EXHIBIT A

SCOPE AND FEE ESTIMATE
Request for Proposal
For
Plan Check and Inspection Services
For The
City of Stockton Building Division

Attn: Carl Hefner, Chief Building Official

August 29, 2013
Provided By:

4LEAF, INC.
ENGINEERING • CONSTRUCTION MANAGEMENT
BUILDING INSPECTION • PLAN CHECK
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Carl Hefner  
Deputy Director  
City of Stockton  
Building Division  
345 N. El Dorado Street  
Stockton, CA 95202

August 29, 2013

RE: Proposal to provide Plan Check and Inspection Services

4LEAF, Inc. (4LEAF) is excited to have the opportunity to present our qualifications to provide Plan Check and Inspection Services to the City of Stockton Building Division.

4LEAF is the ideal choice for the following reasons:

☑️ Local Experience
4LEAF was established in 1999 and incorporated in 2001 and is a full-service engineering corporation specializing in code review, building inspection, and building department management since our inception. Currently, we are supplying similar services to nearly 50 public agencies throughout California including the nearby municipalities such as the City of Stockton, City of Lathrop, City of Galt, City of Tracy, City of Manteca, City of Modesto, County of Stanislaus, and County of San Joaquin.

☑️ Depth of Resources
Regardless of the type of personnel you are looking for, 4LEAF has the depth of resources to provide Local staff on short notice. 4LEAF has a proven track record of providing inspectors, permit technicians, and plan review engineers within 24 hours of request. 4LEAF has the largest inspection pool in the industry and have the desire to serve any need the City of Stockton may have, regardless of duration. The City of Stockton will also have access to 4LEAF’s comprehensive plan review team which includes engineers, architects, fire inspectors / FPE’s and ICC certified plan review staff.

☑️ Service Oriented
4LEAF is the industry’s leader in customer service programs. 4LEAF’s Code Review Services include:

- Structural Engineers and MEP Plan Review Staff
- Fire Review
- < 24 hour Personal Pick-up and delivery of all plan reviews performed off-site
- Electronic Plan Review Services / Expedited Plan Review Services
- Special Negotiated Discounted Rates for large/complex reviews
- Immediate response from 4LEAF’s Project Manager or management team on all questions and requests
☑ **Continuity**
While much of the Building Safety Services industry has seen tremendous turnover, 4LEAF has maintained much of its core operation including the majority of our plans examiners, engineers, and building inspection staff. 4LEAF Principals and Project Managers have the experience to handle any requests. You can be confident that you will be dealing with Management staff that understands your department and service protocols.

☑ **Leadership**
The contract with the City of Stockton will be managed by Craig Tole out of the Pleasanton office. Craig will ensure that 4LEAF complies with the procedures identified in this proposal. Craig has a proven track record of success with nearly every City neighboring the City of Stockton along the I-99 and Highway 5 corridor. Craig can be reached at 4LEAF’s corporate address:

2110 Rheem Drive
Pleasanton, CA 94588
(925) 462-5959 – office
(925) 462-5958 – fax
(925) 580-4055 – Cell
c tolerate@4leafinc.com

☑ **CASp**
4LEAF has Certified Access Specialists on staff to assist the City with CASp reviews. 4LEAF has nine Certified Access Specialists on-staff and has completed a multitude of CASp inspections throughout California and serve as the CASp representative in approximately 10 municipalities.

☑ **Value**
We believe in working with municipalities to develop the best program that suits the needs of their customers without stretching the municipal budget.

We look forward to the opportunity to serve the City of Stockton. Should you have any questions, I may be reached on my office phone at (925) 462-5959 or by cellular phone at (925) 580-4055. You may also reach me at ctole@4leafinc.com.

Sincerely,
4LEAF, Inc.

Craig Tole
Building Department Services Manager
Section A – Project Summary

4LEAF, established in 1999 and incorporated in 2001, is Northern California’s largest provider of building department services. 4LEAF has more than 120 employees, most of which work within our Building Department Services Division. Our proposal is written to outline 4LEAF’s experience providing these services as well as providing a comprehensive listing of our firm’s personnel. All staff provided in this proposal are current employees of 4LEAF.

