40 years of experience in the commercial real estate industry, Gary brings a wealth of experience and expertise to all projects. An experienced executive, Gary has a demonstrated history of working successfully in the design and construction industry. He is a strong technical professional with extensive experience in owner's representation, capital planning, building assessment, and property resilience. Gary has served as Board member and Board President for over 10 years at Families Forward, a non-profit organization in Irvine, California providing affordable housing and support services to families in Southern California. Gary also led design and construction teams on the renovation of seven affordable housing projects in the Southern California area in conjunction with HomeAid OC, a non-profit organization working to eradicate homelessness. Gary will be the alternate point of contact for this contract. **Years of Experience: 40+ | Length of Time with Partner: 6 years**

EDUCATION

California State Polytechnic University-Pomona; Bachelor of Architecture - BArch, Architecture
Certificate Construction Law & Real Estate Finance, University of California, Los Angeles

REGISTRATIONS

Licensed Architect-California

HIGHLIGHTS

- 40 years' of experience in the real estate industry.
- Deep knowledge of a large variety of property types, projects, and requirements.
- Experience with owner's representation, capital planning, building assessment, and property resilience.

MICHAEL V. LAFALCE, JR, RA, ALTERNATE POINT OF CONTACT/TECHNICAL LEAD, MANAGING DIRECTOR



Michael brings over 20 years of combined experience in architecture, design, management, investigation, peer review, detailing and monitoring the construction, operations and assessment of multiple large-scale projects, facilities and clients. Michael's current role as Managing Director includes the management of Subject Matter Experts with varying degrees of expertise, each with the goal to "Fill in the Gaps" for all service delivery phases, and to offer solutions for investors and occupiers to help strengthen and position their real estate for its best productivity and value proposition. Michael has performed and managed over 1,000 Condition Assessment and Solutions and has served industry leading clients and municipalities including County of Santa Cruz, CA, City of El Segundo, Hemet Wellness Center, CA, Marion County, FL, City of Pompano Beach, FL, Pinellas County, FL, Duval County Schools, FL, Florida Department of Management Services, Tennessee Valley Authority, NC Department of Corrections and the City of Mobile, AL. **Years of Experience: 20+ years | Length of Time with Partner: 5 years**

EDUCATION

Bachelor of Science in Architecture
New York Institute of Technology

REGISTRATION/CREDENTIALS

Licensed Architect

HIGHLIGHTS

- 20+ years' experience in the architecture and engineering industry.
- 10+ years of experience providing consultative solutions for the real estate and due diligence occupier/owner markets.

SCOTT WEEKS, RA, NCARB, SENIOR PROJECT MANAGER

EDUCATION

Bachelor of Architecture, University of Detroit

REGISTRATIONS

Registered Architect-California C 29048

HIGHLIGHTS

- 25+ years in the engineering industry, specializing in due diligence consulting, construction risk management, site and building analysis, and architectural design and management.
- 9 years performing energy management consulting
- Commercial Roofing Systems – NRCA and University of Wisconsin
- Stucco Design and Performance – Stucco Manufacturers Association
- Asphalt Pavement Rating and Evaluation – University of Wisconsin
- ADA Title II and III and CalDAG Accessibility Standards - California Building Officials

Mr. Weeks is part of the Integrated Facilities Solutions team at Partner and brings over 25 years of professional experience in due diligence consulting, construction risk management, site and building analysis, and architectural design and management. He has performed these services for transactional, capital planning, and occupational purposes on all types of real estate properties including office campuses, office buildings, hotels, enclosed shopping malls, retail strip centers, apartment buildings, warehouse and industrial buildings, parking garages, assisted living facilities, mobile home parks, and self-storage facilities. Other capabilities include building envelope investigations and Americans with Disabilities Act/Fair Housing Act (ADA/FHA) surveys and audits under ASTM Tiers I, II, & III. Mr. Weeks has a broad range of experience and refined due diligence skills that come from performing over



2,000 property and facility condition assessments. Mr. Weeks strives to understand the clients' needs and provides professional consulting services in a clear and concise manner that is in context with the clients' objectives.

Years of Experience: 25+ | Length of Time with Partner: 6 years

NATE BENTON, PE, CEM, PRINCIPAL, MEP SOLUTIONS

EDUCATION

B.S. Mechanical Engineering with Minor in Business & Economics—Colorado School of Mines
Graduate-Level Coursework—Commercial Real Estate Finance/Capital Markets, Univ. of Denver

REGISTRATIONS

- Licensed Professional Engineer (PE)
- Certified Energy Manager (CEM)
- Leadership in Energy and Environmental Design - Accredited Professional (LEED AP)

HIGHLIGHTS

- 20 years in the engineering industry, specializing in mechanical engineering.
- 9 years performing energy management consulting

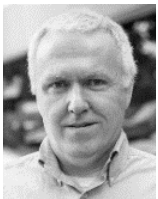


Nate has 20 years of engineering, evaluation, and analytic experience with a focus on due diligence consulting and energy efficiency analysis services. Nate is the Director of MEP Solutions and leads a team of mechanical engineers specializing in MEP condition assessments and asset data collection services. He excels in delivering valued consultation, leading challenging and difficult projects, and using communication and problem-solving skills to facilitate coordination between technical teams and clients. He has an advanced understanding of building systems as gained through his due diligence consulting experience where he has advised investors and companies on the physical condition and operating performance of HVAC, electrical, and plumbing systems.

Years of Experience: 20+ years | Length of Time with

Partner: 6 years

PETER (ROBERT) INTVELD, PE, DIRECTOR-ENERGY



Mr. Intveld is a Director at Partner Energy with more than 30 years of experience in heating, ventilation, and air conditioning (HVAC) and plumbing system design, energy auditing, retro-commissioning, and commercial and

industrial systems. He oversees and manages energy efficiency projects that help clients qualify for funding based on verified energy savings. Mr. Intveld focuses on the design and analysis of HVAC, mechanical, electrical, and plumbing (MEP), and renewable energy systems. He leads ASHRAE energy audits, retro-commissioning projects, and cogeneration studies for clients at commercial properties nationwide. Mr. Intveld's technical guidance in data modeling and analysis lead to recommended measures that meet client criteria for return on business investment and reduce energy usage and costs. Mr. Intveld supports commercial projects in both new construction and existing buildings: hospitals and healthcare facilities, educational institutions, central plants, production and warehouse facilities, office and retail properties, and entertainment and sporting facilities. **Years of Experience: 30+ years | Length of Time with Partner: 14 years**

EDUCATION

H.T.S.: Mechanical (equivalent to United States B.S. degree), Hogere Technische School--Rijswijk, Netherlands

REGISTRATIONS

Professional Engineer, Mechanical, California

HIGHLIGHTS

- 30 years' experience in energy auditing, retro-commissioning, commercial and industrial systems
- 8 years as Director of Partner's Energy division
- 30 years' experience in HVAC and plumbing design
- Professional Engineer (PE), CA
- H.T.S.: Mechanical (equivalent to United States B.S. degree)
- Plumbing Design Certification
- Advanced technical training, HVAC utilities in buildings
- Oversight of 1,000+ energy-related projects at Partner

CHRISTY KIM, AIA, CASP, PRINCIPAL, TECHNICAL LEAD-ADA/SECTION 504 ACCESSIBILITY

EDUCATION

B. ENVD, Architecture, University of Colorado,
Boulder, Colorado

Master of Heritage Conservation, Architecture,
University of Southern California, Los Angeles, CA

REGISTRATION

Registered Architect (RA)-California
Certified Access Specialist (CASP)

HIGHLIGHTS

- 16+ years of experience in the real estate industry
- Deep knowledge of accessibility laws, codes and standards
- Experience with Americans with Disabilities Act (ADA), Fair Housing Amendments Act (FHAA), and Certified Access Specialist (CASP) surveys

Access Specialist (CASP) surveys. Ms. Kim has completed hundreds of assessments for a variety of real estate investment stakeholders working with building types and numerous Accessibility Reviews, CASp Surveys, and Feasibility Studies throughout California. **Years of Experience: 16+ | Length of Time with Partner: 11**

Ms. Kim serves as a Technical Director of Accessibility for Partner, with 16 years of experience in the architectural, engineering, and construction services industry, performing condition assessments in accordance with American Society of Testing and Materials (ASTM) standards. She also performs Accessibility Surveys for compliance with the ADA, Fair Housing Amendments Act (FHAA), Section 504 of the Rehabilitation Act, and state and local building code requirements. She also has significant experience performing accessibility reviews based on standard requirements and requirements under the Construction-Related Accessibility Standards Compliance Act (CRASCA). She has performed remediation design projects, feasibility studies, condition assessments, construction progress monitoring, pre-construction plan reviews, Building Owners and Managers Association (BOMA) surveys, construction quality owner's representation, ADA surveys, FHAA surveys, and Certified



GARY STEVENS, SENIOR PROJECT MANAGER



Mr. Stevens currently serves as a Senior Project Manager at Partner, where he is responsible for overseeing all aspects of Equity Property Condition Assessments (PCAs) for Partner's wide range of institutional and investor clients in the commercial real estate industry. His duties include staffing and monitoring execution of PCAs according to ASTM or customized standards; troubleshooting and providing input; communicating progress and recommendations to clients; and assuring quality and accuracy of final technical report delivery. Mr. Stevens brings a combined 40 years of experience in architecture and due diligence risk assessment of commercial properties, including portfolios of more than \$1 billion. His projects have included high-rise, mid-rise and low-rise office buildings; commercial warehouses, storage facilities and manufacturing facilities of more than 1 million square feet; multi-family residential complexes over 500 units; manufactured home sites; mixed-use Research and Development laboratories, campuses and complexes; hospitality, including low rise to high-rise hotels, and restaurants at all levels or service, design and quality.

Years of Experience: 40+ years | Length of Time with Partner: 7 years

EDUCATION

Art Center College of Design – Bachelor of
Science: Environmental Design

REGISTRATIONS

University of Wisconsin – Fire Sprinkler and Life
Safety Certification

Advance Institute of Pest Technology – Branch III
Certification

HIGHLIGHTS

- 40+ years' experience in architecture and due diligence risk assessment of commercial properties
- 20+ years of experience in Property Condition Assessments
- 15+ years of experience in architecture and commercial construction
- 5 years of experience in Commercial Insurance Risk Analysis and Loss Control

BRIAN CARLIN, DIRECTOR, PE, CBCP, CEM

EDUCATION

BS, Mechanical Engineering from Northeastern University, Boston, MA

REGISTRATIONS

Professional Engineer in the State of Colorado (PE)
Certified Building Commissioning Professional (CBCP)
Certified Energy Manager (CEM)

HIGHLIGHTS

- 20 years in the Building Sciences industry with a focus on commercial building facility assessments
- Over 100 MSF nationwide assessed spanning data centers, life sciences, corporate headquarters, office buildings, water and wastewater treatment plants, hospitals and beyond

As a Director at Partner in assessment practice optimization with a focus on client centered solutions, Brian is geared up to train, coach, and review quality control practices to ensure scalable enterprise grade solutions that stand the test of time. His initial deep dive into the Asset Data Collection & Management (ADCM) discipline is defined by the enhancement of the robust technology and expertise that Partner has been utilizing to drive client success and growing the bench of professionals across the organization that can leverage this framework for maximal effect on client projects. Initiation at the point of onboarding is a goal of this evolution so that our young professionals deliver expertise and define best



practices in data collection from Day 1 and carry that forward into streamlined project management and highly effective CMMS migrations for clients that are motivated to enhance their maintenance, capital planning, and energy management practices. **Years of Experience: 20 | Years with Partner: 1.**

HALIE FOSTER, PROJECT ASSESSOR

Ms. Foster currently serves as a Project Assessor for Partner Engineering and Science, Inc. (Partner). At Partner, Ms. Foster's responsibilities include conducting Mechanical, Electrical, Plumbing, and Fire Life Safety (MEP/FLS) and Property Condition (PCA) assessments, construction progress monitoring of multifamily properties including high-rise and senior living facilities, Asset Data Collection Management (ADCM), and Environmental assessment work including Phase I assessments and transaction screens. Ms. Foster also completes specialty forensic engineering assessments, assisting clients with specific and complex problems requiring unique solutions.

Outside of her assessment work, Ms. Foster assists in the development of new and existing app-based software to assist assessors in field collection of information and photographs and report writing. She also contributes to the enhancement of the MEP/FLS report template language and training of new MEP and PCA assessors.

Years of Experience: 5 | Years with Partner: 3

EDUCATION

University of Michigan, Ann Arbor, Michigan
Bachelor of Science Mechanical Engineering

HIGHLIGHTS

- 4+ years' experience in the engineering industry specializing in;
- Mechanical Electrical Plumbing (MEP) Assessments
- Forensic Engineering
- Property Condition Reports (PCR)
- Construction Progress Monitoring
- Asset Data Collection Management (ADCM) Assessments
- Phase I Environmental Site Assessments

DANNY KIM, PROJECT MANAGER

EDUCATION

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA

HIGHLIGHTS

- 5+ years' experience in facility condition assessments, property condition assessments, feasibility studies.
- Facility Condition Assessments
- Property Condition Assessments
- Asset Data Collection & Management
- Feasibility Studies
- Master Planning
- Construction Documents
- BIM (Building Information Modeling)
- CAD (Computer-aided design).



Danny Kim is a Project Manager at Partner, and a commercial real estate (CRE) due diligence consultant, based in San Diego, California. His responsibilities include planning, executing, and delivering high-quality projects that meet deadlines and budget constraints. He is responsible for coordinating the efforts of Partner team members and overseeing quality control throughout the project's life cycle. Danny has performed on-site architectural assessments which include review of interior and exterior finishes, envelope, roofing, flooring, windows, walls, site paving, landscaping, and general ADA-accessibility. The FCAs were conducted to determine existing conditions of client assets and provide cost estimates to implement capital projects over a 10-year period. He has performed FCAs for the County of San Diego, City of Torrance, City of Phoenix-Sky harbor Terminal 4, Travis Unified School

District, along with feasibility studies to determine options for clients planning to relocate or redevelop their facilities, such as for the County of Orange Public Works. Prior to Partner, Mr. Kim gained experience as a Senior Project Designer, where he conducted FCAs and feasibility studies, worked on facilities master plans, and assembled construction document packages. He has conducted FCAs on facilities of various types including offices, K-12, fire stations, libraries, police stations, airports, detention facilities, and other municipal or institutional buildings.

Years of Experience: 5 | Years with Partner: ~1 year.

REFERENCES

County of Santa Cruz

Contact 1: Robert Tidmore, Project Manager-Capital Projects, Department of Public Works

Phone: 831-454-2340; Email: Robert.tidmore@santacruzcounty.us

Contact 2: Nicole Steel, Project Manager | **Phone:** 831-419-7804 | **Email:** nicole.steel@santacruzcounty.us

Services Provided: Facility Condition Assessment, MEP assessment, thermographic roof scan and assessment, fire and life safety accessibility assessment, and seismic evaluation.

Partner's Role: Consultant/Owner's Representative

Start/Completion Date: April-May 2021

Client Name: Town of Queen Creek, Facility Condition Assessments of City Facilities, AZ

Contact 1: Vincent Mauro, Superintendent Facility Services Division, Public Works;

Email: maurovincent.mauro@queencreekaz.gov; Phone: 480-358-3809/480-204-8120

Contact 2: Myrna Quihuis, Procurement Officer

Email: myrna.quihuis@queencreek.org; Phone: 480-358-3173

Services Provided: The Town of Queen Creek engaged Partner to aide in the facility assessment and planning of four pilot sites that are owned and maintained by the Town. The Town is in the process of developing an assessment protocol for all their owned buildings and needed to be able to condition index the buildings for future fiscal planning. We performed FCAs on four pilot city facilities including the Town Hall, Community Center, Municipal Services Building, Library, and Recreation Annex totaling 99,887 SF. Work was conducted under Partner's cooperative contract with ADOA for FCAs. The assessment scope included site visits, interviews with staff, data collection, reporting, and meeting with the client to discuss the findings and approach for capital planning based on the Town's needs. As part of the FCA process, we collected data for the major building systems and recorded

it in an Excel format, which the client then used to populate their current management system, Cartegraph. Partner assessed four sites to help the Town get started, and their staff anticipates requesting additional assessments over the next 2 years for several other facilities based on their satisfaction with our performance.

Partner's Role: Prime Consultant

Project Start/Completion Dates: 10/24/22 – 11/30/22

Client: City of Lakewood CO, Asset Data Collection and Capital Planning for City-owned Buildings

Contact: Marlana Bense, Planning and Construction

Phone: (720) 284-7178 | **Email:** Marben@lakewood.org

Services Provided: Completed an FCA and Asset Data Collection and Capital Planning for 33 City-owned buildings. Imaged and conducted a geospatial FCA of City owned buildings. Worked indoors and outdoors to create accurate 2D floor plans, capture 360-degree imagery, and inspect all core building assets to deliver a geospatial inventory of all assets and a 20-year cost of ownership analysis. The data was seamlessly imported into the Cartegraph Enterprise Asset Management (EAM) system for the City's staff to use.

Partner's Role: Prime Consultant

City of Torrance, General Services Department

Contact: Milton Sanabria, Administrative Services Manager– General Services Department, City of Torrance

Phone: 310-781-7162 | **Email:** Msanabria@TorranceCA.gov

Services Provided: Qualified by the City as a vendor to provide FCAs and Construction Services, and asbestos/lead paint surveys. Have currently provided owner's rep and construction management services for construction cost estimating, pre-demolition asbestos and lead-based paint (LBP) survey, comprehensive roof asbestos survey, and a rooftop safety audit of the City Yard Building/Temporary Homeless Housing Grant/Wilson Park Maintenance Building in Torrance, CA.

Partner's Role: Owner's Representative and Construction Management Services, Qualified FCA Consultant

Start/Completion Date: 2023 to the Present, Contract is for 5 years.

ALL RELEVANT PROJECTS IN THE LAST 5 YEARS

COUNTY OF SANTA CRUZ, CA, FCA AND FEASIBILITY STUDY (2019-ONGOING)

Year: 2019-2025 (ongoing)

Client: County of Santa Cruz

Scope: FCA for 121,491-SF industrial building; MEP, roof thermography, fire/life safety, accessibility, seismic, municipal research, generator review; 30-year capital plan; deficiency costs and photos; short- and long-term cost schedules.

Size: 121,491 SF on 8.27 acres

PM: Michale LaFalce

Facility Condition Assessment: The County of Santa Cruz engaged Partner to conduct an FCA for an acquisition of a multi-tenant industrial building consisting of 121,491 SF, set on 8.27 acres. The project included an inhouse multidisciplinary assessor team for MEP, thermographic roof scan and assessment, fire and life safety, accessibility assessment, and seismic evaluation. The report included deficiency costs and photos, a capital planning schedule for the next 30 years, and results of municipal research, along with



recommendations for servicing and regular maintenance with associated costs as part of the Capital Plan, along with generator capacity and maintenance. Short-term/immediate and long-term/capital expenditure cost schedules were provided, including descriptions of deficiencies, recommended remediation and cost for repair/replacement and cost schedules including a description of the building systems, age, remaining useful life and cost projects for replacement and maintenance. Once the acquisition was complete, the County would be a landlord and a tenant within the building.

Condition Analysis and Feasibility Study. The County contracted with Partner to conduct a Feasibility Study and Condition Analysis for the County Animal Shelter JPA. The scope of work included a multiple phase project including a Condition Assessment of an existing Veterinary Facility, condition indexing of the facility as it relates to

replacement value and deferred maintenance and the feasibility of completing a new facility. We also provided rough order of magnitude cost estimating and programmatic development of a new facility for comparisons.

Library Portfolio Pilot. The County Library contracted with Partner to complete a Capital Reserve Study. An initial Pilot was performed for the Capitol Library to ensure the deliverable was in general conformance with the scope intent. Once the project was complete, the remaining sites were then assessed in phases as per the County's schedule and as the renovation or re-construction projects at each site was completed.

Short-term/immediate and long-term/capital expenditure cost schedules were provided, including descriptions of deficiencies, recommended remediation and cost for repair/replacement and cost schedules including a description of the building systems, age, remaining useful life and cost projects for replacement and maintenance. Our team was selected based on our multidisciplinary staff who have between 10-30 years of experience performing FCAs, roof assessments, MEP assessments, fire/life safety accessibility assessments, and seismic evaluations, and developing capital planning schedules for these and other building types requested by the client. The building types assessed by the team are similar to the types and scope requested in the RFQ. We performed the assessment as requested by the client, under budget and within the requested timeframe.



The County was able to engage us for additional scopes to suit their current needs beyond an FCA, without the need to contract with another firm, such as more in-depth reconnaissance of sites including seismic retrofit design, radon screenings, roof, and infrared scanning. Our close proximity to the site was key to providing the client with immediate turnaround of critical scope items for this acquisition.