Inspection Staffing

4LEAF has an inspection team of nearly 60 inspectors working throughout California. We supply services to many of Stockton’s neighboring cities in many different capacities. Some of our local clients include the City of Stockton, City of Lathrop, City of Manteca, City of Tracy, City of Galt, San Joaquin County, and Stanislaus County. 4LEAF’s inspection services include:

- As-Needed Daily Inspections (on-call) ➔ Available upon request – 24 hours or less
- Part-Time Inspection Services (on-call) ➔ Available upon request – 24 hours or less
- Full-Time Inspection Services ➔ Available upon request – 48 hours or less
- Project Inspectors ➔ Available upon request – 48 hours or less

Plan Review

- On-Site Review – 4LEAF can provide Structural and Non-Structural plans examiners to work in your City Office on an as-needed basis. 4LEAF currently performs this service for ten different jurisdictions throughout Northern California including Palo Alto, East Palo Alto, Livermore, San Joaquin County, etc.

- Off Site Review – 4LEAF works with more than 60 jurisdictions providing off-site plan review services. 4LEAF has more than 25 plans examiners on staff including 15 Plan Review Engineers, three Fire Protection Engineers, and 10 ICC certified Plan Check staff. 4LEAF staff will pick-up and drop-off all projects in person to ensure the most efficient services. 4LEAF currently provides this service to each plan review client.

<table>
<thead>
<tr>
<th>Type of Plans</th>
<th>Transportation</th>
<th>Initial Review</th>
<th>Subsequent Review</th>
<th>Expedited Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>&lt;24 Hours (pick up &amp; delivery by 4LEAF staff)</td>
<td>&lt;10 Days</td>
<td>&lt;5 Days</td>
<td>No Additional Charge (when staff available)</td>
</tr>
<tr>
<td>Commercial</td>
<td>&lt;24 Hours (pick up &amp; delivery by 4LEAF staff)</td>
<td>&lt;10 Days</td>
<td>&lt;5 Days</td>
<td>No Additional Charge (when staff available)</td>
</tr>
<tr>
<td>Large Commercial</td>
<td>&lt;24 Hours (pick up &amp; delivery by 4LEAF staff)</td>
<td>Negotiable</td>
<td>Negotiable</td>
<td>No Additional Charge (when staff available)</td>
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<tr>
<td>&gt;15,000 Sq. Ft.</td>
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</table>
Section B – Company Description/Capacity

4LEAF is a locally owned and operated firm with offices throughout Northern California. 4LEAF was established in 1999 and incorporated in 2001 by experienced Engineers with a focus on providing Plan Review and Building Inspection services to municipal building departments combined with the goal of setting the industry standard for excellent customer service. 4LEAF has more than 120 personnel spread throughout California and Nevada. 4LEAF is the largest building department services provider in the Central Valley and East Bay Area and have a wealth of personnel ready to serve the City of Stockton. Due to the on-call nature of this agreement, staff will be assigned as projects are assigned. 4LEAF has a proven track record of having quality personnel readily available to handle any staff augmentation request and our Plan Review team.

Staff

<table>
<thead>
<tr>
<th>Title</th>
<th># of Staff</th>
<th>Title</th>
<th># of Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>ICC Certified Plans Examiners</td>
<td>24</td>
<td>ICC Certified Inspectors</td>
<td>50+</td>
</tr>
<tr>
<td>ICC Certified Building Officials</td>
<td>10</td>
<td>Registered Architects</td>
<td>3</td>
</tr>
<tr>
<td>Registered Engineers (PE, SE)</td>
<td>20</td>
<td>ICC Permit Technicians</td>
<td>8</td>
</tr>
<tr>
<td>Code Enforcement Staff (PC832)</td>
<td>8</td>
<td>CASp</td>
<td>8</td>
</tr>
<tr>
<td>Inspectors of Record (DSA, OSHPD)</td>
<td>12</td>
<td>QSP/QSD</td>
<td>3</td>
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</table>

Experience with Public Agencies

4LEAF is the largest provider of ICC Certified Combination Inspectors in Northern California. 4LEAF currently supplies more than 60 ICC Inspectors to municipal clients both on an on-call basis or permanent assignment.