CITY OF GOLETA COMMUNITY CENTER, FCA, GOLETA, CA (2016-17)

Year: 2016-2017

Client: City of Goleta

Scope: Facility Condition Assessment and Hazardous Materials Assessment

Size: Four buildings; 34,804 SF

PM: Mike Arias

Partner is providing FCA and Hazardous Materials Assessments (on all buildings and major systems) for the City of Goleta for capital budget planning purposes. The City is exploring various options for undertaking repairs, seismic and ADA upgrades, and renovation of the City's Community Center (4 buildings; 34,804 SF) and needs a comprehensive understanding of: 1) The presence of hazardous materials, the



type and extent of such materials, and the cost implications for associated abatement of such materials; 2) Any hidden substandard or hazardous construction methods and materials that need to be corrected, upgraded or otherwise addressed and cost estimates for that work. Investigative work for the FCA also included taking core samples and conducting other testing of building foundations to determine to what extent, if any, building foundation upgrades are needed.

ARCHDIOCESE OF LOS ANGELES, PORTFOLIO PROJECT, CONDITION ASSESSMENTS, ENERGY SURVEYS, ASSET DATA COLLECTION MANAGEMENT, AND TECHNOLOGY ASSESSMENTS, CA (2019-ONGOING)

Year: 2019-Ongoing

Client: City of Goleta

Scope: Facility Condition Assessments

Size: More than 300 properties

PM: Danny Kim

Partner performed property condition assessments of more than 300 church or cemetery properties which included over 3,000 structures to evaluate during a six-month period, including churches, schools, and admin buildings in the city of Los Angeles. Assessments included evaluations of site areas such as chapel buildings, rectory, convent and education buildings, maintenance or storage buildings including foundations, roofing, interior public and employee areas, mechanical rooms, electrical rooms and closets, HVAC systems, restrooms, water heater areas, fire and life safety rooms, parking and paved areas, ADA

parking stalls, crypt structures, and landscaping and fencing. Reports were provided that detailed immediate and

short-term repair items due to potentially unsafe conditions, code violations, or any other physical deficiencies that would be expected to result in a significant increase in remedial costs.

Partner has continued to make strides in its latest project with the Archdiocese in which Executive Director Jenny Redlin and Director of Institutional A&E Services Gary Cohn lead an expansive portfolio assessment of more than 20 Catholic schools (elementary to high school), churches, and priest residences.

Project Manager Danny Kim brings together a convergence of technical talent and advanced technology; assembling a multidisciplinary team that includes Partners in Property Condition Assessments (PCA) and Mechanical, Electrical, and Plumbing (MEP) evaluations, ADCM, Limited Energy Survey, and Technology.



Specialists on the project include PCA: Ali Khalidi; Anna Maria Grune; John Gajewski; Mathew Sanchez; and Ed Garcia; MEP Assessments: Justina Jones; John Krieg; Rusty Cox; Hector Varela; Henry Demirchyan; Jesse Rogers; Chuck Welch; and Alyssa Lehto; ADCM: Brady Johnson; and Limited Energy Survey: Rob Intveld and Victor Inhelder.

To support the LA Archdiocese's planning, Technology Product Manager Josh McCullough and his team provide a real-time data hub through Partner's Analytics Dashboard powered by Power BI. The Dashboard integrates data captured in BlueLynx – such as costs and building systems – and allows users to visualize and customize how their data is presented. For this project, the team recently enhanced custom filters for pastoral regions and deaneries, this enables archdiocese leaders to interactively view and manage property data. By combining technical expertise with innovative technology, Partner is equipping the LA Archdiocese with the tools and insights needed to make smart, long-term plans for their portfolio while also fostering future opportunities together.

COUNTY OF ORANGE-SHELTER, FACILITY CONDITION ASSESSMENT, FULLERTON, CA (2014-ONGOING)

Year: 2014-Ongoing
Client: County of Orange Public Works Department
Scope: FCA for a former commercial furniture store being acquired for conversion into a year-round homeless shelter and multi-service center.
Size: 84,150 SF, 1.93 Acres
PM: Mike Arias

Partner performed an FCA for a former commercial/retail furniture store in Fullerton, California being acquired by the County of Orange Public Works Department for future use as a year-round homeless shelter and multi-service center. In addition to the facility assessment, Partner also performed a Probable Maximum Loss (PML) assessment and geotechnical evaluation of the property. Complicating matters, a planned grade separation project involved redevelopment of the areas adjacent to the building and therefore had potential to impact the structures at the site. The assessment information obtained was used as the basis for repair recommendations to be implemented prior to, or in conjunction with, the planned renovations. This project provided the client with an independent assessment by Partner's technical experts of the present state of the buildings and facilities, a prioritization of deficiencies found, and the cost of remedying those

deficiencies, allowing the client to make an informed real estate purchase.

CITY OF TORRANCE, OWNER'S REP SERVICES AND QUALIFIED FCA CONSULTANT (2023-ONGOING)

Year: 2023-Ongoing
Client: City of Torrance
Scope: FCAs
Size: TBD
PM: TBD

Partner is an approved consultant to provide FCAs, Owner's Rep, construction managements services for construction cost estimating, pre-demolition asbestos and lead-based paint (LBP) surveys, comprehensive roof asbestos survey, and a rooftop safety audit. This is a fairly recent contract with the city, so we have mainly provided construction and Owner's Rep services, however, we have performed \$125K+ in services to date and the client expects to utilize

our services for FCAs within the 5-year contract. The client has expressed high satisfaction with our services thus far.

MULTI-UNIVERSITY STUDENT HOUSING SERVICES, FCAS, MULTI-SCOPE SERVICES, NATIONWIDE

Year: 2011-Ongoing
Client: Various acquisition clients (portfolio-wide)
Scope: Facilities Condition Assessments, Construction Risk Management, Environmental Site Assessments, and MEP services.
Size: Nearly 50 off-campus student housing properties nationwide, **PM:** Various

Since 2011, Partner has completed equity-level due diligence assessments for nearly 50 off-campus student housing facilities at universities around the country to support acquisition. Partner provided Facilities Condition Assessments, Construction Risk Management services (including Construction Progress Monitoring and Document and Cost Reviews), Phase I and II Environmental Site Assessments (including asbestos, mold, radon, and soil-gas vapor assessments in some cases), and Mechanical Electrical Plumbing (MEP) services. Properties assessed included the University of Southern California and the University of Arizona.



TOWN OF QUEEN CREEK, FACILITY CONDITION ASSESSMENTS OF CITY FACILITIES, AZ (2022)

Year: 2022
Client: Town of Queen Creek, AZ
Scope: FCAs of Town-Owned Facilities
Size: 99,887 SF across four pilot facilities
PM: Michael LaFalce

The Town of Queen Creek engaged Partner to aid in the facility assessment and planning of four pilot sites that are owned and maintained by the Town. The Town is in the process of developing an assessment protocol for all their owned buildings and needed to be able to condition index the buildings for future fiscal planning. We performed



FCAs on four pilot city facilities including the Town Hall, Community Center, Municipal Services Building, Library, and Recreation Annex totaling 99,887 SF. Work was conducted under Partner's cooperative contract with ADOA for FCAs. The assessment scope included site visits, interviews with staff, data collection, reporting, and meeting with the client to discuss the findings and approach for capital planning based on the Town's needs. As part of the FCA process, we collected data for the major building systems and recorded it in an Excel format, which the client then used to populate their current management system, Cartegraph. Partner assessed four sites to help the Town get started, and their staff anticipates requesting additional assessments over the next 2 years for several other facilities based on their satisfaction with our performance.

YMCA FACILITIES, ASSET STUDY PORTFOLIO, 125+ FACILITIES AND CAMPS NATIONWIDE, ONGOING

Year: 2015 -Ongoing
Client: YMCA (multiple regional YMCA organizations nationwide)
Scope: YMCA Facilities Asset Study Portfolio
Size: 125+ facilities and camps nationwide; over 3 million SF assessed in the past two years
PM: Brett Hayes

Partner works with YMCAs across the country to conduct FCAs in conjunction with their capital planning and budgeting initiatives. Partner has assessed over 3 million sf in 2 years for YMCA. Partner works with YMCAs across the country to conduct FCAs in conjunction with their capital planning and budgeting initiatives, completing assessments at more than 125 YMCA facilities nationwide. In many cases, the YMCAs operate in a "reactive" mode, i.e., items are repaired and/or



replaced when a problem occurs. Information collected in Partner's FCAs allows the YMCA to operate in a "proactive" mode, i.e., various repairs and/or replacements can be scheduled over time, typically 10 to 12 years or more, as requested. The FCA product provides the YMCA organization with the information they need to plan for major expenses and set aside the needed funds. Our FCA projects have also uncovered other issues, such as structural defects and suspect mold/moisture intrusion issues. Partner has supported the YMCA in over 30 U.S. states and the Commonwealth of Puerto Rico (Ponce and San Juan).



U.S. POSTAL SERVICE, VARIOUS LOCATIONS NATIONWIDE (2006-ONGOING)



Since its inception in 2006, Partner has performed assessment services on over 125 U.S. Post Office (USPS) facilities through direct or teaming agreements. The assessment services have included roofing evaluations consisting of visual roof inspections and core sampling and analysis. Partner has also provided condition assessments, roof specialty evaluations and roof rehabilitation or replacement design, structural evaluations, environmental assessments, and pre-renovation feasibility and industrial hygiene surveys. We have also worked as a teaming partner with Louis Berger/WSP on 10 USPS projects, which included asbestos and mold assessments. USPS relies on Partner to

provide industry standard FCAs to assist in evaluating the physical aspects of subject properties and how the condition may affect the soundness of their financial decisions over time. The FCAs performed by Partner is based upon, but not limited to, the guidelines set for by ASTM E2018-08 and Standard & Poor's Guidelines that govern condition assessments. Our review of the subject property consists of a visual assessment of the site, the structure(s), and the interior spaces. The assessment services have included roofing evaluations consisting of visual roof inspections and core sampling and analysis. Partner has also provided condition assessments, roof specialty evaluations and roof rehabilitation or replacement design, structural evaluations, environmental assessments, and pre-renovation feasibility and industrial hygiene surveys.



The challenge in meeting the USPS project due dates was coordinating multidisciplinary teams across various scopes of work on simultaneous projects. Partner utilized its proprietary project management system, Project Link, which provides real-time information covering all critical program elements and serves as a workflow management system for all team members and projects. Partner completed all project assignments and tasks within the USPS required 3- to 4-week project schedule in accordance with applicable professional standards as outlined in the Statement of Work, as well as all applicable federal, state, and local regulations. The Partner team demonstrated the ability to assess properties in all regions of the country cost-effectively prior to planned disposition.

CITY OF EL SEGUNDO, FACILITY CONDITION ASSESSMENT PORTFOLIO

Year: TBD (2026)

Client: City of El Segundo

Scope: FCAs, Energy review

Size: 14 city owned facilities

PM: Gary Cohn, Michael LaFalce

Partner is conducting comprehensive FCAs for 14 City-owned facilities to support long-term capital planning, budget prioritization, and infrastructure management. Work includes on-site assessments of architectural, structural, MEP, roofing, site, ADA/accessibility, fire/life safety, seismic, and energy-related systems, along with staff interviews, document review, and full asset data collection. Findings will be used to develop prioritized 5-year and

10-year capital improvement plans, Facility Condition Index (FCI) ratings, lifecycle replacement projections, and detailed deficiency documentation with cost estimates based on RS Means. Partner will also perform a basic ASHRAE Level I energy review summarizing potential efficiency measures and cost-savings opportunities, and will provide all data in both report form and an interactive digital dashboard for City use.

HOUSING AUTHORITY FOR THE CITY OF LOS ANGELES - PORTFOLIO

Year: 2019-Ongoing

Client: Housing Authority of the City of Los Angeles (HACLA)

Scope:

- Property Condition Reports, Alta Surveys, Zoning Reports, Roofing and Façade Inspections, MEP Studies
- Structural/Seismic Assessment, Phase I and II ESAs, Asbestos and Lead Inspections, Subsurface Investigations

Size: 151 completed projects; dozens of additional Project Homekey sites assessed

Partner has performed 151 projects for the City covering multiple scopes of work that Partner offers in our suite of services. In the past couple of years, Partner has performed Property Condition Reports, ALTA Surveys, Zoning Reports, ASTM-compliant Phase I ESAs, as well as other specialty services including Asbestos and Lead Inspections, Roofing and Façade Inspections, MEP Studies, Phase II Investigations and Appraisals that total to approximately \$750K in value. Partner

was originally selected through a competitive process to provide Zoning Reports and ALTA Surveys to HACLA.

Partner was also selected to offer our services above for Project Homekey, a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness where we performed due diligence on dozens of potential projects.

MARION COUNTY, FL - STRATEGIC PLANNING STUDY, AND CAPITAL IMPROVEMENT



This project consists of several parts: a Strategic Planning Study and FCAs of the detention center as well as a portfolio of county-wide fire rescue facilities. The County was looking for the proper planning techniques to assess the feasibility of building a single government complex by

consolidating several of their occupied properties. Partner worked with Marion County to provide a Phased Strategic Planning Study. The specific Scope of Work was to provide a Rough Order of Magnitude evaluation of the major building systems conditions and to report the condition indexing of the 15 proposed sites within the County. The County's goals were as follows:

- To provide a high-level Rough Order of Magnitude (ROM) assessment of 15 County-owned facilities.
- To identify ROM deferred maintenance and long-term capital planning items and to provide costing based on observed and building use of typical items within each property.
- To provide metrics and recommendations for the identified items above and to Condition Index each facility based on the Estimated Replacement Value.

We were instrumental in working with the County to provide the necessary recommendations to aid in securing Shareholder confidence and approval for a new centralized County facility.

Detention Center. The client engaged our team for FCA and capacity survey services for the County's detention facility, which consisted of six pod type and five stand-alone one- and two-story buildings interconnected with enclosed walkways. The combined building area spanned approximately 800,000 SF. The FCA consisted of a review of the site, interior finishes, roof assessment, building envelope assessment, structural evaluation, MEP, HVAC, structural, FLS, vertical transportation, compliance with ADA, and expansion/capacity and locations. Partner worked closely with the facilities team to develop a scope of work focused on evaluating key building systems including roof, HVAC and fire/life safety, envelope, and interior and exterior flatwork.

Fire Rescue Facilities Portfolio. The client engaged our team for FCA services for 32 Marion County Fire Stations for capital budgeting purposes. The total of all building areas spanned approximately 54,746 SF. The FCAs consisted

Year: 2022

Client: City of El Segundo

Scope: Strategic Planning Study, Facility Condition Assessments, and capital planning analysis.

Size: 15 County-owned facilities

PM: Michael LaFalce

of a review of each site; site improvements; building structure; building envelope/exterior; building interior finishes; roof assessment; building envelope assessment; MEP evaluation; HVAC; structural; FLS equipment; conveyance system; and compliance with the ADA. Partner performed assessments on 32 facilities with assessments completed in a 3- to 4-week period. The facilities range in age from 10 to 47 years and the portfolio covers over 54,745 SF. Partner worked closely with the facilities team to develop a scope of work focused on evaluating key building systems including roof, HVAC and FLS, envelope, and interior and exterior flatwork. Partner inventoried, evaluated, and rated the condition, not just of each system, but each component or section of the system. We also assisted the client with responding to the COVID-19 CARES Act Review for prevention/control measures during the pandemic and included details in reports.

Result/Benefit: We were instrumental in working with the County to provide the necessary recommendations to aid in securing Shareholder confidence and approval for a new centralized County facility.

STATEWIDE NORTH CAROLINA CORRECTIONAL FACILITIES FCA PORTFOLIO

Year: 2024

Client: CGL/NCDOAC

Scope: Facility Condition Assessments, Condition Indexing, Capital Planning, and Energy Audits of approximately 60 correctional facilities

Size: 60 prisons

PM: Various

Our teaming partner, CGL, was awarded this Comprehensive Facility Strategy contract for the State of North Carolina Dept. of Adult Corrections (2-year term with additional 1-year option). Partner supported multiple phases of this CFS contract including, but not limited to, Facility Condition Assessments, Condition Indexing, Capital Planning, and Energy Audits of



approximately 60 correctional facilities. This builds on our experience with county facilities, such as the Marion County FCA project we won in 2021, for county facilities that included correctional facilities. In total, we assessed 56 prisons all across the state and accounted for about \$2.5M in revenue

These two teams have been assessing the North Carolina state prisons for CGL which we've been working on for the greater majority of 2024. In total, we assessed 60 prisons all across the state, developed a new template, and accounted for about \$2.5 million in revenue. This photo is only a portion of the entire team who helped with this project which sent an average of 5 subject matter experts to each prison.

PROJECT UNDERSTANDING, OVERVIEW, AND APPROACH

UNDERSTANDING AND APPROACH

The Partner team intends to complete the facility assessment services (FAS) utilizing a professional and detailed approach to assessing the condition of the building systems, prioritizing capital improvements and maintenance requirements, as well as assisting with allocating operating budgets and on-going maintenance schedules. Our approach details the task requirements and provides a clear plan to complete the City's objectives.

Our approach is to provide **a single point of contact, a coordinated team of multiple subject matter experts** to observe the facilities, and **a comprehensive facility condition assessment report** in electronic format as requested in the deliverables section of the RFP. The following is a summary of our approach:

- ✓ **Facility Assessment Planning:** Conduct kick-off call, identify site contacts, deploy project memorandums, confirm site visit schedules, determine if Partner technical specialists are required for the project, and confirm site visit schedules.
- ✓ **On-site Facility Condition Assessments and Asset Inventory Data Collection:** Perform field surveys and document condition, deficiencies, inventory, facility needs/utilization, life cycle analysis.
- ✓ **Analysis of Facility Condition Assessment Information:** Analyze data; detail deficiencies; determine capital investment needs, preventative and ongoing maintenance and prioritization, replacement reserve analysis, and Americans with Disabilities Act (ADA)/accessibility compliance; conduct energy efficiency analysis, solar feasibility, and seismic risk assessments; and establish cost estimates.
- ✓ **Facility Assessment Report, Asset Inventory Data Preparation:** Write and submit the Facility Assessment Report and prepare equipment and asset inventory data per UNIFORMAT classification collected during the site visits for delivery.

FACILITY ASSESSMENT PLANNING

Partner's project schedule includes an upfront planning phase to confirm the asset inventory to be assessed during our facility condition assessments (FCAs). The planning phase will include a kick-off call, document review, initial interviews, project memorandums for each facility, and schedule confirmation. It is important to ensure that we are on the same page from step one of your project.

On-site Facility Condition Assessments and Asset Inventory Data Collection

Site visit(s) will be performed at each facility in safely accessible areas at the site. Visual observation of building and site systems and components will be performed and documented. Each facility system and component, as identified in the RFP, will be evaluated based on condition, age, criticality, deficiencies, effective useful life, and remaining useful life (RUL) and categorized by Uniformat at the component- and system levels. Partner team members will be involved in all aspects of the FCAs including the site visit, draft report authoring, cost estimating, capital planning, life cycle component replacement, report edits, and client communication.

Components and systems will be assessed for existing conditions and RUL based on accepted industry standards' useful life criteria and the types of components identified. Interviews with facility maintenance personnel will be conducted to determine factors that may contribute to increased or decreased useful life. Additional factors such as environment will also be considered. The condition assessment will include evaluation of the building components and systems identified in the following chart.



Site: Above grade site features will be assessed including walks and railings, paved areas, site lighting, landscaped areas, drainage systems (visible only), fencing and outdoor facilities. Other items may be added per agreement between Partner and your project team.