City / County Inspection On-Call Clientele

<table>
<thead>
<tr>
<th>South Bay &amp; Peninsula</th>
<th>East Bay</th>
<th>Sacramento &amp; Central Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Palo Alto</td>
<td>City of Pleasanton</td>
<td>City of Sacramento</td>
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<tr>
<td>City of Cupertino</td>
<td>City of Livermore</td>
<td>California State Parks</td>
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<tr>
<td>City of Sunnyvale</td>
<td>City of Dublin</td>
<td>County of Stanislaus</td>
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<tr>
<td>City of Hollister</td>
<td>City of Concord</td>
<td>County of San Joaquin</td>
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<tr>
<td>City of San Juan Bautista</td>
<td>City of Walnut Creek</td>
<td>City of Tracy</td>
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<tr>
<td>City of Los Altos</td>
<td>City of Berkeley</td>
<td>City of Lathrop</td>
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<tr>
<td>County of Santa Clara</td>
<td>City of Rohnert Park</td>
<td>City of Stockton</td>
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<tr>
<td>County of San Mateo</td>
<td>Town of Danville</td>
<td>City of Merced</td>
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<tr>
<td>City of East Palo Alto</td>
<td>County of Alameda</td>
<td>County of Merced</td>
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<tr>
<td>City of Burlingame</td>
<td>City of El Cerrito</td>
<td>City of Riverbank</td>
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<tr>
<td>City of San Mateo</td>
<td>City of Pittsburg</td>
<td>City of Galt</td>
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<tr>
<td>City of Daly City</td>
<td>City of San Ramon</td>
<td>City of Roseville</td>
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<tr>
<td>City of Gilroy</td>
<td>City of Martinez</td>
<td>City of Modesto</td>
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<tr>
<td></td>
<td>City of Fremont</td>
<td>County of Tuolumne</td>
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<td></td>
<td>City of Brentwood</td>
<td>County of Fresno</td>
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</tbody>
</table>
Availability / Scheduling Timeline
4LEAF maintains a database of qualified inspectors of varied qualifications. Inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF’s inspectors are all ICC certified and experienced working within a municipal work environment. **4LEAF can provide interim or full-time inspectors same-day or within one business day.**

We maintain an on-call database for as-needed requests with our clients. **4LEAF utilizes this service for more than 50 municipalities. Below is a snapshot of our database.**

<table>
<thead>
<tr>
<th>Profiles</th>
<th>San Joaq</th>
<th>Danville</th>
<th>Concord</th>
<th>Hollister</th>
<th>Cupertino</th>
<th>Snt Cruz</th>
<th>Newark</th>
<th>Roseville</th>
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</thead>
<tbody>
<tr>
<td>W.C.</td>
<td>DK</td>
<td>BA</td>
<td>JG</td>
<td>MO</td>
<td>MW</td>
<td>MW</td>
<td>MR</td>
<td>MEP/JP</td>
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<td>3-Jun</td>
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<tr>
<td>6-Jun</td>
<td>DK</td>
<td>BS</td>
<td>BA</td>
<td>JG</td>
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<tr>
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<td>DK</td>
<td>BS</td>
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<tr>
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<td>DK/ MO</td>
<td>BS</td>
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<td>11-Jun</td>
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<td>RK</td>
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<td>12-Jun</td>
<td>DK</td>
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<td>MO/CL</td>
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<td>JG</td>
<td>MO</td>
<td>MW</td>
<td></td>
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</tr>
</tbody>
</table>

**Inspection Options**

**Periodic Inspection Services** ➔ **Available Next Day**
4LEAF can fulfill inspection requests immediately upon request, including same day. 4LEAF has a wealth of local and available inspectors ready to serve the City of Stockton. In addition, 4LEAF has a proven track record of providing such services to a number of different building departments.

**Part-Time Inspection Services** ➔ **Available Next Day**
4LEAF will provide the City with part-time inspectors upon request. 4LEAF can provide part-time staff within 24 hours of request for any duration of time. 4LEAF’s Project Manager will work closely with the department to identify the right personnel and determine the appropriate work schedule.

**Full-Time Inspection Services** ➔ **Available Two Days or Less**
4LEAF can provide full-time inspectors upon request. 4LEAF provides this service regularly to many clients throughout the Sacramento Valley, Peninsula/South Bay Regions, East Bay, and Central Valley.