	Building Exterior Elements: Facades or curtain wall system, glazing system, exterior sealants, exterior balconies, doors, stairways, and parapets. Observation of the building envelope will be limited to vantage points that are on-grade or from readily accessible balconies or rooftops accessed during the reconnaissance.
	Structural Systems: Structural systems including foundation, tunnels, load-bearing walls, and structural floor and roof systems. Structural systems are frequently concealed and may be inaccessible during our assessment. When this occurs, Partner's assessment will be limited to the identification of readily visible indicators of common problems.
	Roof Systems: Material roof systems (exposed membrane and flashings) including parapets, slope, and drainage. Roof assessments will be limited to roofs that are safely accessible via ladder. Pitched roof systems will not be accessed and will be observed from ground-level.
	Interior Systems: Interior walls, ceiling and floor finishes, doors, hardware, lighting, partition walls, visible framing, stairs, and signage.
	Fire and Life Safety Systems/Fire Protection/Health/Life Safety Systems: Fire sprinklers and standpipes (wet and dry), fire hydrant locations, fire alarm systems, water storage, smoke detectors, fire extinguishers, fire escapes, and emergency lighting. Fire suppression and smoke and carbon monoxide detection.
	Mechanical: Heating, Ventilation, and Air Conditioning (HVAC), exhaust system, ventilation, ducts, controls, and instrumentation. Verify apparent or reported age of the equipment, past material component replacements/upgrades, and reported maintenance contracts. Review documents related to such equipment to determine apparent level of maintenance exercised.
	Electrical: Electrical service and distribution systems including distribution panels, transformers, meters, emergency generators, general lighting systems (interior and exterior), exposed wiring, building security, emergency power and lightning protection.
	Plumbing: Sanitary and domestic water piping, fixtures, domestic hot water production, visible water service meters, and backflow preventers (interior and exterior) and identification of any special or unusual plumbing systems.
	Specialized Construction and Outbuildings. General construction type, overview of systems and components for special construction and outbuildings.
	Specialized Equipment and Systems. Specialized equipment and systems that directly support the operation of the building that are not included in the above categories.
	Elevator Systems: Identify, assess, and report equipment type, number of cabs/escalators, capacity, finishes, call and communication equipment, and existing maintenance contracts.
	Americans with Disabilities Act (ADA). ADA will be assessed based on visual observations during the site visit. Assessment of ADA will include parking areas; access to, around, and through the site building entrance; interior routes in public areas; and public restrooms. Full scope provided below.
	Seismic/Hazardous Materials: Partner will note observed seismic deficiencies and general hazardous materials (asbestos, lead, etc.) and/or concerning environmental considerations, based on age and type of construction for each facility. Full scope provided below.
	Solar Feasibility: Establish baseline conditions, compare solar output with simulation software, estimate of costs for onsite renewables. Full scope provided below
	Energy Efficiency: Partner will review current energy usage and operational practices, including the development of options for savings based on improved consumption practices and operational, maintenance, and systemic changes as part of ASHRAE Level I Energy Audit.
	Security: Security will be assessed to the extent possible on key data of alarm systems, security cameras, entrance key lock and related systems.

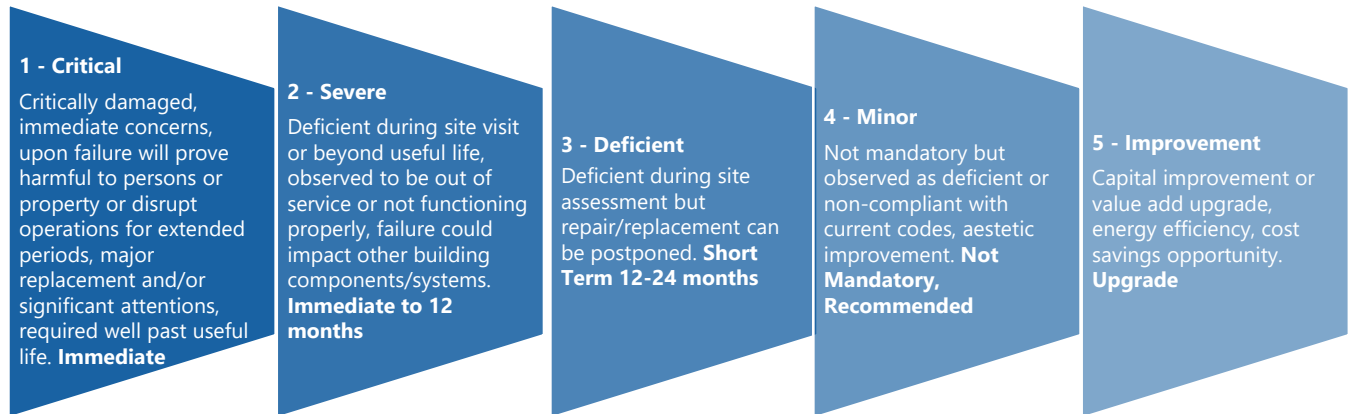
Analysis of Facility Condition Assessment Information

A 10-year capital and maintenance planning schedule will be provided (unless otherwise defined by the City). Deficiencies will be described in detail including what was observed, the quantity/extent of the observation and

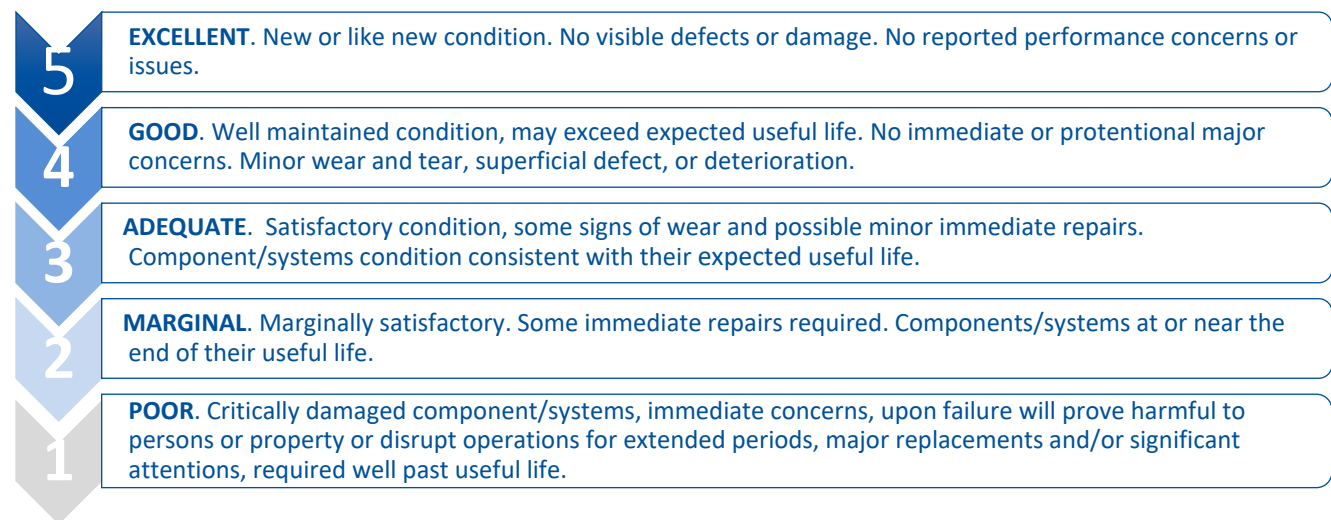
recommended remedy for maintenance, replacement, or repair. Deficiencies will be summarized by building system, priority, and category type.

Prioritization

DEFICIENCY PRIORITIZATION



CONDITION PRIORITIZATION



Capital Planning Schedules and Basis of Cost Estimates

Costs will be incorporated into the capital planning schedules based on the lifecycle component replacement (remaining useful life assessment), plans for capital repairs, and building modernization. Capital planning schedules will reflect a 10-year capital plan. Capital projects will be ranked and prioritized to aid the City in budgeting and decision making, like the Prioritizations illustrated above.

The FCA team assembled for this effort is seasoned at providing cost information based on field observations and accepted industry standards. Per the guidance in the RFP, Partner will utilize RS Means with appropriate cost factors for El Segundo. Estimates will be inclusive of soft and hard project costs, architect fees, permits, etc. The Partner team applies design and construction expertise to the FCA process as we have years of experience evaluating, planning, designing, estimating, and constructing, managing, and optimizing building systems and budgets.

Escalation is based on industry standards and local construction multipliers. Cost factors and cost escalations will be discussed with the City prior to project commencement; however, our standard inflation rate is 2.5%.

Facility Condition Assessment Report, Asset Inventory Data

Evaluation of systems and reporting will be conducted with an approach that includes evaluating building systems and comparing data to expected baseline performance metrics. The information collected during the walk-through survey will be compiled into a dataset that can be sorted by building, building systems, and components, and estimated useful life expectancy.

The comprehensive report will be organized at the building-, system- and component level. Reporting will include a description of the work performed; overview of condition of building systems and components; identification of deferred maintenance (physical deficiencies); description of recommended capital improvements, energy efficiency and sustainability opportunities; our opinion of costs to remedy the identified concerns; and a cost table for each facility. Digital photos will be included of major systems and components and identified deficiencies. To the extent possible, major building mechanical equipment will be inventoried and recorded in a spreadsheet, delivered in Microsoft Excel. Equipment inventory will include equipment type, location, manufacture, model number, serial number, date of manufacture, nominal capacity, and estimate remaining useful life.

Summary tables will detail deferred maintenance identified during the site visit as well as recommended corrective action and an opinion of cost to remedy. Cost tables will be made available in a client-friendly database format, if requested.

Lastly, capital planning schedules will be provided for each facility. Prioritization of recommendations will also be included in the summary tables. A year-by-year capital needs analysis will be summarized in the report in addition to the full capital plan delivered in data format.

The Partner team will prepare the draft report for one round of comments and, upon receipt and incorporation of the City's feedback, a final report with the evaluation and recommendations will be provided. Reports will be delivered in an electronic format. The report will be delivered in Microsoft Word and PDF file formats. The data will be formatted to allow easy manipulation. Partner also offers a complimentary online report delivery platform called SiteLynx to house the assessment data and reports. SiteLynx allows for the export and analysis of assessment data and a demonstration of the system is available upon request.



Condition Indexing

A major goal of the FCA is to calculate the Facility Condition Index (FCI), which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented—the Current Year and Ten Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next 10 years to the Current Replacement Value.

$$\text{FCI} = \frac{\text{total cost of existing deficiencies/repairs}}{\text{Current Replacement Value (CRV)}}$$

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

Analysis Dashboard

As part of the deliverable, Partner will incorporate the cost data into an interactive dashboard. User access can be provided to the City to allow the cost information to be manipulated and analyzed with ease to aid in decision making. The dashboard can be customized for the City providing useful graphical display of information for all levels of the organization from facility personnel to financial stakeholders.

Americans with Disability Accessibility – ADA Requirements

Review of the building list indicates that the properties are covered under Title II of the ADA. Partner recommends prioritizing ADA accessibility assessments for the publicly accessible buildings like restrooms, libraries, arts buildings, city hall, etc., which is what is included in our fee. Buildings for employees are considered secondary and pricing can be provided for these facilities if requested.

Partner will perform a review of the construction related physical elements of the facility for conformance with the ADA. The work will be led by a professional with advanced levels of knowledge, training, and extensive experience in performing accessibility reviews and consist of the following components:

Partner will perform a generalist review of the construction-related physical elements of the facility for conformance with the applicable federal accessibility acts and standards which may (or may not) include the ADA, Fair Housing Amendments Act (FHAA), and Section 504 of the Rehabilitation Act (Section 504).

- **Field work** will be led by a field professional with advanced levels of knowledge, training, and extensive experience in performing accessibility reviews.
- **Review** of the submitted work by a senior-level project manager who also possesses similar, exemplary credentials.
- **Evaluate** existing conditions, identify areas of noncompliance, and provide recommendations for barrier removal.

The following areas will be evaluated (if applicable): Exterior parking area and designated accessible route to the entrances of the facility

- Exterior designated accessible route from the public right of way
- Exterior designated accessible route between buildings on the site
- Parking areas
- Exterior signage
- Exterior common use amenities and designated accessible route to those exterior amenities
- Interior common use corridors
- Interior common use restrooms on each floor
- Common use interior amenities
- Elevators and stairways
- Interior signage

Facility Needs and Utilization

During our assessment, Partner will conduct interviews and make observations to better understand how each facility is being utilized. Partner will include an opinion of whether it is over or underutilized in their condition assessment reports.

ENERGY REVIEW

Partner's team of licensed engineers and certified specialists will perform a basic energy review to assess energy efficiency and provide a high-level estimate of the economic viability of potential energy cost savings measures for the building's primary MEP systems and envelope. The review will include an overview of annual baseline energy usage, identified energy efficiency measures, a review of applicable energy codes, and a summary table presenting order-of-magnitude savings and costs. Findings will be documented in a standalone report.

Scope of Work

- Review readily available utility data from the main electric and gas meters serving the building and establish an annual energy usage baseline. Compare usage per square foot with industry benchmarks for similar buildings.
- Conduct a basic site visit, interview a knowledgeable on-site representative, and review relevant data provided by others, including the FCA report, as it relates to energy efficiency.
- Identify energy-saving opportunities for MEP equipment and building envelope elements that are inefficient, in poor condition, deficient, or near the end of their useful life.
- Provide a cursory payback analysis using order-of-magnitude estimates of energy savings and implementation costs. Consider incremental costs for replacing end-of-life equipment with high-efficiency systems versus like-for-like replacements that meet minimum mandatory and prescriptive City and State code requirements.
- Review compliance with applicable energy codes and regulations at the local, state, and federal levels.
- Summarize all findings in a single energy efficiency report, including an energy usage baseline, identified measures, an energy code compliance review, and a summary table of estimated savings and costs.

Exclusions This scope does not include comprehensive energy audits per ASHRAE Levels 1, 2, or 3; carbon/greenhouse gas assessments; reduction analyses; electrification studies; or feasibility studies for electric vehicle charging or photovoltaic systems. These services can be provided as an additional scope upon client request.

PROJECT MANAGEMENT

Single Point of Contact & Coordination with the City.

Partner will coordinate day-to-day with the City Engineer (City's PM/contract officer) as the City's designated lead for scope, schedule, and contractual decisions. **Gary Cohn, Director of A&E**, will serve as Partner's single point of contact, responsible for all communication, coordination, decision-making, and oversight of all work performed under this contract. All deliverables, status updates, schedule coordination, and critical decisions will be routed directly through Michael to ensure consistency, accountability, and rapid responsiveness

Team Structure and Roles.

- **Contract Manager (CM):** Executive oversight, risk management, and contract compliance.
- **Project Manager (PM):** Schedule, scope, budget, subconsultant management, and weekly status reporting to the City Engineer.
- **Technical Leads (MEP, Roofing/Envelope, ADA/CASp, Energy, Seismic):** Discipline-specific QA/QC, standards conformance, and findings integration into the capital plan.
- **Field Assessors & Cost Estimators:** Condition verification, asset data capture (UNIFORMAT), and cost modeling.

Communication

- **Kickoff workshop** (virtual or in person) to confirm scope, sites, data/format standards, EAM/CMMS integration preferences, and the critical path.
- **Weekly progress email** from PM + **biweekly coordination call** with the City Engineer covering schedule, risks, access, and decisions needed.
- **Issue & risk log** maintained by PM; items are tracked to closure, with aging metrics reported to the City.

Schedule Commitment and Controls.

Partner will deliver the program within the City's **8-month** window from NTP, with **1 month allotted for City review of the draft FCA & Master Plan**. We will provide a Microsoft Project schedule (CPM), showing path, milestones, deliverables, and **two-week review windows for City deliverables**, per the RFP. Schedule is updated monthly (or as requested) and provided with each status report.

Tools and Response Time

- **PLINK** (Partner's proprietary project/workflow system) assigns staff, tracks deliverables, and flags risks in real time so we can re-sequence activities when constraints arise (e.g., access limits at the Police Department or Civic Center).
- **SiteLynx / Analytics Dashboard** (optional for the City) centralizes assessment data, capital needs, and FCI rollups in a visual format to support internal briefings and Council communications.
- **Responsiveness SLAs**. Our standard practice is **2-hour response** to City emails/calls during business hours.

Expected City Resources & Assistance.

To stay on schedule and minimize rework, we request:

1. **Facility access coordination & escorts** where needed (including secured sites like Police and Training facilities).
2. **Existing documentation** (as-builts, prior assessments, O&M, asset lists, prior ADA/Fire/Life Safety records).
3. **Primary contacts** for each site (maintenance lead + alternate).
4. **Timely review cycles** aligned to the schedule (two weeks per deliverable).
5. **Preferred cost assumptions/indices** (if any) and any **portfolio priorities** that should guide sequencing.

ADDITIONAL SERVICES

Based on the City's long-term planning goals, we can optionally provide:

- **Energy & Sustainability Deepening:** ASHRAE Level II/III audits, electrification feasibility, and commissioning support.
- **ADA/CASp Detailed Surveys:** Barrier removal design and cost phasing beyond the generalist visual review.
- **Seismic Screening/ASCE 41 Tier Reviews** to prioritize structural risk mitigation (particularly for older facilities).
- **EAM/CMMS Integration:** Asset data handoff to the City's system (e.g., Cartegraph), building on similar Partner projects with municipalities.
- **Hazardous Materials Surveys** (asbestos/LBP) and roofing core sampling where invasive confirmation is desired.

Anticipating, Addressing, and Resolving Challenges. Our Contract Manager (CM), Project Manager (PM), and Technical Leads discuss the scope, project sites, staffing, and potential issues initially at contract start and during the project by holding regular weekly status meetings to discuss staffing assignments and any other project details before initiation and communication with the City's Project Manager per a predetermined schedule to check in on-site status, any complications, and notice to proceed. In this manner, we can identify any potential issues before they occur—ensuring that we meet your expectations for quality and on-time delivery.

Managing Multiple Task Assignments. Partner routinely manages large assessment portfolios (>100 sites) at a time. Our internal proprietary project management software, PLINK, allows us to assign staff, monitor deliverables, and ensure on-time delivery of our reports. Partner uses the combination of the collaboration of our CM, PM, and Technical Leads, and PLINK to ensure projects are staffed to meet project timelines. This method is critical for the execution of assessments on large, multi-property portfolios on timely schedules. Partner has a proven track record with blanket contract agreements where completing multi-site projects or portfolios under tight schedules is the norm.

Providing Expedited Services on Requests for Proposals and Deliverables. Partner routinely provides proposals for our clients under our current on-call contracts within 24 hours of request. Reports are often submitted before the requested due date. We track all phases of a project, budget, and timeliness. All team members can access the status of a project and see pending project tasks. Our system notifies our team of pending deliverables and have found that this system has significantly improved on-time delivery for our customers. Each report and invoice are carefully reviewed with information verified by our PM or Project Lead. We consider ourselves your eyes and ears on the ground and commit to provide regular status reports.

Providing Quick Response Times to Inquiries. Partner's customer service model is to respond to customer phone calls or emails within 2 hours and 24 hours for proposal requests. Our CM, PM, and technical resources are all prepared to respond and answer your questions. Because of this deep bench of resources, we can address project-specific questions and share solutions. The location of our Torrance office also allows for rapid or same day response to onsite project needs. We have a deep bench of assessor staff based within an hour of El Segundo to respond quickly to your facilities.

Prioritizing Staffing in Relation to Importance of Assigned Projects and Schedule Requirements. Partner's priority for staffing is to identify professionals with the skills and experience that best match the project assignment. Our internal project management software PLINK tracks our staff skills, experience, and availability, ensuring the right person is staffed for your project. With our local team of 80 experienced professionals in Torrance, Partner can quickly assign our best resources for immediate response and for longer-term project requirements. Project scheduling begins with the needs of the City, project scope of services, health & safety requirements, and the principles of our internal communication protocol.

PROJECT CONTROLS

Partner's project controls framework integrates cost control, schedule control, quality, and transparent invoicing/reporting to deliver this engagement on scope, on time, and within budget. The approach below is tailored to the City's Project Controls and Invoicing requirements.

Cost Control & Financial Management

Partner maintains strict financial controls to ensure the project remains within the City's approved not-to-exceed amounts. Cost control is achieved through:

- **Task-level budget baselines** aligned to the RFP's required tasks/subtasks and incorporated into our internal PLINK system for active monitoring.
- **Real-time variance tracking**, comparing actual hours and costs against planned values, enabling immediate corrective action when needed.
- **Formal change-management procedures**, where any requested expansion of scope is documented and submitted for City approval prior to work, ensuring full transparency.
- **Subconsultant cost controls**, requiring pre-authorized budgets and weekly reconciliation to prevent overruns.

These measures collectively guarantee that Partner's work remains on schedule and within the City-authorized budget.

Accurate & Timely Invoicing

Partner complies fully with the City's invoicing requirements by providing **monthly invoices** formatted per the RFP's specifications, including:

- Charges listed by task, labor classification, hours, billing rate, and totals
- A narrative progress report describing work completed during the billing period
- The required financial summary showing:

Contract Amount; Total Prior Billings; Work This Period; Cumulative Amount; Percent Complete; and Remaining Balance

Every invoice undergoes an internal three-step review (Project Manager → Contract Manager → Accounting) to verify accuracy before submittal, ensuring timely and error-free billing.

3. Schedule Control, Milestone Tracking & Review Management

Partner monitors schedule performance continuously through both manual and system-driven controls:

Master CPM Schedule

A Microsoft Project schedule will be developed and maintained throughout the project, reflecting:

- All required tasks and subtasks
- Site visits
- Draft and final deliverable deadlines
- The City's required two-week review periods for each deliverable
- Critical path and near-critical path activities

Control Techniques to Ensure On-Time Delivery

- Weekly internal progress reviews
- Biweekly project coordination meetings with the City Engineer
- Rolling three-week look-ahead schedules
- Early identification of risks (access constraints, weather, document delays)
- Rapid reallocation of staff using PLINK to maintain schedule momentum

These techniques collectively ensure that all work is delivered within the City's eight-month timeframe, including the one-month review window for the draft Master Plan.

Quality Control / Quality Assurance

Partner's Quality Assurance/Quality Control (QA/QC) Program is based on a proven approach that our company founders and key technical staff have used to serve corporate and private equity clients, government agencies, investors and lenders, institutional real estate investors and lenders, and other real estate owners, higher educational institutions, and healthcare facility owners and operators. Partner's approach to quality is an integration of expertise on ASTM and regulatory standards, a diverse technical staff covering all relevant disciplines, reliable information resources and data collection processes, a standardized review process for every deliverable, and a continual focus on communication with our customers.

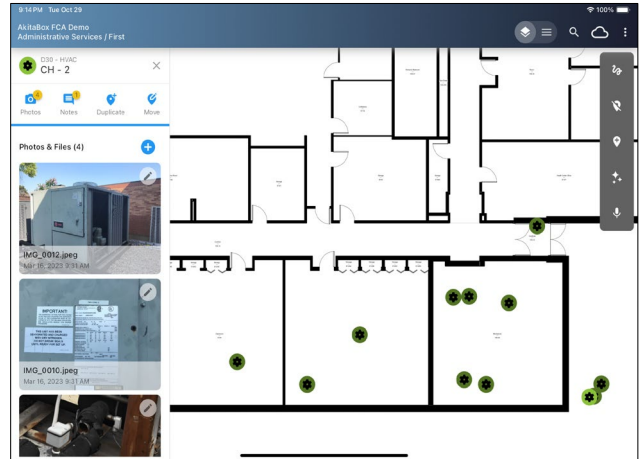
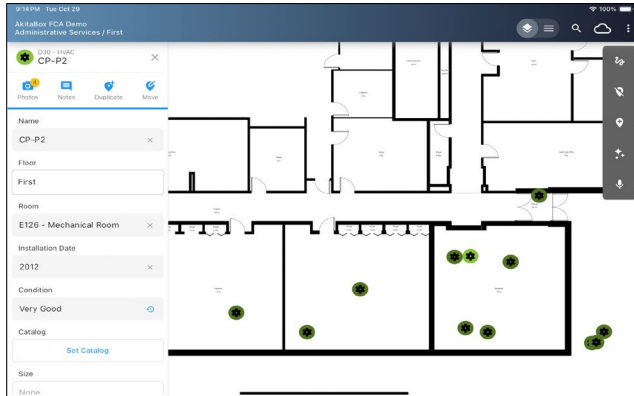
INTEGRATED TECHNOLOGY

The Partner solution is powered by *AkitaBox* for the collection and delivery of building assessments that can be configured and leveraged from the data gathering phase through reporting.

Our Mobile Field Data Gathering Application

Partner utilizes AkitaBox data capture application to collect and share plan-based information about on-site findings and activities. The application is customized to fit the scope of any project and then installed on smartphones and tablets of Partner staff to record and store field data, including photos and videos. The collected field data is then synced and integrated with the other Partner technology platforms for smooth workflows with real-time data sharing between different staff of a field team, as well as to the office team for review, analytics, and improved productivity in reporting.

Client Asset Management/Analytics Dashboard

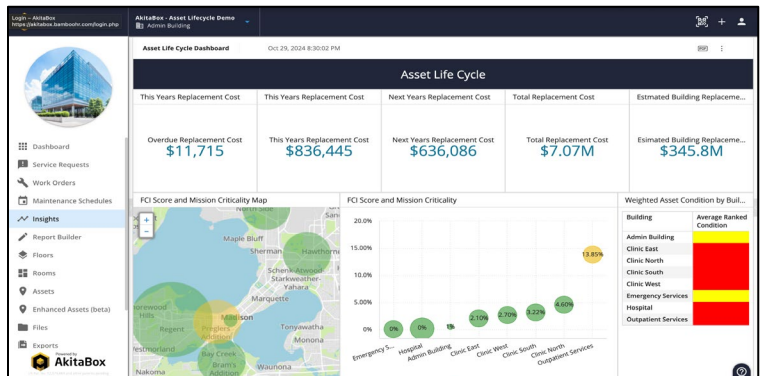
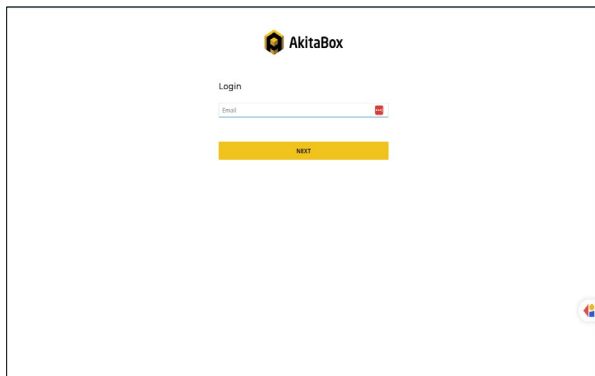


– Baseline FCA/ESA Examples

AkitaBox Technology—Secure, Online Staff and Stakeholder Project Portal. AkitaBox is a cloud-based online report delivery and data tool designed for organizing, delivering, and analyzing project reports for a portfolio of properties. AkitaBox provides:

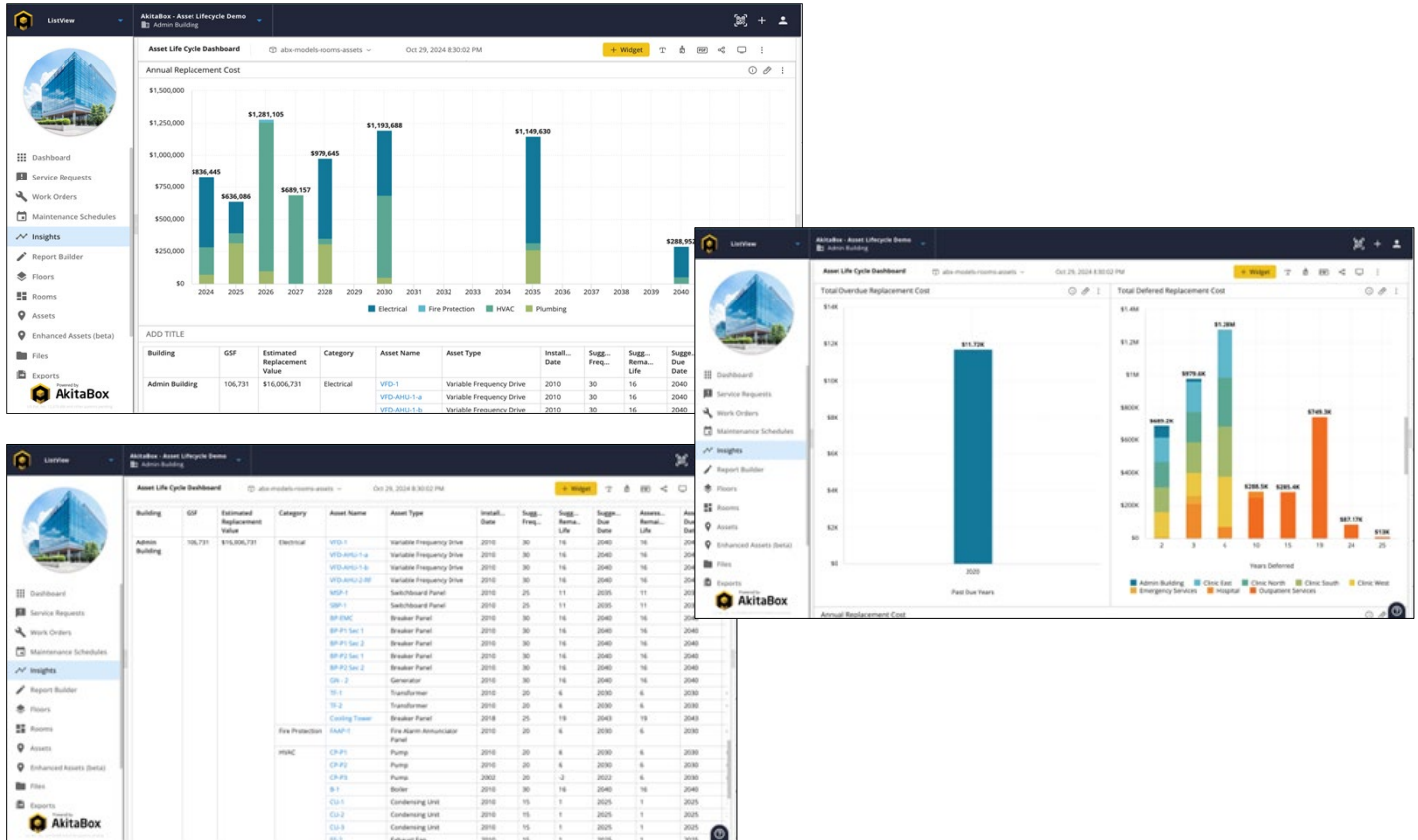
- An overall summary of individual projects and associated documents
- Portfolio views
- Ability to deliver reports through a single, secure cloud-based platform, 24/7

A screenshot of the AkitaBox login and dashboard screens are shown below.



Client Analytics Dashboard

Embedded in SiteLynx, the AkitaBox Pulse is an interactive dashboard for visual analysis of the key on-site findings and activities for a project. Our team customizes the visuals, key performance indicators (KPIs) and other metrics, features, etc. of the dashboards to fit the needs of the client, which has included affordable housing and other multi-family, mobile home parks, medical office buildings, hospital complexes, and others. Some example images have been included for reference. A demonstration of the system can also be arranged.



Project Management System. As discussed in our previous section on Project Management, Partner utilizes our proprietary project management system for real-time information covering all critical program elements from client profiles, project site details, project-specific scopes of work, subcontractor details and performance data, approved and actual budgets, deliverable milestones and due dates, and project invoices. Using this system, our Contract Manager is able to monitor and manage up-to-the-minute progress made by PMs, PS, and PCs in executing projects. Our system allows for successful management and execution of multi-site, quick-turnaround programs.

Security/Confidentiality of Data. Partner is sensitive to and respects all confidentiality requirements of clients and projects. All information in our proprietary and secure project management system is treated as confidential, and all sales and project managers are restricted from discussing workflow specifics with outside parties, Project Assistants (PAs), subcontractors, etc. For our deliverable project reports, we utilize our web-based interactive file archive system SiteLynx. This online portal allows Partner and our client to securely upload and download critical project files for immediate access. Our accounting software is also tailored to ensure our clients' financial data and sensitive business information is securely safeguarded. Confidentiality requirements are determined during project kick-off meetings, and subsequently implemented by the responsible Contract Manager.

COMPENSATION SCHEDULE

The fee proposal will be submitted concurrently but under separate cover per the RFP, page 6.

PROJECT SCHEDULE

Project Timeline

Partner is fully committed to the timely and successful delivery of all project deliverables. We pride ourselves on providing highly responsive, quality customer service to all clients through the dedication of our entire Project Team. This time schedule represents our best professional estimate for the requested scope of work. However, we recognize that project requirements and timelines may change due to weather impacts in the region and holidays. Partner is committed to working with the City to adjust and customize a flexible project timeline on request.

Our approach to our practice is one of communication, technical excellence, and problem solving, and we invest heavily, ensuring our clients receive the best quality product and service. Building and maintaining excellent working relationships is a critical part of our approach to services, and as a testimony to this, we enjoy *long-term relationships* with most of our client base. Customer service is monitored as part of Partner's standard quality assurance/quality control (QA/QC) process, through client satisfaction evaluations and internal project team reviews.

Project Milestones	
Task	Tentative Dates
Project Award	To Be Determined
Project Scheduling and Staffing Assignments	20 business days after signed agreement received.
Conduct Site Assessment	One to Two week
Submit Site Visit Debrief	48 hours after Site Visit
Submit Draft Report and Opinions of Costs	30 business days after each site visit completed.
Client to Review and Provide Comments	Two weeks
Partner reviews comments and revises reports to Final	Three weeks

PROPOSAL FORMS

The forms are included on the following pages:

1. Non-Collusion Affidavit
2. Certificate of Insurance
3. Certification of Proposal
4. Acknowledgement of Addenda or Clarifications to this RFP

NON-COLLUSION AFFIDAVIT

The undersigned represents and certifies that:

1. This Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. This Proposal is genuine and not collusive or sham.
3. The Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal and has not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in a false or sham proposal or to refrain from submitting to this RFP.
4. The Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price or to fix any overhead, profit or cost element of the proposal price or to secure any advantage against the City of Westminster or of anyone interested in the proposed contract.
5. Proposer affirms that all statements contained in the Proposal and related documents are true and correct.
6. Proposer has not directly or indirectly submitted the proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay any fee to any person, corporation, partnership, company, association, organization, RFP depository, or to any member or agent thereof to effectuate a collusive or sham proposal.
7. Proposer has not entered into any arrangement or agreement with any City of Westminster public officer in connection with this proposal.
8. Proposer understands that collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards.

I declare under penalty of perjury pursuant to the laws of the State of California and the United States that the foregoing facts are true and correct.

Executed this 06 day of Feb , 2026, at Torrance, California.



Signature of Authorized Representative

Jenny Redlin

Name of Authorized Representative

Executive Director

Title of Authorized Representative

**CONSULTANT'S ACKNOWLEDGEMENT OF COMPLIANCE
WITH INSURANCE REQUIREMENTS FOR
AGREEMENT FOR PROFESSIONAL SERVICES**

The Proposer agrees, acknowledges, understands and is fully aware of the insurance requirements as specified in **Section 5, Insurance Requirements** of the attached sample Agreement for Professional Services (Attachment A) and hereby accepts all conditions and requirements as contained therein.

Proposer: Partner Assessment Corporation, DBA Partner Engineering and Science, Inc.
Name (Please Print or Type)

By:  Executive Director
Consultant's Signature & Title

Date: February 06, 2026

This executed form must be submitted with proposal.

CERTIFICATION OF PROPOSAL TO THE CITY OF WESTMINSTER

The undersigned hereby submits its proposal and agrees to be bound by the terms and conditions of this Request for Proposal (RFP). By signing the Certification of Proposal and submitting a proposal to the City in response to this Request for Proposals, the Proposer hereby represents and certifies that:

- A) No elected or appointed official, officer, or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or for any work connected with this proposal; should any agreement be approved in connection with this Request for Proposals ("Agreement") no elected or appointed official, officer, or employee of the City, during the term of his/her service with the City, shall have any direct or indirect financial interest in the Agreement, or obtain any present, anticipated, or future financial interest or other material benefit arising therefrom;
- B) No elected or appointed official, officer, or employee of the City shall have any financial interest, direct or indirect, in the Agreement nor shall any such official, officer, or employee participate in any decision relating to the Agreement which effects his/her personal financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of state law;
- C) The Proposer and its principals do not have now, nor shall it acquire any financial or business interest that would conflict with the performance of services under the Agreement;
- D) The Proposer shall represent and certify that it does not and will not discriminate against any employee or applicant for employment because of race, religion, gender, color, national origin, sexual orientation, ancestry, material status, physical condition, pregnancy or pregnancy related conditions, political affiliation or opinion, age or medical condition;
- E) By submitting the response to this request, the Proposer agrees, if selected, to furnish services to the City in accordance with this RFP;
- F) The Proposer has carefully reviewed its proposal and understands and agrees that the City is not responsible for any errors or omissions on the part of the Proposer and that the Proposer is responsible for them;
- G) It is understood and agreed that the City reserves the right to accept or reject any or all proposals and to waive any informality or irregularity in any proposal received by the City;
- H) The proposal response includes all of the commentary, figures and data required by the Request for Proposal, dated February 06, 2026.

- I) The proposal shall be valid for 180 days from the due date of this RFP.

Partner Assessment Corporation,
Name of Proposer: DBA Partner Engineering and Science, Inc.

By: Jenny Redlin

A handwritten signature in black ink, appearing to be 'JR' with a stylized flourish.

(Authorized Signature)

Type Name: Jenny Redlin

Title: Executive Director

Date: February 06, 2026

APPENDIX A. RESUMES



Education

California State Polytechnic University-Pomona; Bachelor of Architecture - BArch, Architecture
University of California, Los Angeles – Certificate Construction Law & Real Estate Finance

Credentials

Licensed Architect

Registered Disaster Service Worker – California Office of Emergency Services 70283

Experience Summary

Gary Cohn is Partner Engineering and Science, Inc.'s Director of Institutional A&E Services. With almost 40 years of experience in the commercial real estate industry, Gary brings a wealth of experience and expertise to all projects. An experienced executive, Gary has a demonstrated history of working successfully in the design and construction industry. He is a strong technical professional with extensive experience in owner's representation, capital planning, building assessment, and property resilience. As a design and building enthusiast, Cohn is a frequent author on a wide range of topics.

Cohn has advised on high profile projects throughout the country, such as:

The Forum, Los Angeles, CA – Cohn led the team performing the detailed evaluation of the former home of the Los Angeles Lakers for the Madison Square Garden corporation prior to their purchase and conversion of the facility into the largest all music venue in the United States. The evaluation included cataloguing over \$1 mil in memorabilia.

Century Park, CA – Performed an acquisition condition assessment of the multi-million square foot center.

PetSmart Headquarters, Phoenix, AZ – Cohn served as owner representative during development.

The Queen Mary, Long Beach, CA – Served as architect of record for disability upgrades and repair work on the only classic ocean liner still in use and occupied as a hotel in the United States.

Technical College System of Georgia, Statewide, GA – Cohn organized and led the Facility Condition Assessments of 500+ buildings and 12 million square feet on an extremely tight, inflexible schedule.

Capitol Records building, Hollywood, CA – Performed a review of the historic building geared towards energy conservation and code compliance upgrades needed to keep the facility functional and efficiently operating.

LAX Control Tower, Los Angeles, CA – Led a condition assessment of the historic tower to assist Los Angeles World Airport (LAWA) in developing long term consolidation plans for staff relocation.

Post-earthquake evaluations, 1989 Loma Prieta, 1994 Northridge, and 2001 Nisqually earthquakes – Cohn performed emergency building evaluations to assist in restoring structures to re-occupancy and operation.

Contact

gcohn@partneresi.com



Education

Bachelor of Science in Architecture, New York Institute of Technology, 1994

Associates in Applied Sciences – Architectural Technologies, Dutchess Community College, 1991

Registrations

New York State Registered Architect

Training

Harvard ManageMentor – Manager Training Program, 2017

Certification – Mold Assessment and Remediation in Buildings (Certificate with The Environmental Institute)

Certification – 2012 Wood Destroying Organisms; US Inspect

Certification – 2014 Masonry Wall Construction, Analysis, Design, and Inspection

Highlights

Michael brings over 28 years of combined experience in architecture, design, management, investigation, peer review, detailing and monitoring the construction, operations and assessment of multiple large-scale projects, facilities, and clients.

Experience Summary

Michael's current role as Managing Director includes the management of subject matter experts with varying degrees of expertise, each with the goal to "Fill in the Gaps" for all service delivery phases, and to offer solutions for investors and occupiers to help strengthen and position their real estate for its best productivity and value proposition. Michael has over 10 years of experience providing consultative solutions for the real estate and due diligence occupier/owner markets. Michael brings over 25 years of combined experience in architecture, design, management, investigation, peer review, detailing and monitoring the construction, operations and assessment of multiple large-scale projects, facilities, and clients. Michael has been instrumental in providing strategic solutions for over 1.5 billion square feet of diverse assets including Office Distribution, Logistics, Hospitality, Medical, Manufacturing, Assisted Living, Retail and Multi-Family uses, and has served industry-leading clients and municipalities including Amazon, Google, Santander, Ford, Fiat/Chrysler, NYS OGS, Emmet County, City of Mobile, Marion County, and the City of Santa Cruz.

Project Experience

Michael has performed and managed over 1,000 Condition Assessment and Solutions. A few example projects are provided below.

Multi-Scope Acquisition, County of Santa Cruz, CA, 2021. The County of Santa Cruz engaged Partner to conduct an FCA for an acquisition of a multi-tenant industrial building consisting of 121,491 SF, set on 8.27 acres. The project included an inhouse multidisciplinary assessor team for MEP, thermographic roof scan and assessment, fire and life safety, accessibility assessment, and seismic evaluation. The report included deficiency costs and photos, a capital planning schedule for the next 30 years, and results of municipal research, along with recommendations for servicing and regular maintenance with associated costs as part of the Capital Plan, along with generator capacity and maintenance. Short-term/immediate and long-term/capital expenditure cost schedules were provided, including descriptions of deficiencies, recommended remediation and cost for repair/replacement and cost schedules including a description of the building systems, age, remaining useful life and cost projects for replacement and maintenance. Once the acquisition was complete, the County would be a landlord and a tenant within the building.

Michael V. LaFalce Jr., R.A.

Condition Analysis and Feasibility Study, County of Santa Cruz, CA, 2021. The County contracted with Partner to conduct a Feasibility Study and Condition Analysis for the County Animal Shelter JPA. The scope of work included a multiple phase project including a Condition Assessment of an existing Veterinary Facility, condition indexing of the facility as it relates to replacement value and deferred maintenance and the feasibility of completing a new facility. We also provided rough order of magnitude cost estimating and programmatic development of a new facility for comparisons.

Library Portfolio Pilot, County of Santa Cruz, CA, 2021. The County Library contracted with Partner to complete a Capital Reserve Study. An initial Pilot was performed for the Capitol Library to ensure the deliverable was in general conformance with the scope intent. Once the project was complete, the remaining sites were then assessed in phases as per the County's schedule and as the renovation or re-construction projects at each site was completed.

State of North Carolina Strategic Facility Master Plan Update, Raleigh, NC, 2022. Partner provided strategic assessments of four state-owned buildings in collaboration with CBRE who has an ongoing relationship with the State of NC. The primary objective of the Facility Master Plan is to identify and evaluate opportunities to cost-effectively reduce occupancy costs for a portfolio of State-owned office facilities including consolidation through employee relocations, and the subsequent sale or lease of excess property. The focus of the assessments was to update their existing Master Plan and to provide CBRE strategic data to aid in the Master Plan Update. The report data will be used better understand the current condition of the facilities, the deferred maintenance and long-term costs needed to sustain the current building operations. Additionally, the reports will be used to provide leverage for the State of North Carolina to conduct consolidation and utilization efforts for the buildings and to aid in long term planning. The four buildings totaled over 770,00 gross square feet.

Strategic Planning Study, Marion County, FL, 2021. The County was looking for the proper planning techniques to assess the feasibility of building a single government complex by consolidating several of their occupied properties. Partner worked with Marion County to provide a Phased Strategic Planning Study. The specific Scope of Work was to provide a high-level Rough Order of Magnitude (ROM) assessment of 15 County-owned facilities; identify ROM deferred maintenance and long-term capital planning items and to provide costing based on observed and building use of typical items within each property; provide metrics and recommendations for the identified items above, and to Condition Index each facility based on the Estimated Replacement Value.

Comprehensive Facility Condition Assessment, Emmett County, MI, 2021. County leadership contracted with Partner to complete a Comprehensive Facility Condition Assessments for a county-owned medical facility to understand the general condition of all buildings and components. The goal of this assessment is to provide the County with a roadmap for current immediate facility needs, a capital planning program for future expenditures and preventative maintenance best practices, and a guideline for soliciting and appropriating funds for anticipated future needs. We worked directly with the County and provided multiple Senior Assessors, Generalists and MEP specialists to document current facility conditions.

City of Mobile Comprehensive Plan, Asset Inventory, Strategic Planning and Redevelopment Advisory, AL. Michael provided the management and implementation of strategic assessment and condition indexing of 236 buildings including office, fire, police, distribution, waterfront, convention, and museums located on 126 municipal owned properties located throughout Mobile, Alabama, in collaboration with CBRE who was providing multiple real-estate services to the City of Mobile. The scope included participation in multiple meetings and presentations with the Mayor, Engineering, City Council members, Architect, and the client real estate team to develop the assessment scope, deliverables, and to provide metric indexing of each

Michael V. LaFalce Jr., R.A.

property condition for future evaluation of use or disposition. Developed FCA based on conducting the initial inspections with the client and debriefing of issues to better the assessment structure and delivery. Worked directly with national architecture firm to assist in development of Civic Center condition to aide with future re-development plans.

Multi-National Technology and Products Provider, US and Canada. Provided management of multiple services to meet client's national goals for compliance, property acquisition and lease for their distribution chain. Provide strategic solutions for approximately 250 properties per year. Hands on development of client scope and deliverables including pilot programs to design scope and firsthand inspection of the pilot properties to ensure client objectives are adhered to. Services include tailored deliverables in support of capital initiatives with an emphasis on corporate standards and site capital needs. The process begins with Diagnostic client interactions to better understand client goals and needs. The Strategic Planning is then based on stakeholder input, Corporate Objectives and Standards, Health and Safety Requirements and Compliance and Risk objectives. This diagnostic approach provides Consistency in product and delivery in all phases of investment cycle.

Florida State Hospital DCF, Chattahoochee, FL. Provided the management and implementation of strategic assessment for the infrastructure and support buildings and systems located throughout the FSH, Chattahoochee Campus, in collaboration with CBRE who was providing multiple real-estate services to the State of Florida. The project intent was to develop condition assessments to better understand deferred maintenance challenges and building operational limitations for future capital planning and functional needs. Deferred Maintenance and long-term capital planning costing were performed and weighted against other options including a new facility in the existing campus and a new facility on remote campuses throughout the state. The assessments included over a million square feet of historical, penitentiary, and operational buildings with the intent to condition the buildings to better understand future state needs and current capacity of the structures and staff. Directly assisted in the assessment of the buildings to develop the deliverables.

Contact

mlafalce@partneresi.com



Education

Bachelor of Architecture, University of Detroit

Registrations

Architect, California C 29048

Training

Commercial Roofing Systems – NRCA and University of Wisconsin
Stucco Design and Performance – Stucco Manufacturers Association
Asphalt Pavement Rating and Evaluation – University of Wisconsin
ADA Title II and III and CalDAG Accessibility Standards – California Building Officials

Highlights

Mr. Weeks is part of the Integrated Facilities Solutions team at Partner and brings over twenty-five years of professional experience in due diligence consulting, construction risk management, site and building analysis, and architectural design and management.

Experience Summary

Mr. Weeks is responsible for conducting Facility Condition Assessments (FCA) and Property Condition Assessments (PCA). He has performed these services for transactional, capital planning, and occupational purposes on all types of real estate properties including office campuses, office buildings, hotels, enclosed shopping malls, retail strip centers, apartment buildings, warehouse and industrial buildings, parking garages, assisted living facilities, mobile home parks, and self-storage facilities. Other capabilities include building envelope investigations and Americans with Disabilities Act/Fair Housing Act (ADA/FHA) surveys and audits under ASTM Tiers I, II, & III. Mr. Weeks has a broad range of experience and refined due diligence skills that come from performing over 2,000 property and facility condition assessments. Mr. Weeks strives to understand the clients' needs and provides professional consulting services in a clear and concise manner that is in context with the clients' objectives.

Before joining CBRE, Mr. Weeks was a founding partner of his own architectural and engineering consulting firm. Prior to this, Mr. Weeks directed the West Coast operations for a national due diligence consulting firm where he provided due diligence services for institutional investors and lenders, insurance companies, private equity funds, REITS, and pension fund advisors for real estate acquisitions, financing, development, leasing, and management.

Mr. Weeks also worked as a project architect for a Chicago architectural firm where he supervised the preparation of construction documents, prepared construction cost estimates, reviewed contractor bid, assisted in negotiating Owner/Contractor agreements, and provided construction administration services.

Preceding his employment in Chicago, Mr. Weeks worked for an architectural firm in Kailua-Kona, Hawaii, on the design and construction of several custom single-family homes, community centers, and religious facilities. Before moving to Hawaii, Mr. Weeks worked as a staff architect for a national architectural firm based in Baltimore, Maryland, and was involved with the preparation of schematic design, design development, and construction drawings and specifications.

Scott J. Weeks, R.A., NCARB

Project Experience

Mr. Weeks has performed either due diligence and construction management services on projects through the United States, Canada, and Mexico. Significant project types and properties are listed below.

Office Campus

<i>Nike World Headquarters</i>	<i>Beaverton, OR</i>	<i>8,000,000 SF</i>
<i>Hewlett Packard</i>	<i>Boise, ID and Eugene, OR</i>	<i>3,500,000 SF</i>
<i>Starbucks World Headquarters</i>	<i>Seattle, WA</i>	<i>1,500,000 SF</i>
<i>Google Facilities</i>	<i>Western United States and Canada</i>	<i>1,000,000 SF</i>

Office

<i>Columbia Center</i>	<i>Seattle, WA</i>	<i>1,550,000 SF</i>
<i>Torre BBVA Bancomer</i>	<i>Mexico City, MX</i>	<i>850,000 SF</i>
<i>SalesForce</i>	<i>San Francisco, CA</i>	<i>500,000 SF</i>
<i>Jasper Center</i>	<i>Edmonton, Alberta, CA</i>	<i>450,000 SF</i>

Retail

<i>Cumberland Mall</i>	<i>Cumberland, GA</i>	<i>1,050,000 SF</i>
<i>Westfield Shopping Center</i>	<i>Century City, CA</i>	<i>875,000 SF</i>
<i>Kukui'ula Village</i>	<i>Poipu, Kauai, HI</i>	<i>250,000 SF</i>

Industrial

<i>Amazon Facilities</i>	<i>Western United States and Canada</i>	<i>3,000,000 SF</i>
<i>Olympia Brewery</i>	<i>Olympia, CA</i>	<i>850,000 SF</i>
<i>Torrance Tech Center</i>	<i>Torrance, CA</i>	<i>600,000 SF</i>

Multi-Family

<i>Turnberry Towers</i>	<i>Las Vegas, NV</i>	<i>500,000 SF</i>
<i>Modera Pearl</i>	<i>Portland, OR</i>	<i>375,000 SF</i>
<i>The Collection</i>	<i>Santa Monica, CA</i>	<i>350,000 SF</i>

Hospitality

<i>Hilton Anaheim</i>	<i>Anaheim, CA</i>	<i>1,250,000 SF</i>
<i>Hilton San Jose</i>	<i>San Jose, CA</i>	<i>1,000,000 SF</i>
<i>Hotel del Coronado</i>	<i>Coronado, CA</i>	<i>745,000 SF</i>

Historic Theaters

<i>Spreckels Theater</i>	<i>San Diego, CA</i>	<i>350,000 SF</i>
<i>Orpheum Theater</i>	<i>San Francisco, CA</i>	<i>150,000 SF</i>
<i>Golden Gate Theater</i>	<i>San Francisco, CA</i>	<i>150,000 SF</i>

Healthcare

<i>Christus St. Vincent</i>	<i>Santa Fe, NM</i>	<i>415,000 SF</i>
<i>Memorial Health Services</i>	<i>Long Beach, CA</i>	<i>250,000 SF</i>
<i>Laguna Hills Square</i>	<i>Laguna Hills, CA</i>	<i>100,000 SF</i>

Affiliations

National Council of Architectural Registration Boards
American Institute of Architects
California Council of the American Institute of Architects
Los Angeles Chapter of the American Institute of Architects

Contact: sweeks@partneresi.com



Education

B.S. Mechanical Engineering with Minor in Business & Economics – Colorado School of Mines, Golden, CO
Graduate-Level Coursework in Commercial Real Estate Finance & Capital Markets – Daniels College of Business - University of Denver, Denver, CO

Registrations

Licensed Professional Engineer – State of Colorado
Certified Energy Manager (CEM) – Association of Energy Engineers (AEE)
Leadership in Energy and Environmental Design - Accredited Professional (LEED AP)

Highlights

21 years of experience in the engineering industry, specializing in mechanical engineering.
7 years of experience performing energy management consulting.

Experience Summary

Nate Benton is a Principal and Managing Director of a multi-disciplinary consulting team specializing in commercial real estate mechanical, electrical, plumbing, and fire/life safety (MEP/FLS) system physical condition assessments, capital planning exercises, and asset data collection services. He is responsible for leading day-to-day delivery of the Mechanical Engineering Solutions (MES) Group within the Building Solutions business unit. The MES Group includes an asset data collection and management (ADCM) team that develops robust data sets for asset management, capital planning, and facility maintenance purposes. The MES Group also includes a team specializing in capital project prioritization, maintenance planning and scheduling, energy benchmarking, and forensic engineering studies. Responsibilities include strategic planning, business development, client engagement, project management, resource management, talent acquisition, and technical review.

Nate has 21 years of experience in a variety of senior engineering and consulting leadership roles. He is a proven leader with a passion for team building and collaboration. He is adept at networking and fostering relationships within a large organization and leveraging that intelligence to develop best-in-class consulting solutions for clients. He is also a trusted advisor to commercial real estate (CRE) investors, owners, and occupiers. He has consulted on behalf of commercial real estate, institutional, and capital market investors as well as regional utilities, and Fortune 100 companies. He has significant experience in commercial and industrial facility condition assessment, asset management, operations and maintenance review and planning, capital planning, and energy efficiency consulting services. He also has a firm understanding of CRE finance, valuation, and capital budgeting. He leverages his vast knowledge of MEP/FLS building systems on challenging and difficult projects, using communication and problem-solving skills to facilitate coordination between technical teams and clients and strives to improve the client's building condition on every project.

Nate's experience also includes 7 years specialized in managing impact and process evaluations for numerous utility-sponsored commercial and industrial demand-side management (DSM) and retro-commissioning (RCx) programs. His primary duties consisted of technical energy analysis and measurement and verification (M&V), quality assurance, product delivery, and client management. He has led large-scale DSM program evaluations throughout the United States including the states of Wisconsin, Georgia, California, Washington, Oklahoma, Connecticut, New York, North Carolina, South Carolina, Indiana, Ohio,

Nate Benton, PE, CEM

and Kentucky. He has vast experience identifying energy conservation opportunities in commercial and industrial facilities and quantifying energy savings and return on investment for an expansive range of technologies. Nate also has expertise in DSM program design, market potential studies, market research and characterization, and the development of technical reference standards for the quantification of energy and demand (kW) impacts. Nate co-authored the Compressed Air Evaluation Protocol for the Department of Energy's Uniform Methods Project (UMP).

Project Experience

Facility Condition Assessments, State of North Carolina Department of Corrections, All Cities, NC (2024). Engaged to conduct facility condition assessments (FCA) of all correctional facilities owned and operated by the State of North Carolina. Assessments involved a team of subject matter experts (including MEP specialists) performing on-site inspections and developing comprehensive inventories of major building systems and equipment. Capital cost projections were developed based upon findings at each respective facility. All data was gathered using a custom mobile application and delivered to client in electronic format for import into a bespoke software application. Individual reports were also provided for each respective site. Portfolio was comprised of approximately 60 sites containing a total of 13.1 million ft².

Municipality Capital Planning / CMMS Integration / Digital Twin, City of Lakewood, CO and Laramie, WY (2021 to 2024). Led multi-faceted engagements with two municipalities in the states of Colorado and Wyoming to implement an integrated workplace management system (IWMS) solution for each City's portfolio of properties. Assessed the physical condition of all major facilities and developed a comprehensive capital plan for all sites across a 20-year evaluation period. Scope included Facility Condition Indexing (FCI) to assess whether a facility was worthy of retention, renovation, consolidation, or disposition. Asset data was delivered in structured reports as well as electronic datasets with building systems linked to the ASTM UNIFORMAT II classification hierarchy. Reports identified current deficiencies and opinions of cost to remediate, predicted future expenditures based on remaining useful life (RUL), summarization of the FCI ratings, analysis of criticality and prioritization categories, and the findings of space utilization studies. Project was performed in conjunction with a third-party contractor specializing in geospatial imagery, point cloud development, and digital twinning. All imagery, floorplans, asset data, and capex information were integrated into a single Cartegraph-based IWMS platform.

Assurance Study for Global Data Center Portfolio, New York, NY (2024 to 2026). Engaged by the owner/operator of a global data center portfolio to perform an assurance study and exposure/risk assessment for owned, leased, and operated assets located in North America, South America, Europe, and Asia. Key objectives of the Assurance Study are to provide an independent conclusion on data center risks and exposures at each site utilizing a sampling of information collected from on-site interviews, review of on-site reporting systems and adherence to processes and protocols, as performed by the FM provider, and on-site assessments of major MEP/FLS systems. All findings will be delivered via an interactive dashboard identifying high risk exposures, assets beyond EUL (by building system), capital expenditure budgets, space and critical system (UPS, generator, cooling) utilization rates, identified facility maintenance and operation concerns, security concerns, resiliency concerns, and recommended repairs/corrective actions. The assessment is being performed on behalf and in close coordination with the Global Operations Team and Vice President of Business Operations.

Medical Facility, Capital Planning / Project Prioritization Assessment, San Diego, CA (2023). Engaged by the hospital facility management team to assist with prioritizing renovation budgets for multiple medical departments within a large acute care hospital. Client needed an independent third-party consultant to assess age and physical condition of all improvements, level of deferred maintenance, and criticality of each department using a room-by-room approach. Project execution involved deploying a team of field

Nate Benton, PE, CEM

surveyors equipped with a customized mobile-phone application for rapid data collection. The data collection tool was pre-populated with floorplans, a list of individual spaces, and a standard checklist for all required data points. The asset data was combined with age/RUL and cost data to aggregate the true condition for each wing and floor of the building. Deliverables included a full summary report, a spreadsheet database with the information from each room, and an interactive dashboard with heatmaps and floorplans identifying specific spaces most in need of renovation. After initial review, the ADCM program was expanded to include criticality and priority scores for each space to aid with funding prioritization. Traffic flows were also incorporated into the dataset for each waiting room, nurse station, operating room, etc.

Cannabis Cultivation & Cold Storage Facility, MEP Assessment / Institutionalization of CRE, Boston, MA (2021).

Engaged by investment fund to perform facility condition assessment of a \$50 million combination cannabis cultivation and industrial cold storage facility. Engagement involved identifying all major MEP systems serving the facility and mapping each system to a variety of industrial processes. Facility featured several miles of unlabeled piping, nine chillers (3,100+ tons), eight cooling towers, a 750-hp ammonia refrigeration plant, five boilers, hundreds of pumps, hundreds of air handlers, and four natural gas-fired cogeneration machines. Prior owner designed and installed much of the equipment on his own and without the aid of construction drawings or design load calculations. Client engagement evolved from MEP assessment into developing a roadmap toward institutionalizing the CRE asset with opinions of cost for development of as-built drawings, single-line diagrams for all industrial processes, asset tagging and QR coding; development of sequences of operation; addition of a central building automation system; and a comprehensive analysis of grid power requirements and limitations, as well as projected power output capacity of a cogeneration plant once fully commissioned and installed.

Capital Planning & Asset Data Collection, Renaissance Pharmaceuticals, Lakewood, NJ (2020). Engaged by a pharmaceutical manufacturing company to perform asset data collection and capital planning services. Services were requested as part of a capital planning initiative undertaken by the client to gain a better understanding of the quantity, capacity, age, relative condition, remaining useful life and criticality of assets to develop accurate, in-depth capital expenditure forecasts. As project lead, oversaw the development of a custom asset data collection tool and a process and methodology for collecting asset data that automated replacement costing on the back end. This was founded upon a process of classifying all assets to a standardized hierarchy using the Uniformat II classification system. Once all assets were appropriately classified, the information was aggregated and uploaded to web-enabled, ARCGIS-based dashboards. These dashboards gave the client a consolidated view of all asset data collected accommodating high-level analysis and aided in the development of actionable insights.

MEP & Operations & Maintenance (O&M) Assessment, International Vitamin Corporation (IVC), Spartanburg, SC (2020). Engaged by IVC to conduct in-depth MEP and O&M assessments for three vitamin manufacturing, packaging, and distribution facilities in South Carolina. Performed on-site physical condition assessments of all three facilities, reviewed historic maintenance records, and interviewed all third-party service providers. Assessment included base building and process equipment including dust collectors, Kathabar liquid desiccant dehumidification systems, chillers, steam boilers, and compressed air systems. Assessed over 1,000 assets and developed high resolution replacement reserve capital forecasts for all systems exceeding or expected to reach their estimated useful life across a 10-year horizon.

MEP Assessment & Asset Data Collection, GlaxoSmithKline (GSK), Multiple States (2020). Engaged by GSK to perform asset data collection and MEP assessment services for three separate vaccine research and manufacturing campuses in Pennsylvania, Massachusetts, and Maryland. Portfolio included over 40 facilities and 10,000 assets. Projects spanned approximately 6 months generating revenue in excess of \$500,000. All data was collected using a custom ESRI-based mobile application developed by the project team.

Nate Benton, PE, CEM

City of Lakewood, Lakewood, CO (2021 - Present). Function as project manager and field team lead for a multi-faceted engagement with the City of Lakewood (Colorado) to implement an integrated workplace management system (IWMS) solution for their entire portfolio of public safety, office, recreation, and community center properties. Partner is conducting facility condition assessments, developing capital plans, and providing asset data collection services in conjunction with a third-party contractor specializing in 360° imagery and digital twinning technology. All imagery, floorplans, asset data, and forecasted capital expenditure information is being integrated into the City's Cartegraph-based IWMS.

1600 Glenarm – MEP & Operations & Maintenance (O&M) Assessment, Denver, CO (September 2022). Engaged to conduct in-depth MEP and O&M Assessments for a 24-story multi-family property in downtown Denver. Conducted physical condition assessment of major MEP systems as well as evaluated the adequacy of preventative maintenance policies and procedures.

Affiliations

Association of Energy Engineers (AEE)
Leadership in Energy and Environmental Design

Contact

nbenton@partneresi.com



Education

H.T.S.: Mechanical (equivalent to United States B.S. degree), Hogere Technische School--Rijswijk, Netherlands

Registrations

Professional Engineer, Mechanical, California

Training

Plumbing Design Certification

Project Management training by PSMJ

Advanced Technical training, HVAC utilities in buildings

Highlights

30+ years of mechanical and plumbing system design for newly constructed and existing commercial projects (offices, industrial, hospitals, hotels etc.)

30+ years of experience in energy auditing, Retro-Commissioning, commercial and industrial systems

Experience Summary

Mr. Intveld is a Director at Partner Energy with more than 30 years of experience in heating, ventilation, and air conditioning (HVAC) and plumbing system design. He oversees and manages energy efficiency projects that help clients qualify for funding based on verified energy savings.

Mr. Intveld focuses on the design and analysis of HVAC, mechanical, electrical, and plumbing (MEP), and renewable energy systems. He leads ASHRAE energy audits, retro-commissioning projects, and cogeneration studies for clients at commercial properties nationwide. Mr. Intveld's technical guidance in data modeling and analysis lead to recommended measures that meet client criteria for return on business investment and reduce energy usage and costs.

Mr. Intveld supports commercial projects in both new construction and existing buildings: hospitals and health care facilities, educational institutions, central plants, production and warehouse facilities, office and retail properties, and entertainment and sporting facilities.

Prior to Partner Energy, Mr. Intveld worked at Syska & Hennessy, Arup, M-E Engineers, UCLA and AESC, Inc as a Senior Engineer and Energy Consultant. Mr. Intveld is familiar with trends in the energy and development industries. His energy efficiency-related utility incentive application review includes programs such as L.A. County RCx, Nexant Rcx, Xcel RCx; Savings by Design; SGIP, OSHPD review design details. He is familiar with central plants operation and maintenance, cogeneration with engines or turbines; emission control; compressed air, vacuum, hydraulic pumps; heat recovery; steam systems; energy storage; tariff rates; pumps and fans; and chiller plant optimization.

Rob Intveld, P.E.

Project Experience

Los Angeles World Airports, Environmental Services Division Sustainability Plan, Los Angeles, CA.

Review and revision of the LAWA 2008 Sustainability Plan with an emphasis on energy use, water consumption, waste diversion, and greenhouse gas emissions. Also completed an ASHRAE Level 1 Energy Audit of the Environmental Services Division administration building. Completed in 2013.

Los Angeles Police Station. Provided ASHRAE Level III energy audits through LADWP EETAP incentive program for the City of Los Angeles. As a technical director on this the engineering team, Mr. Intveld led the team in providing a comprehensive look at energy consumption and resource consuming infrastructures in order to identify cost savings annually of nearly 1 million kWh savings and nearly \$300,000 cost savings. Completed January 2015.

University of California, Los Angeles. Provided an enhanced ASHRAE level II audit of two buildings on campus; a laboratory building and a classroom building. The comprehensive energy audit identified energy and water measures, resulting in 50 percent building energy savings and an estimated \$1 Million in cost savings. Completed January 2015.

CoMed Chicago RCx Program. Provided retro-commissioning (RCx) services for over 6 million square feet of commercial office high rise buildings in downtown Chicago, IL. As part of these RCx projects, Partner Energy designs RCx measures that tailor specifically to a building's operations, such as recommending implementation of a condenser water temperature reset control strategy, in place of a manually adjusted condenser water temperature setpoint.

Southern California Public Power Authority - SCPPA Commercial Building Energy Audit and Efficiency Improvement Program. Partner Energy helped develop this energy efficiency program for Southern California Public Power Authority (SCPPA) to help member investor owned utilities manage their large industrial and commercial electrical energy consumers. We identified and implemented energy efficiency improvements that result in a reduction of electricity consumption and reduce peak demand. The program provides energy assessments and comprehensive energy audits, and can include project implementation, financing, performance specifications, and construction management administration. Currently, the program is in operation with SCPPA member, Colton Public Utilities.

Texas Health. As part of Oncor Commercial Energy Audit Program, Partner Energy completed energy assessments in over 10 hospital facilities for Texas Health Resources. The objective was to identify opportunities to reduce peak demand and energy consumption while maintaining or improving facility operation. Walk through assessments of the facilities were conducted that included an overview of the building's major heating, cooling, ventilation, and lighting systems. Energy saving opportunities were identified and quantified based on site specific energy use, energy costs and industry standard estimation methods. Completed in 2012.

Contact

rintveld@ptrenergy.com



Education

B. ENVD, Architecture, University of Colorado, Boulder, Colorado
Master of Heritage Conservation, Architecture, University of Southern California, Los Angeles, CA

Registrations

Registered Architect, State of California
Certified Access Specialist, State of California
Accessibility Professionals Associations – Built Environment
International Code Council (ICC) Accessibility Plans Examiner
Registered Accessibility Specialist (RAS), State of Texas
Qualified Historic Professional: Secretary of Interior Standards in Architecture and Historic Architecture
Safety Assessment Volunteer, State of California

Training

Johns Manville Roof Training
Curtainwall Design Review
Materials Conservation
Best Practices in Historic Site Management
Fair Housing Amendments Act Review
Understanding the New ADA Regulations
The History and Background of California Access Laws and the ADA Accessibility Requirements for Existing Buildings
ADA Updates and How They Relate to California
Certified Access Specialist Spring Seminar
National ADA Symposium

Highlights

23 years of experience in the architectural, engineering, and construction service industry.
22 years performing Property Condition Assessments, Construction Loan Monitoring, Limited Owners Representation, and Accessibility Reviews
19 years of experience with multi-family residential, commercial, hospitality, and industrial properties
Provides CASp Surveys and Certification and standard Accessibility Surveys

Experience Summary

Ms. Kim serves as a National Technical Director of Accessibility for Partner Engineering and Science, Inc (Partner), performing and overseeing various levels of Accessibility Consulting to a multitude of accessibility laws, codes, and standards (including Americans with Disabilities Act, Fair Housing Amendments Act, Section 504 of the Rehabilitation Act, and state and local building code requirements.) Ms. Kim also works with the Historic Architecture Solutions practice to provide historic reports that meet the Secretary of Interior Standards requirements and the Investment Advisory Group to provide Property Conditions Assessments in accordance with American Society of Testing and Materials (ASTM) standards.

Ms. Kim has 23 years of experience in the architectural, engineering, and construction service industry. She

has extensive knowledge in real estate due diligence for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards and customized client formats. Ms. Kim also has significant experience performing accessibility reviews based on standard requirements and requirements under the Construction-Related Accessibility Standards Compliance Act (CRASCA). Specifically, Ms. Kim has performed remediation design projects, feasibility studies, Property Condition Assessments (PCAs), small loan PCAs, construction progress monitoring, pre-construction plan reviews, Building Owners and Managers Association (BOMA) surveys, construction quality owner's representation, Americans with Disabilities Act (ADA) surveys, Fair Housing Amendments Act (FHAA) surveys, and Certified Access Specialist (CASp) surveys.

Ms. Kim has completed hundreds of PCAs for a variety of real estate investment stakeholders working with building types ranging from multi-family, mixed used, industrial, hospitality, to commercial. She has been involved in Limited Owner's Representation, which includes monitoring construction on multi-family, mixed use, and industrial buildings for quality and compliance with contract documents. She has served as the defense legal expert for several city-owned and privately-owned properties. As a defense legal expert, her duties included working with legal counsel to review Plaintiff Complaints, performing assessments of the properties, design remediation, obtaining bids, monitoring corrective construction work, and mediation. She also has experience in forensic and analytical architecture, including cause and origin evaluation, cost analysis, and remedial repair to non-compliant buildings.

Project Experience

Acquisition/Disposition/Lending/Refinance Property Condition Assessments - Ms. Kim managed condition assessments of hundreds of properties throughout the United States, including coordinating project teams, performing field work, preparing reports and opinion of capital cost budgets, performing quality control, directing technical consultants, and managing client relationships. Projects of note include Class A office high rises in San Francisco, Los Angeles, San Diego, and Boston, suburban office parks, retail centers, industrial properties, multi-family, mixed use, and hospitality buildings. Ms. Kim has also managed large scale PCA portfolios for high profile clients in the Los Angeles County. One portfolio of note included over 320 properties with over 3,000 structures to evaluate during a six-month period.

Limited Owner's Representation Services - Ms. Kim has provided Limited Owners' Representation services on projects including construction of various capital improvement and accessibility corrective work in Southern California and Scottsdale, Arizona. Property types included small retail strip malls, office parks, and multi-family housing. Owner representation services also include monitoring the construction of a 200-unit multi-family residential property in Irvine, California for an institution client, and confirming the property was being constructed according to documentation.

Plans and Specification Review - Ms. Kim managed numerous document reviews for institutional-level development projects in all disciplines on a variety of projects including office, retail, industrial, multi-family, etc. Information reviewed included construction documents, schedules, geotechnical reports, consultant and general construction contracts, and budgets. Notable projects included a 1,000+ unit residential project in Irvine, California and a 500,000 square foot industrial project in Perris, California.

Construction Monitoring Services - Ms. Kim performed periodic site reviews of construction projects and monthly in-depth reviews of the contractor's pay application and documentation for mixed use, multi family, industrial, and commercial projects. Projects of note include a 205-unit residential project in Irvine, California,

a one million square foot industrial project in Perris, California, and a 100-unit residential project with historic bungalows in San Diego, California.

Remediation Design - Ms. Kim managed several feasibility studies and remediation designs for facilities in Southern California that were not in compliance with the Americans with Disabilities Act. She completed remediation designs for a multi-family housing project with water intrusion issues and detailed the new exterior wall system. Accessibility remediation design projects of note include designing an accessible route at a large strip mall in Lake Forest, California, along with an accessible route at an upscale community shopping center in Carlsbad, California.

ADA/FHA/Section 504/ State Accessibility Reviews - Ms. Kim completed numerous Accessibility Reviews, CASp Surveys, plan reviews and Feasibility Studies for properties throughout California and has overseen projects throughout the United States. Projects of note include the review of a large regional shopping center in Fremont, California; Historic Hotel and Attraction in Long Beach, California; and Fair Housing Amendments Act review for a multi-family high rise in Los Angeles, California. Feasibility studies include shopping centers in Anaheim Hills and Bell, California, along with large chain hotels in Southern California.

Affiliations

American Institute of Architects
Certified Access Specialist Institute
National Council of Architectural Registration Boards

Speaking

ADA Update and Trending Issues, City Attorney's Association of Los Angeles County (CAALAC), Laguna Beach, California, 2014. Presenter: how to create a logical transition plan for Title II entities covered under the ADA and litigation in Los Angeles.

ADA Title II, City of Long Beach Public Works Department, Long Beach, California. Presenter, Informal seminar regarding general Title II requirements that may be of interest to the Public Works Department.

Fair Housing Act Requirements, Architect and Engineer Professional Conference, Newport Beach, California 2014. Presenter, Grey areas under the fair housing act.

Forensic Diagnosis Residential Building, Families Forward Board Meeting, 2014. Presenter, Presentation of forensic diagnosis of a residential building in the city of Lake Forest to be acquired by Families Forward.

ADA/CBC and Gas Station, Pacific Oil Conference, Los Angeles, California, 2013. Presenter, Accessibility requirements at gas stations.

Publications

Demystifying California's Accessibility Requirements for Affordable Housing, 2022. Online article discussing California affordable housing and Accessibility requirements.

5 Things to Know about CA's AB 2093 On Disability Access, 2016. Online article discussing Assembly Bill 2093.

25 years of ADA – How Well Do We Know Our Accessibility Obligations, 2015. Online article discussing the various accessibility obligations, different levels of accessibility reviews, and impacts on commercial real estate

Lessons to Avoid ADA Lawsuits, 2015. Online article discussing measures business owners can take to reduce their risk of ADA lawsuits.

Department of Justice Adopts 2010 Accessibility Standards, 2012. White paper discussing changes from the 1991 Standards to the 2010 Standards.

Contact

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Education

Art Center College of Design – Bachelor of Science: Environmental Design

Certifications

University of Wisconsin – Fire Sprinkler and Life Safety Certification

Advance Institute of Pest Technology – Branch III Certification

Building Cost Data

Marshall and Swift: Swift-Estimator; Cost Data for Structure Evaluation Reports; Insurable Value

Highlights

31 years Property Condition Evaluations and Assessments, per ASTM standard 2024

12 years in the field of architecture and commercial construction

5 Years of Commercial Insurance Risk Analysis and Loss Control

Property Condition Assessment, Equity Reports, and Investment Advisory Reports

Climate Hazard and Property Resilience Assessments

Building Envelope Analysis Reports

Due Diligence/Forensic Evaluations,

Construction Monitoring and Draw Reports

Broad experience in the areas of commercial, industrial, retail, and multi-family residential projects

Extensive knowledge of construction methodology and building types

Expertise in building codes

Expertise in ADA compliance

Expertise in Fire Life Safety

Client negotiation representation for acquisition

Institutional facilities assessment and future capital planning

Experience Summary

Senior Project Manager, Equity Property Condition Assessments. 45 years of experience involving architecture and due diligence with commercial properties. These projects include:

- Commercial portfolios of more than 1 billion dollars
- High-rise, mid-rise, and low-rise office buildings
- Historical Buildings and Sites
- High-end boutique hotel developments
- Commercial warehouses, storage facilities
- Manufacturing and industrial facilities of more than 1 million square feet
- Multi-family residential complexes with over 500 units
- Municipal and Government-owned buildings, including Administration Offices, City Hall, Police Stations, Jail Facilities, Maintenance Buildings, Yards, Library Buildings, Judicial Centers and Courthouses, Parking Structures and Parking Lots, and Data Centers
- Manufactured home sites

- Mixed-use Research and Development, including laboratories, campuses, and complexes for single and multi-use buildings
- Hospitality includes low-rise to high-rise hotels, resorts, and restaurants
- Estate-level single-family residential developments, including adobe and “log-cabin” construction, and historic commercial building construction methods and types
- Risk analysis and loss control for commercial properties

Working knowledge of IBC Type I and II fire-rated construction, Type III mixed material fire-rated, and Type IV non-combustible/heavy timber and V and combustible materials.

Expert knowledge of technical codes, including the following:

- Fire loss investigation.
- Comprehensive knowledge regarding the progressive changes in building and fire codes, building types and occupancies.
- Understanding of seismic code compliance.
- Working knowledge of building fire-life-safety systems, including alarm systems and restaurant fire suppression systems.
- Construction monitoring and field inspection for adherence to construction documentation and specifications.
- BOMA square footage calculations/analysis for commercial buildings.
- Americans with Disability Act and Fair Housing Amendments Act.

Abilities include comprehensive knowledge of field operations related to deferred building maintenance and base building deficiencies.

Project Experience

City of Culver City – All Municipal Buildings: Comprehensive analysis of all deferred maintenance property condition reports.

The Dutchess Hudson Valley, New York: is 250 acres with 28 buildings, a historical site that can be converted to commercial use. The oldest building dated to 1757.

Gateway Canyon and Resorts: A 7,000-acre site with existing resort development, assessing future development of the site.

The Rosewood Miramar, Montecito, California: A five-star, 254-million-dollar, 161-room hotel development.

O-I, City of Vernon, California: Heavy industrial glass manufacturing on 4.27 acres with 1,010,000 square feet of manufacturing facilities, warehousing, and office space within a single campus of buildings.

Amazon Culver Studios, City of Culver City: Redevelopment and expansion of the Sony Culver Lot. The Site includes new multi-story Class A office buildings, large movie/TV production stages, historical cottages, and parking structures.

Dos Brisas Ranch, Washington, Texas: Due diligence for 313 acres with 35 structures, including several lakes, and a change of occupancy and use of the property.

Monte Vista Crossing Center, Turlock, California: Expansive regional community retail center. 60-acre site with 23 retail buildings with 464,138 square feet, including several anchor big box stores and inline retail stores.

San Diego Tech Center – The Park: Commercial office development of an 11-building campus, 655,600 square feet within a seven-acre amenities park using boardwalks to interconnect buildings in a park setting.

Parkmerced, San Francisco: High-rise and low-rise multi-family residential on a 150-acre developed site. Parkmerced is the second-largest contiguous neighborhood of apartment blocks west of the Mississippi River.

U.S. Bank Tower Sacramento, Capitol Hill: Class A high-rise office building. The 25-story tower has 424,490 square feet. The building includes a seven-story atrium lobby and a legacy artist LED rooftop light sculpture.

Rainier Brewery: A multi-building flex business park, first developed in 1878 and redeveloped into an office mixed-use site of original and new buildings. 187,477 square feet within 28 connected and historic freestanding buildings.

The DoubleTree by Hilton Boston North Shore is a 364-unit hotel complex featuring a Coco Key water park. The site features a sprawling complex of interconnected, low-rise guest rooms and banquet facilities, a central eight-story interior corridor hotel, and an adjacent water park facility.

Dover Mobile-home Park and Country Club Estates: 418 manufactured home pads on 59.78 acres. Six permanent accessory support structures within a low-density park-like site.

Gary Player Golf Course: An 18-hole 72-course spread between high-end single-family residential developments.

Charlie Chaplin Studios: An assessment of a historic multiple-building studio lot.

Landmark Religious Historic Buildings: An expansive multiple-building site for a high-profile religion-based client.

The Gas Company Tower: a 42-story Class A high-rise in Downtown Los Angeles

U.S. Bank Tower Building: a 37-story Class A high-rise Historical Building in Downtown Los Angeles

The Clock Tower Building: a 12-story Class A Landmark status building in Santa Monica

Willow Spring International Raceway: 600-plus acre international automotive racetrack with a 60-year history

Rancho Belago Apartments: A Level 4 Climate Hazard Property Assessment.

Pier D Long Beach: An abandoned 100-year-old, 220,000-square-foot, 11.4-acre industrial site that includes a 760-foot seawall.

Contact

gstevens@partneresi.com



Education

BS, Mechanical Engineering from Northeastern University, Boston, MA

Highlights

20 years in Building Sciences industry with a focus on commercial building facility assessment
Over 100 MSF nationwide assessed spanning data centers, life sciences, corporate headquarters, office buildings, water and wastewater treatment plants, hospitals and beyond
Diverse building system knowledge of industrial processes, refrigeration, data centers, chilled water plants, boiler plants, district steam, MCCs, compressed air, ice energy storage, and more.
In-depth understanding of public sector capital planning for cities, counties, state entities, K12 schools, and higher education through comprehensive support and evaluation of statewide performance contracting programs in Colorado, New Mexico, and Oklahoma.
Analysis of 20+ retro-commissioning projects up to 1 MSF each with an average of 10-20% savings.

Credentials & Affiliations

Professional Engineer in the State of Colorado (PE)
Certified Building Commissioning Professional (CBCP)
Certified Energy Manager (CEM)

Associations

Association of Energy Engineers (AEE)
American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
American Society of Mechanical Engineers (ASME)
Rocky Mountain Association of Energy Engineers (RMAEE) – Board Member 2020-2023

Experience Summary

As a Director at Partner Engineering & Sciences in assessment practice optimization with a focus on client centered solutions, Brian is geared up to train, coach, and review quality control practices to ensure scalable enterprise grade solutions that stand the test of time. His initial deep dive into the Facility Condition Assessment and Asset Data Collection & Management (ADCM) disciplines is defined by the enhancement of the robust technology and expertise that Partner has been utilizing to drive client success and growing the bench of professionals across the organization that can leverage this framework for maximal effect on client projects. Initiation at the point of onboarding is a goal of this evolution so that our young professionals deliver expertise and define best practices in data collection from day 1 and carry that forward into streamlined project management and highly effective capital planning processes for clients that are motivated to enhance their maintenance, capital optimization, and energy management practices.

Brian has delivered industry leading technical consulting services to enterprise utility, commercial, and public sector clients. His clear vision of consolidated technical and due diligence services has had direct bottom line impacts to operational efficiency while enhancing the impact of project management, enterprise account, and brokerage business units. Leading dozens of direct reports across a 20-year career, he has facilitated superior client outcomes spanning over 100 MSF nationwide. His approach integrates AI data analytics to fuel exponential site assessment that can deliver condition, carbon, and capital planning within a single site visit. Leveraging his experience in commissioning, building energy audits, and M&V on complex retrofit projects in order to serve clients with clarity and consistency. As a relentless optimizer he

is committed to dynamically balancing logistics, Risk, client needs, team building, dashboarding, and structuring success so he attracts top talent with peak execution at their core.

Across the decades Brian has accomplished thousands of noteworthy moments with clients and peers including the following key achievements:

- Leadership of Colorado Energy Office Agricultural Energy Efficiency, PRPA Large Customer, and Xcel Energy Audit programs.
- Audited hundreds of Facilities for Xcel Energy/PRPA/CEO including: Municipalities, Counties, K12 Schools, University Campuses, WWTP, Correctional, Mixed Commercial, Data Center, Indoor Ag, Laboratory, etc.
- Evaluated 50+ EPC projects for the Colorado Energy Office and State of NM which included QC
- review of 300–600-page Investment Grade Audit reports detailing mechanical and electrical systems.
- Co-developed true cost of carbon pricing research with the City of Boulder climatewise program
- Redesigning the Xcel Energy Audits in 2015 through 2018 to deliver more in-depth reporting with a 50% increase in Energy Conservation Measures recommended.
- Assessed 10's of millions of square feet for enterprise clients across North America for asset data enrichment that drives capital, maintenance, and energy management enhancement.
- Delivery of campus and portfolio FCA's with enhanced capital planning driven by equipment level details
- Lead the Commissioning process for an Xcel Energy service facility in Carlsbad, NM achieving LEED.
- Optimized delivery of 1 yrs worth of (40) energy audits for the CEO Ag EE program in 5 months.
- Implemented the CEO BOCES Energy Manager program involving 28 Colorado school districts.
- Designed a Weatherization, Custom Efficiency and Water Heater rebate program for Santee Cooper.
- Evaluation of DSM programs for Georgia Power, Ameren, CPS Energy, and IESO in collaboration with procurement and senior utility leadership to inform future rate cases in each marketplace.
- Collaboration with leaders at Holy Cross Energy on 100% renewable energy strategies for large clients

Project Experience (Confidential Clients)

Public Sector Municipal Clients

City of Denver, City of Boulder, City of Fort Collins, City of Longmont, City of Loveland, City of Estes Park, City of Los Angeles – Various FCA, EA, ADC report and dashboard deliverables.

Corporate & Industrial

Footwear Retailer World Headquarters – 8 MSF of asset data collection and enrichment to drive their maintenance and capital management to the next level. Over 5 phases of work our team pushed into energy management applications that allowed this global client to effectively navigate a local energy rebate program effectively.

Hewlett Packard Enterprise – CO – Comprehensive large client energy management which included energy audits, RCx, Custom Efficiency retrofit analysis, and measurement and verification of program results.

The Salvation Army (TSA) – 2021 to 2023 – Brian's team engaged with TSA initially to conduct combination PCA, MEP, Roof, and ADC scopes for 30 owned sites around the Chicago Metro area in 2021 which led to a strong client relationship that yielded an expansion of the scope to 9 states and over 11 million square feet across the Central US. Given the highly complex operational coordination and integration of the project management and location intelligence facets of the broader business, this project was awarded the CBRE PJM America's West, Project of the Year" award in 2023.

Enterprise Asset Data Collection and Data Enrichment Clients

- Dozens of Leading Tech Firms
- Top Boston Biomedical Firms
- Nationwide Healthcare Firms
- Global Not For Profit Organizations

Utilities

Xcel Energy / PRPA – CO. Utility Program Delivery & Support

Georgia Power / Ameren / SRP / CPS Energy / IESO. NAM Utility Program Delivery & Support

Energy Management & Commissioning

American Family Insurance – CO – Energy assessment and energy management with commissioning scopes added to support new high efficiency retrofits.

Brookdale Senior Living – NAM – Retrocommissioning and site energy assessment enterprise wide.

Specialty MEP Assessments

US Airforce Housing Assessments – Nationwide across North America with a focus on identifying critical MEP equipment replacement needs and short term cost impacts to the broader FCA assessments being conducted for the portfolio.

State of Colorado

Colorado Energy Office, Multiple program leadership and QA efforts

Colorado Department of Transportation, Energy and facility assessments.

Colorado State Capital. Comprehensive renovation and heat pump installation project

Denver Public Schools, Poudre Valley School District, Boulder Valley School District – Energy Management and Site Assessment

Contact

bcarlin@partneresi.com



Education

University of Michigan, Ann Arbor, Michigan
Bachelor of Science Mechanical Engineering

Training

Property Condition Assessments
HVAC and Plumbing Design Support
Environmental Site Assessments
Asset Data Collection Management
Partner Appraisal Training

Highlights

Over four years' experience in the engineering industry specializing in;
Mechanical Electrical Plumbing (MEP) Assessments
Forensic Engineering
Property Condition Reports (PCR)
Construction Progress Monitoring
Asset Data Collection Management (ADCM) Assessments
Phase I Environmental Site Assessments

Experience Summary

Ms. Foster currently serves as a Project Assessor for Partner Engineering and Science, Inc. (Partner). At Partner, Ms. Foster's responsibilities include conducting Mechanical, Electrical, Plumbing, and Fire Life Safety (MEP/FLS) and Property Condition (PCA) assessments, construction progress monitoring of multifamily properties including high-rise and senior living facilities, Asset Data Collection Management (ADCM), and Environmental assessment work including Phase I assessments and transaction screens. Ms. Foster also completes specialty forensic engineering assessments, assisting clients with specific and complex problems requiring unique solutions.

Outside of her assessment work, Ms. Foster assists in the development of new and existing app-based software to assist assessors in field collection of information and photographs and report writing. She also contributes to the enhancement of the MEP/FLS report template language and training of new MEP and PCA assessors.

During her time with Partner, Ms. Foster has completed over 400 assessments across commercial, industrial, institutional, hospitality, and multifamily assets located throughout the United States, with a focus in the Midwest and eastern regions.

During her schooling, Ms. Foster completed an internship in Mechanical Engineering as part of an engineering firms Mechanical, Plumbing, and Electrical (MEP) team. In this internship Ms. Foster played a dual role as a Junior Project Manager and MEP Engineer creating HVAC, plumbing, and electrical schematics and plans for new construction and remodeling projects in accordance with a variety of reporting standards. Including American Society of Testing Materials (ASTM) standards, Americans with Disabilities Act (ADA) regulations, and customized client formats. Ms. Foster also led and attended client meetings to report on

project progress and plans moving forward. These projects varied in size and included work for municipal, industrial, and commercial properties throughout the State of Michigan and Indiana.

Project Experience

MEP Projects

Strauss Building – Franklin, WI – Ms. Foster conducted a MEP assessment with an increased focus on the Refrigeration systems at a newly vacant, approximately 50,000 square foot, cold storage and meat processing facility. The site visit consisted of interviews with the lead engineer and property management company. Ms. Foster also helped with interpretation and recommendations based on the findings of a hydrojetting and sewer scoping investigation that was completed by a third-party contractor, due to persistent sanitary drainage issues reported.

400 Maynard – Ann Arbor, MI - Ms. Foster conducted a MEP assessment of the 11 story residential building in Downtown Ann Arbor. The building included a central heating and cooling system that utilized a geothermal heat rejection loop. While on site the property management and maintenance staff reported complaints from the residents about the cooling ability in their units and concerns with the well for the geothermal heat rejection process. Ms. Foster was able to identify the cooling capacity provided by the cooling systems did not appear to be adequate per ASHRAE Standards and the system needed to be updated. Additionally, through conversations with the well contractor Ms. Foster was able to provide insights into the current condition of the geothermal well and what may be causing the reported issues. Ms. Foster was able to provide a recommendation and clear understanding to the client of recommended steps forward.

Hyatt Regency – Cincinnati, OH - Ms. Foster completed a MEP assessment of the 22-story, high-rise hotel. Unable to visit the site in person, another member of the MEP team conducted the site inspection and interviews and provided Ms. Foster with their gathered information. Through the onsite investigation and interviews, persistent issues with the plumbing systems within the building were identified including complete failure of sanitary systems in some areas of the building. Additional high cost and hazardous conditions were observed and reported. Ms. Foster, in conjunction with the Partner team, was able to bring these issues to the attention of property management and assist in facilitating further investigation into the plumbing issues with the building. Subsequent to the additional investigations, Ms. Foster provided interpretation of the findings as well as the next recommended steps for the property to rectify these issues, as well as a cost estimate for the large-scale repairs.

Forensic Engineering Projects

Reside – Chicago, IL – Ms. Foster completed a specialty engineering assessment to identify issues within the sanitary plumbing system that was prone to leaks in a specific tenant suite that was not present within the other suites. Ms. Foster was able to determine two key issues within the system that were causing the issues; Incompatible sanitary piping was being used causing advanced aging and degradation of the piping, and incorrect fittings were being used in areas creating deadheads and blockages in the sanitary lines. Ms. Foster was able to advise the client on the next steps and recommend different piping material best suited to the tenant's needs.

Retail Space – Detroit, MI – Partner was contacted by the maintenance management company with complaints from the technicians that certain above ceiling units were inaccessible and had not been maintained in years, decreasing the efficiency and useful life of the units. Ms. Foster conducted a site

Halie Foster, Project Assessor

inspection accompanied by the maintenance technicians to identify what obstacles were present. Ms. Foster compared the construction plans with what was present on site and observed the access panels within the ceiling were not aligned with the units and structural framework installed for the tenant build-out obstructed access to units. Ms. Foster advised the client on the best course of action to create access to these units with minimal disruption to the tenant's business.

Retail Space – Atlanta, GA – Partner was contacted by the property management company after HVAC units failed within the retail space and property management received push back from contractors on the ability to perform maintenance and repairs on the units, citing accessibility and safety issues. Ms. Foster conducted a site inspection accompanied by a maintenance contractor to identify the areas of concern. During this inspection Ms. Foster observed differences in the construction drawings and finishes that were installed on site, limiting accessibility to certain ceiling hung HVAC units. Additionally, Ms. Foster observed incorrectly installed supports for the HVAC units inhibiting general maintenance and repairs to be completed. Ms. Foster provided the client with a recommendation on reconfiguring the HVAC units and providing access in consideration of the tenants' and maintenance technicians' needs.

Industrial Complex – Toledo, OH – Partner was contacted by a property management company with concerns to a buildings roof drainage system that was previously identified to have failures and in need of repairs. Their previous tenant had begun repairs and installing a new roof drainage system before departing the property leaving the system unfinished. Ms. Foster, using construction plans provided by the client, conducted a site inspection to identify what had been completed, what was still in progress and unfinished, and what portions of the system had not yet been started. Ms. Foster was able to use the on site observations and drawing provided to give the client a clear picture of what still needed to be completed on the property and an estimated cost to complete the new roof drainage system.

PCA/FCA Projects

The Centennial Building – Cleveland, OH – The high-rise downtown building project included review of the historic 1920s building comprising of over 1.5-million square feet. This included assessment of rooftops, associated parking and underground tunnel, a walk through of the building mechanicals and elevator equipment. The building featured a central HVAC system with utility provided steam, 17 elevators, and 32 vacant tenant spaces.

The Jefferson – Detroit, MI – The property condition assessment was completed for the property management company as part of their acquisition and capital planning for the subject property. The high-rise residential building backs up to the Detroit River, comprising of 26 floors, over 400 apartment units, and a parking garage with skywalk attaching it to the residential building. Ms. Foster observed and highlighted key issues with the property including sanitary and domestic piping aged beyond it's useful life, recalled electrical panels within the residential units, and aged HVAC units serving the residential units, creating a 12-year capital planning forecast for the client.

Michigan Hospitals – Ms. Foster, along with a team of colleagues, assisted conducting on site inspections of a hospital system within the state of Michigan, including two large full-service hospitals, and an assortment of associated medical office buildings to assist the client with the merging of the current hospital system with another large system within the state of Michigan. These assessments included the review of roofing, façade, interior finishes, specialty hospital equipment, and HVAC, plumbing, Electrical, and Life Safety Systems. Ms. Foster and the Partner team worked in conjunction to deliver Capital Planning forecasts and high-quality reports to the client.

ADCM Projects

State of North Carolina Department of Corrections, NC - Assisted with Asset Data Collection and Management (ADCM) for the State of North Carolina correctional facilities. Scope of work included site inspections, asset inventory and data collection, evaluation of building systems and components, coordination with facility personnel, and preparation of assessment reports, figures, and associated cost tables.

Pharmaceutical Industrial Facility – New Jersey – Assisted with Asset Data Collection, including Barcode placement, for an approximately 1.4 million square foot facility in New Jersey. Due to the nature of the facility and many additions to the original building, the extensive project took place over four days with a team of individuals. This project also included the identification and classification of unique systems generally only seen in a medical manufacturing environment.

Ball Corporation – Worldwide – As part of a multi-property portfolio Ms. Foster completed the Asset Data Collection for one of the United States locations, including Barcode Placement and tagging of equipment. Additionally, Ball Corporation contracted Partner to conduct a review of Asset Data Collection efforts previously completed by other companies for 47 locations around the world. This work included obtaining records from each facility individually, translating from native language to English when necessary, interpreting and organizing the data provided, then identifying the gaps in the data compared to what Partner Data Collection efforts would provide.

Contact

hfoster@partneresi.com



Education

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA

Highlights

- Facility Condition Assessments
- Property Condition Assessments
- Asset Data Collection & Management
- Feasibility Studies
- Master Planning
- Construction Documents
- BIM (Building Information Modeling)
- CAD (Computer-aided design)

Experience Summary

Danny Kim is a Project Manager within the Equity PCA practice at Partner Engineering and Science, Inc. (Partner), and a commercial real estate (CRE) due diligence consultant, based in San Diego, California. His responsibilities include planning, executing, and delivering high-quality projects that meet deadlines and budget constraints. He is responsible for coordinating the efforts of Partner team members and overseeing quality control throughout the project's life cycle.

Prior to joining Partner, Mr. Kim gained experience as a Senior Project Designer at Kitchell, where he conducted FCAs and feasibility studies, worked on facilities master plans, and assembled construction document packages. During his career at Kitchell, Mr. Kim conducted FCAs on facilities of various types including offices, K-12, fire stations, libraries, police stations, airports, detention facilities, and other municipal or institutional buildings. He was also responsible for managing the project schedule and training new assessors to perform FCAs. Mr. Kim managed the QA/QC process for deliverables such as the final report and the client's asset equipment inventory, ensuring the client received a high-quality deliverable according to schedule.

In addition to assessments, Mr. Kim has experience preparing construction document packages for small-scale design projects and tenant improvements. Mr. Kim has also prepared criteria document packages for airport ADA improvements and new fire station construction. His involvement in these design projects included creating design concepts, managing BIM models and CAD drawings, and developing the report format. Mr. Kim is a detail-oriented individual who has a diverse set of technical and creative skills and a passion for problem-solving.

Project Experience

Facility Condition Assessments (FCA)

Performed on-site architectural assessments which include review of interior and exterior finishes, envelope, roofing, flooring, windows, walls, site paving, landscaping, and general ADA-accessibility. The FCAs were conducted to determine existing conditions of client assets and provide cost estimates to implement capital projects over a 10-year period.

County of San Diego FCA

- Assessed and updated asset equipment inventory for 400+ facilities owned by the County.
- Managed and established quality control of report deliverables and the asset equipment data collected during site visits.
- Provided additional support services to the County including tracking the number of verified asset equipment and number of facilities assessed, coordinating and scheduling site visits, and developing custom spreadsheets and specific reports to facilitate annual budgeting of capital projects.
- Managed the site visit schedule and overall project schedule.
- Led on-site assessments and coordinated assessment team.

City of Torrance FCA

- Assessed 100+ facilities owned by the City.
- Managed the site visit schedule and overall project schedule.
- Managed QA/QC of report deliverables and deficiency data spreadsheets.
- Led on-site assessments and coordinated assessment team.

City of Phoenix – Sky Harbor Terminal 4 FCA

- Assessed Terminal 4 of Sky Harbor Airport (1 million+ SF) in both secure and non-secure areas.
- Led on-site assessments and coordinated assessment team.

Travis Unified School District FCA & Master Plan

- Assessed 10 K-12 school campuses consisting of classroom buildings, gymnasiums, cafeterias, and administrative spaces.
- Created recommended scopes of work with associated costs for capital improvements based on user-group surveys.
- Led on-site assessments and coordinated assessment team.

Feasibility Studies

Conducted feasibility studies to determine options for clients planning to relocate or redevelop their facilities. The studies consisted of a detailed analysis of the proposed site locations to determine if relocating or redeveloping was feasible.

County of Orange (OC) Public Works Feasibility Studies

- Conducted feasibility studies for several departments within OC Public Works, including their Facilities Maintenance, Facilities Operations, and Construction Departments.
 - o Assisted in conducting user-group interviews.
 - o Analyzed findings from interviews and site visits to determine needs.
 - o Developed conceptual design options for relocation and/or replacement of the department facilities while referencing local zoning ordinances and requirements by AHJ.
 - o Produced the final report deliverables which included diagrammatic floor plans, space programs, estimated project costs and schedules, and room data sheets.

Contact

dkim@partneresi.com

APPENDIX B. EXPERIENCE

Partner Engineering and Science, Inc. (Partner) is a full-service engineering, environmental, and energy consulting firm founded in 2007 and incorporated as a Corporation S in California. Headquartered in Torrance, California, and with over **1,500+ employees across 40+ office locations, including 6 offices in California**, Partner is well-positioned to support the City of Westminster with local expertise and national resources.

Partner has a proven track record of delivering high-quality, multidisciplinary services to public agencies, municipalities, and private sector clients. Our offerings include building assessments, environmental consulting, energy and sustainability solutions, and construction risk management—services that align closely with the needs of city governments managing infrastructure, facilities, and compliance. Partner is not involved in any pending litigation that would affect our ability to deliver proposed solutions, ongoing maintenance, or support services.

Partner offers the full spectrum of our multidisciplinary assessment personnel including civil, structural, and forensic engineers; architects and construction professionals; zoning and feasibility professionals; and façade, roof, mechanical, electrical, plumbing, environmental, and energy specialists. The range of services we provide includes the following:

Building Assessments

- Facility Condition Assessments (FCAs)
- Property Condition Assessments (PCAs)
- Green/Physical Needs Assessments (PNAs)
- Maintenance and Capital Planning
- Building System Specialty Evaluations
- Forensic Evaluations
- Feasibility Studies
- Space Analysis
- Inventorying, Barcoding, and Tagging
- Accessibility/ADA Surveys
- Seismic Risk Assessments
- Appraisals

■ Building Engineering & Design

- Mechanical-Electrical-Plumbing (MEP)
- Structural Engineering
- Geotechnical and Forensic Engineering
- Site Civil Engineering
- Roof and Pavement Assessments

■ Environmental Consulting

■ Environmental Health & Safety and Regulatory Compliance

■ Environmental Remediation

■ Energy and Sustainability Consulting

- Building Commissioning
- Energy Audits
- Renewable Consulting
- Solar Feasibility
- Utility and Government Program Management

■ Construction Risk Management

- Contractor Evaluations
- Design and Budget Reviews
- Cost / Budget Estimating
- Construction Progress Monitoring
- Funds Control & Disbursement Services
- Completion Commitments

■ Geotechnical Investigation

■ Industrial Hygiene

■ Land Surveying and Mapping

■ Zoning Services

Partner has a Flat Organizational Structure. Our top-level executives include Joseph P. Derhake, CEO; Dana Derhake, VP, Secretary, COO; Monique Burrola, COO; Marc Goldberg, CFO; and Frank S. Romeo, Jr., President. Our top-level executives and bios are listed on our website at: <https://www.partneresi.com/about/meet-the-partners/executive>. Our website also includes managers and registered professionals with bios for each service line area provided by Partner. The following divisions were created to efficiently provide the services requested by our clients.

Full Name: Partner Assessment Corporation DBA Partner Engineering and Science, Inc.

Headquarters Address: 2154 W. Torrance Blvd., Suite 200, Torrance, CA 90501

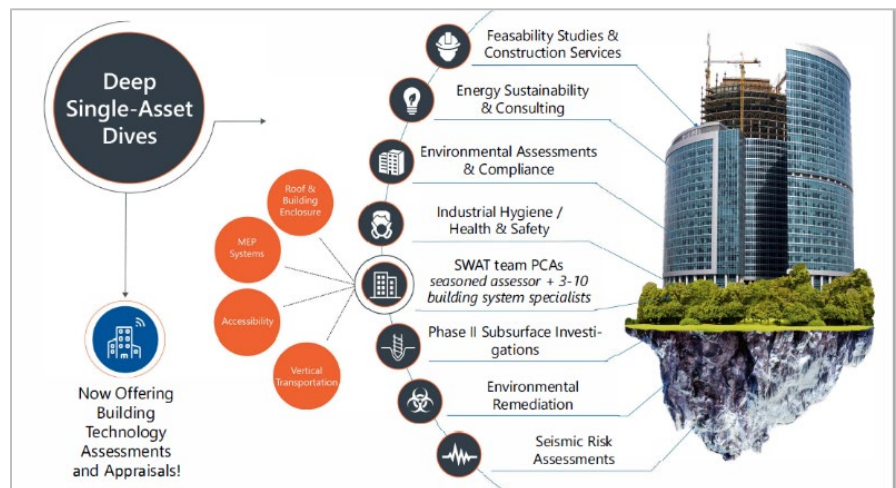
Business Organization/Legal Formation/State of Incorporation/Year: Corporation S, California, 2006

Federal ID Number: 20-8264379; **Local Business Enterprise (LBE) Certification:** Los Angeles (2022-27)

Integrated Facilities Solutions

Our Integrated Facilities Solutions (IFS) group focuses specifically on a wide range of multidisciplinary assessment and solution services and is divided into two main groups: Building Envelope Solutions and Facilities Assessment and Solutions. Partner's IFS Group offers a full range of capital planning, condition assessment, construction monitoring, and specialized assessments for real estate investors and occupiers. Our goal is to "fill in the gaps" for all service delivery phases and to offer solutions for investors and occupiers to help strengthen and position their real estate for its best productivity and value proposition. The IFS Group provides a wide array of services enabling us to provide in-house resource solutions for our clients. We focus on providing consulting services by a team of in-house industry experts including facility condition assessment professionals, architects, registered technical consultants, registered roof observers (RROs), and inspectors with decades of experience specifically related to assessing the condition of properties and buildings involving the building envelope, roofing, pavement, façade, and mechanical, electrical, and plumbing (MEP) systems, fire and life safety systems, and construction. This deep and diverse team allows us to bring holistic assessments and solutions at both a national and international scale, with greater speed and understanding than firms who typically are not engaged to support the built environment.

The IFS team has provided these services in the areas of regulatory support, compliance, and corporate initiatives; collecting and assembling more robust asset data for operational and capital injection purposes; and developing and forecasting long-term programs around key asset components, like roof system maintenance, replacement, and safety. Our capabilities and solutions are instrumental in moving the needle from reactive maintenance spends toward proactive facility management.



Partner's IFS team provides vital tools for property owners to plan and prioritize short- and long-term investments to their facilities. We commonly serve institutional investor and owner clients who demand a high level of detail in our reporting and communications. Clients benefit from Partner's IFS team's extensive experience in evaluating building conditions, identifying deferred maintenance needs, creating maintenance and capital planning tools, establishing budgets, and providing consultation to meet facility lifecycle and planning goals. Partner's IFS team provides tailored solutions that improve, strengthen, and develop more consistent outcomes to facility occupiers and managers. Our service offerings are crafted to meet the specific needs of our client.

Americans with Disabilities Act/Accessibility Assessments

Partner has extensive experience with performing Section 504 accessibility assessments in California as well as nationwide. When performing an accessibility assessment (also known as an accessibility survey), our assessors check for compliance against all applicable regulations, including Section 504 of the Rehabilitation Act, the Uniform Federal Accessibility Standards, the Americans with Disabilities Act (ADA), the Architectural Barriers Act, and state and local regulations. Accessibility screening is routinely incorporated into FCAs, but additional assessment by an accessibility specialist can be performed depending on the needs of the user. We also perform standalone accessibility assessments for clients upon request. Partner's team of accessibility experts, consisting of Certified Access Specialists (CASP), Registered Accessibility Specialists (RAS), Registered Architects, and experienced

engineering staff, has performed nearly 2,400 accessibility assessments to date, including 1,100 in the state of California. Our clients include public housing authorities, corporations such as Google and Tesla, institutional owners such as Oxford Properties and Barings, and affordable housing developers such as Mercy Housing, Path Venture, LINC Housing, Community Preservation Partners, Brilliant Corners, and Opportunity Housing Group. We are the leading provider of due diligence services for Fannie Mae and Freddie Mac lenders, which are primary lending platforms for Low-Income Housing Tax Credit (LIHTC) projects. We have a dedicated division for U.S Department of Housing and Urban Development (HUD) projects that has performed nearly 4,500 PNA/CNAs for HUD lenders, each of which included Section 504 accessibility screening.

Energy and Sustainability Solutions

Partner's Energy team is a nationwide provider of building science services, with a robust resume of energy assessments. We seamlessly share resources and personnel and collaborate on numerous projects. Each team contributes industry-leading expertise and experience, delivering customized solutions that meet client goals in the most expedient and cost-effective manner. By recommending and implementing fiscally responsible energy efficiency measures, our team helps clients reduce energy usage and energy costs. Our recommended solutions are economically sound, as we take into consideration the client's energy goals as well as their investment return criteria. Partner's Energy team helps integrate Environmental, Social, and Governance (ESG) Consulting/Sustainability Management into every stage of your asset's lifecycle and communicate your commitments to investors and stakeholders. We provide end-to-end ESG consulting services, including:

- Strategic guidance and planning sessions
- Historical ESG effort data collection – review property documentation to capture ESG efforts and improvements
- Asset evaluation and metrics tracking
- Reporting using frameworks such as GRI, GRESB, SASB, UN PRI, Sustainalytics

We also offer the following enhanced services to support your entire portfolio and meet your real estate ESG goals:

- Benchmarking and Periodic Reporting
- Climate Change and Resiliency Assessment
- Energy and Water Audits
- ESG Scorecard/Sustainability Study
- Greenhouse Gas (GHG) Emissions
- Green Building Certifications
- Solar Feasibility

We invite you to explore information about our dedicated energy team, projects, and links to recent articles on climate change, reducing greenhouse gas emissions, and energy efficiency and sustainability by our Energy team President, Tony Liou (<https://www.ptrenergy.com/>).

Integrated Environmental Solutions

Partner has the expertise needed to understand, prevent, monitor, and remediate any environmental concerns affecting your real estate interests and operations. Our large staff of qualified environmental professionals includes Leadership in Energy and Environmental Design (LEED) professionals, soil scientists, energy specialists, industrial hygienists, and toxicologists. Partner's professional staff possesses the regulatory knowledge, technical skills, and project management expertise required to identify and minimize environmental risks during real estate transactions and property ownership/operations. We help our clients select effective solutions to any environmental issues they face.

OVERVIEW OF EXPERIENCE WITH SIMILAR PROJECTS

We have significant condition assessment experience in California with more than 12,000 condition assessments in the last 5 years, which includes various types of structures and property types and sizes including office buildings and parking lots, multifamily buildings, shopping centers, banks, medical centers, hotels, YMCA facilities, warehouses, distribution facilities, manufacturing centers, stores or retail buildings, parking lots, parks and

recreation facilities, and school campuses. To date, Partner has also completed more than 2,500 ASHRAE Level 1 studies, 4,500 ASHRAE Level 2 studies, 90 ASHRAE Level 3 and RCx projects, and over 1,000 additional energy program-related studies. Our key team members have also performed projects prior to joining Partner, in California and throughout the country. Many of our condition assessments have also included energy surveys, mechanical, electrical, plumbing/fire life safety (MEP/FLS) evaluations, accessibility or ADA assessments, structural investigations, and roof assessments.

Partner offers the City our strong local presence, with staff based out of our Torrance office, as well as our five other California offices and remotely, which allows for immediate response to contract demands. Our key personnel have extensive experience providing building assessment services for municipal, city, county organizations, schools, boards of education, state and local agencies, corporations, and other client types. As a result, we are well versed with a variety of processes, which allows us to hit the ground running—saving you time and money.

We offer the full spectrum of our multidisciplinary assessment personnel including civil, structural, and forensic engineers; architects and construction professionals; and façade, roof, MEP, seismic, and energy specialists. Our dedicated team of licensed professionals includes civil, mechanical, and structural engineers; environmental professionals; geologists; architects and energy specialists, among many others. Our local multidisciplinary team based out of our six California offices possesses the technical skills, resources, and experience to deliver the quality assessments and reports our clients rely on. We will service this contract from our local Torrance office, with highly experienced professional staffing and leadership support to fulfill the required scope. Our team members are familiar with Torrance and governmental agencies and have performed work previously for clients throughout the Western region, including local municipalities and other public agencies throughout California.

Partner's Expertise by the Numbers

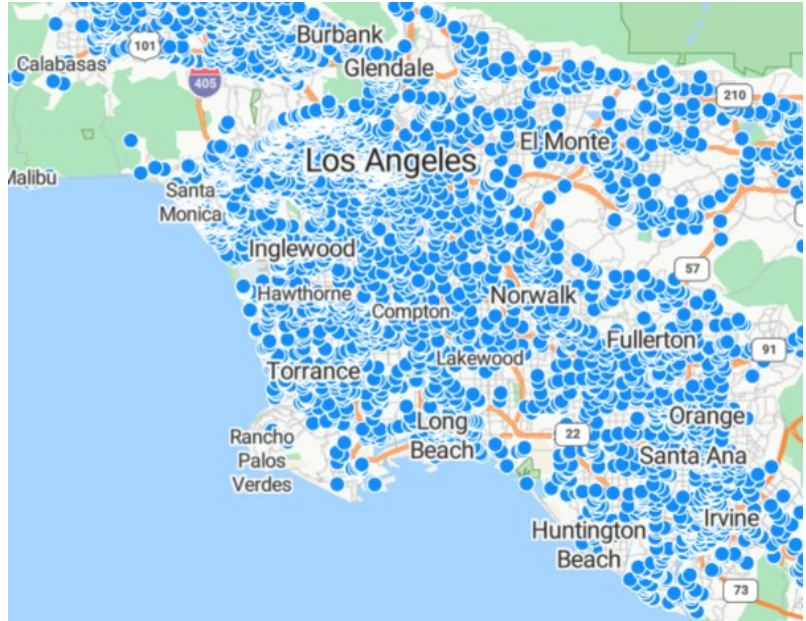
- ✓ Proposed key team members have 10-30+ years of experience in building assessment services.
- ✓ Nearly 20,000 condition assessments on average per year, and more than 85,000 condition assessment projects performed by Partner in the last 5 years.
- ✓ More than 12,000 condition assessment projects completed in California in the last 5 years.
- ✓ More than 2,500 federal, municipal, state/local, city agency, and education clients nationwide.

Sample List of Clients or Projects in California

- **Governmental Agencies:** County of San Mateo, City of Riverside, County of Santa Cruz, City of Chino, City of Pasadena, University of California-San Diego, City of LaVerne, City of Los Angeles, County of San Diego Health & Human Services Agency, California Housing Finance Agency, Sutter County Development Services, City of Newport Beach, County of Santa Cruz, County of Alameda, Sonoma County Community Development Commission), County of San Mateo, City of Riverside, County of Santa Cruz, City of Chino, City of Pasadena, University of California-San Diego, City of LaVerne, City of Los Angeles, County of San Diego Health & Human Services Agency, California Housing Finance Agency, Sutter County Development Services, City of Newport Beach, County of Santa Cruz, County of Alameda, Sonoma County Community Development Commission)

Affordable Housing, Multifamily / Senior Care/ Healthcare Centers: Housing Authority of the City of Los Angeles, Sacramento Housing Redevelopment Authority, Housing Authority of the County of Kern, San Bernardino County Development and Housing, Housing Authority of the City of Port Hueneme, Housing Authority of the County of Butler, Housing Authority of the City of San Buenaventura, Sacramento Rehabilitation Hospital, St. George Medical Plaza, Comfrey Senior Apartments, Vintage Woods Senior Apartments, Eskaton Care Center, Margaret McDowell Manor, Mercy Medical, Verandas Senior Apartments, Fresenius Care, , Pacific Palms Healthcare, Yorkshire Village, Cloisters of the Valley, and YWCA.

- **Hotels:** Hilton Garden Inn, Hotel Cerro, San Joaquin Hotel, The Renaissance, Hampton Inn, Springhill Suites, Residence Inn, Homewood Suites, Good Nite Inn, Days Inn, Royal Plaza, Motel 6, Best Western, Majestic Inn, Sheraton Grand Hotel, Embassy Hotel, Holiday Inn, Sheraton Sonoma Wine Country, and NoMad Hotel.
- **Retail/Pharmacy/Banks:** Amazon, Dollar General, Petco, Costco Retail Building, Save Mart, Club One Casino, Aetna Life Insurance, Fresno Truck Terminal, Sunnyside Shopping Center, Ashlan Park Shopping Center, Burger King, Save Mart, Walgreens, Smart and Final Stores, Lowe's, Citibank, Chase, Amazon, Verizon Wireless, Dollar General, Petco, Walmart, Chase, Wells Fargo, United Oil, O'Reilly Auto Parts, AT&T, Westfield Galleria, and Google.
- **And other business types:** Educational facilities and schools, nonprofit organizations, healthcare, childcare, auto, storage, banks, shopping centers, offices, and multifamily/apartment buildings.



12,000+ condition assessments performed by Partner's staff in California in the last 5 years.

WHY PARTNER?

Proven Track Record and Experience. Condition assessments are a core service area of Partner. Partner's California and national assessment practice consists of a multidisciplinary FCA team and is thriving based on our staff's ability to execute detailed, thoughtful, and cost-effective analysis of building conditions. Professional licenses or qualifications held by members of our staff include Professional Engineers (PEs), Registered Architects (RAs), Civil/Structural Engineers, Mechanical Engineers, Electrical Engineers, Architects, Appraisers, Energy Specialists, and Registered Roofing Consultants. We have proven experience working together on assessments of California buildings and multi-site portfolios, with an extensive track record of performing local multidisciplinary assessments on all building types.

We are Local. We will service this contract from our Torrance office in southern California, with highly experienced professional staffing and leadership support to fully provide the depth and breadth of services required as outlined. We will be drawing from our local in-house integrated multidisciplinary assessment and planning team in Torrance including in-house registered architects and professional engineers with expertise in civil, façade, roofing, mechanical, electric, plumbing (MEP), structural, seismic, fire protection, and LEED AP-accredited energy efficiency and sustainability experts.

Capacity and Availability to Complete Projects. Partner has the appropriate professional staffing and resources to address the assignments under this contract. Partner's depth of resources, large professional staff, and our process efficiencies ensure new projects can be added and successfully completed on time, on scope, and on budget.

Multidisciplinary Capabilities. Our clients consider us a trusted multidisciplinary resource and regularly request additional services such as energy/sustainability evaluations, MEP/FLS and roofing assessments, ADA surveys,

Partner's team offers:

- Extensive California regional experience conducting all services required by this contract.
- Depth and breadth of experienced professionals located in Los Angeles County, and quick access to the City's properties.

zoning reports and ALTA surveys, health and safety/industrial hygiene assessments and environmental services (asbestos, radon, mold, and lead-based paint screening; Phase I and II ESAs; and COVID-19 re-entry services), ESG, energy, and operations and maintenance plans. We have performed these services throughout the U.S. in addition to or coupled with condition assessments and have experienced unprecedented growth and demand during the pandemic due to our “one-stop shop” capabilities, versatility of staff, and fast turnaround times.

Cohesive Assessment and Planning Team. Understanding your business is more than our tagline, it’s our mission statement and at the heart of our business model. With our deep collection of talented staff from every corner of the asset management industry, we appreciate that one size does not fit all. This multidisciplinary team and project approach allow us to provide timely cost evaluations for each facility for client capital budgeting, planning, and the decision-making process.

Extensive Local Municipal, City, Government, and Private Client Experience. We have experience resolving property condition and planning challenges for other municipal, city, county, and private clients. Our experience with public agencies includes municipal, county, city, federal, and public school district clients. As a result, we are familiar with a variety of procedures and requirements. Condition assessments are a core service area for Partner, with more than 17 years in the industry. We hold many current contracts with public and private California clients, some of which we have had since inception, so we are familiar with California state and local procedures.

Programmatic Capital Budgeting and Planning Services and Tools. We can fully support your ongoing investment planning and decision making by providing real-time dashboards to help you make informed decisions.

Consistency and Scalability. With about 1,500 employees across the U.S., Partner can scale to handle large portfolios expediently. With each project, Partner assigns a single point of contact to ensure frequent communication and responsiveness to our client. An internal technical program manager assesses the project and creates a plan, and our centralized staffing and project management team ensure consistent, high-quality execution and deliverables.

Energy Services. Partner’s Energy team is a nationwide provider of building science services, with a robust resume of energy assessments. We seamlessly share resources and personnel and collaborate on numerous projects. Each team contributes industry-leading expertise and experience, delivering customized solutions that meet client goals in the most expedient and cost-effective manner. By recommending and implementing fiscally responsible energy efficiency measures, our team helps clients reduce energy usage and energy costs. Our recommended solutions are economically sound, as we take into consideration the client’s energy goals as well as their investment return criteria.



February 20, 2026

PARTNER ENGINEERING AND SCIENCE, INC. COST PROPOSAL FOR FACILITIES CONDITION ASSESSMENT AND MASTER PLAN FOR THE CITY OF WESTMINSTER

Submitted to:

City of Westminster

Veronica Johnson, Management Analyst
Office of the City Clerk
Public Works / Engineering
8200 Westminster Boulevard
Westminster, CA 92638

Submitted by:

Partner Engineering and Science, Inc.

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Point of Contact
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Alternate Point of Contact
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Building Engineering
& Assessments



Environmental Consulting
& Remediation



Construction &
Development Services



Energy & Sustainability
Consulting



Cost Proposal

Type	Building Name	Address	Area (GSF)	Total Fee
Owned	WESTMINSTER CIVIC CENTER	8200 WESTMINSTER BLVD	14,578	\$5,025
Owned	WESTMINSTER CIVIC CENTER	8200 WESTMINSTER BLVD	24,007	\$5,025
Owned	WESTMINSTER CIVIC CENTER	8200 WESTMINSTER BLVD	88,000	\$9,000
Owned	WESTMINSTER CIVIC CENTER	8200 WESTMINSTER BLVD	4,900	
Owned	CLOCK TOWER	8200 WESTMINSTER BLVD	150	
Owned	CITY YARD	14381 OLIVE STREET	31,717	\$8,100
Owned	WPD TRAINING FACILITY	7351 HAZARD AVENUE	20,864	\$5,025
Owned	FAMILY RESOURCES CENTER	7200 PLAZA STREET	4,636	\$1,688
Owned	FIRE STATION #64	7351 WESTMINSTER	15,400	\$3,225
Owned	FIRE STATION #65	6061 HEFLEY STREET	6,000	\$2,269
Owned	FIRE STATION #66	15061 MORAN STREET	4,480	\$2,269
Owned	BLAKEY PARK	8612 WESTMINSTER	10,200	\$8,100
Leased	ROSE CENTER	14140 ALL AMERICAN	33,839	\$8,100
Leased	MIRIAM WARNE COMMUNITY	14491 BEACH BLVD	4,800	\$2,269
Leased	BOYS AND GIRLS CLUB	14400 CHESTNUT ST	17,741	\$3,225
Leased	COMMUNITY THEATER	7272 MAPLE STREET	3,375	\$2,269
Leased	POST OFFICE	13761 GOLDENWEST ST	14,561	\$5,025
Leased	WESTMINSTER LIBRARY	8180 13th STREET	20,100	\$5,025
Water	WATER RESERVOIR	14510 HOOVER STREET	500	\$1,688

Type	Building Name	Address	Area (GSF)	Total Fee
Water	WELL 107A	14582 HUNTER LN, MIDWAY CITY	500	\$1,688
Water	WELL #75	13369 GOLDENWEST ST	500	\$1,688
Water	WELL SC-4	6491 KIOWA RD	500	\$1,688
Water	WELL #4	9801 MCFADDEN AVE	500	\$1,688
Water	WELL #3	16330 WOODRUFF ST	500	\$1,688
Water	WELL R-2	6101 HEFLEY STREET	500	\$1,688
Water	WELL R-1	8210 JASMINE DRIVE	500	\$1,688
Water	WELL #125	13660 UNIVERSITY ST	500	\$1,688
Park	BOLSA CHICA PARK	13660 UNIVERSITY	500	\$1,688
Park	BOWLING GREEN PARK	14700 BOWLING GREEN	500	\$1,688
Park	BUCKINGHAM PARK	6502 HOMER STREET	500	\$1,688
Park	CASCADE PARK	14100 CASCADE STREET	500	\$1,688
Park	CLOVERDALE PARK	9721 CLOVERDALE	500	\$1,688
Park	COLLEGE PARK	15422 VERMONT STREET	500	\$1,688
Park	CORONET PARK	15251 OAKCLIFF DRIVE	500	\$1,688
Park	ELDEN F. GILLESPIE PARK	9801 MCFADDEN	500	\$1,688
Park	FRANK G. FRY PARK	7481 21ST STREET	500	\$1,688
Park	GOLDENWEST PARK	13200 SISKIYOU STREET	500	\$1,688
Park	JOHN LAND PARK	15151 TEMPLE STREET	500	\$1,688
Park	LIBERTY PARK	13900 MONROE STREET	500	\$1,688
Park	MARGIE L. RICE PARK	6060 HEFLEY STREET	500	\$1,688
Park	NEWCASTLE PARK	14720 KENT STREET	500	\$1,688
Park	OASIS PARK	8612 OASIS AVENUE	500	\$1,688

Type	Building Name	Address	Area (GSF)	Total Fee
Park	TONY LAM PARK	8301 WEST MCFADDEN	500	\$1,688
Park	RUSSELL C. PARIS PARK	8600 PALOS VERDES	500	\$1,688
Park	SID GOLDSTEIN FREEDOM	14180 ALL AMERICAN	500	\$1,688
Park	SIGLER PARK	7200 PLAZA STREET	500	\$1,688
Park	VIRGINIA K. BOOS PARK	13831 HAMMON PLACE	500	\$1,688
Park	RUSSELL PARIS PARK	8582 PALOS VERDES	500	\$1,688
Park	WESTMINSTER PARK	14402 MAGNOLIA	500	\$1,688
Park	WESTMINSTER VILLAGE PARK	5300 TATTERSHALL	500	\$1,688
TOTAL			335,348	\$129,638