**Project Specific Inspection Services** ➔ **Available Two Days or Less**
4LEAF is often tasked with providing inspection services to large projects on behalf of municipalities. 4LEAF currently handles large-scale projects for such clients as the City of Palo Alto, City of Cupertino, etc. These projects are developer funded into a separate City account which is distributed to 4LEAF using a separate invoice and contract number. This is particularly helpful to fast paced projects looking for continuous inspection services over a short period of time (i.e. 6 – 36 Months).
City / County Inspection Project History
City of Palo Alto – Taube-Koret Campus for Jewish Living ($350 Million)
City of Palo Alto – VM Ware ($200 Million)
City of Palo Alto – Mitchell Park Library ($30 Million)
City of Cupertino – Downtown City Center ($70 Million)
City of Dublin – Numerous Capital Improvement Projects
County of Calaveras – Adult Detention Facility and Administration Building ($68 Million)
City of Lafayette – Library and Learning Center ($45 Million)
City of Stockton – Ball Park and Arena ($100 Million)
County of Alameda GSA – On-Call (2002 – present) – Numerous Projects
City of Burlingame Public Works Dept - Sanitary Sewer Improvements and Rehabilitation
City of Hayward Public Works Department Fire Stations #2 & 5
City of Dublin Public Works Department Fire Stations #17 & 18
City of Sacramento Department of General Services Fire Stations #20 & 30
City of Las Vegas – Downtown Connector Bus Rapid Transit
Clark County – McCarron Airport Connector
County of Santa Clara Facilities and Fleet - Berger One & Two Remodel
County of Santa Clara Facilities and Fleet – Elmwood Correctional Facility Sallyport
County of Santa Clara Facilities and Fleet – San Jose Downtown Health Center
City and County of San Francisco Public Works Dept - Yacht Harbor Marina Renovation ($65 Million)

City / County Plan Review Project History
City of Palo Alto – VM Ware ($25 Million)
City of Palo Alto – Stanford Hospital Parking Garage and Visitors Center ($32 Million)
City of Palo Alto – Stanford School of Medicine 3165 Porter ($18 Million)
City of Palo Alto – Hilton Hotel ($18 Million)
City of Palo Alto – Nook Barnes and Noble ($6 Million)
City of Cupertino – Downtown City Center ($70 Million)
City of Pleasanton – Clorox Campus
City of Pleasanton – Workday Campus
County of Calaveras – Adult Detention Facility and Administration Building ($68 Million)
City of Cupertino – Biltmore Adjacency ($23 Million)
County of Alameda GSA – Ashland Youth Center ($38 Million)
Administrative Office of the Courts – ($400 Million)
City of Sacramento – Hobby Lobby ($4 Million)
City of Sacramento – Dollar General ($2.5 Million)
City of Turlock Essential Services Facility – ($11 Million)
City of Turlock – Sutter Health ($15 Million)
County of Santa Clara FAF – Fire Review for Main Jail Panel Replacement
County of Santa Clara FAF – Fire Review for San Jose Downtown Health Center
City of Livermore – Fire Reviews for Paragon Outlet Mall (I-580)
Section C – Project Managers

Inspection Project Manager – Craig Tole
Craig has been with 4LEAF for eight years in this capacity. Craig is responsible for Municipal Client management including staff recruitment, hiring, and placing for all Building Department clientele for positions like permit/counter staff, plans examiners, residential inspectors, commercial inspectors, and inspection services for complex commercial developer funded projects. Some of Craig’s local experience includes; County of Alameda (GSA), County of Santa Clara, City of Pleasanton, City of Dublin, City of Livermore, the City of East Palo Alto, and the City of Palo Alto. In addition, 4LEAF was just awarded contracts with the City of San Ramon, City of Martinez, City of Pittsburg, City of Gilroy, City of Brentwood and the City of Fremont.

Craig will handle all building department staffing requests and assist the plan review management team on all plan check requests made by the City. The availability of inspectors provided in this proposal will vary depending on when the request is made. **4LEAF will discuss with the Building Department the exact personnel that are available at the time of request and give the Building Official several options. Availability will also depend on the length of assignment. 4LEAF has several local candidates available immediately.**

Craig’s contact information is:
(925) 462-5959 – Office
(925) 462-5958 – Fax
(925) 580-4055 – Cell
crole@4leafinc.com

Plan Review Project Managers – Greg Shriver, P.E. & Joe Nicolas, P.E.
The plan review portion of the contract will be managed by both Joe and Greg. They will be responsible for coordinating the distribution of reviews to our plan review staff and managing the content of the reviews throughout quality control checks. Currently, Abby and Greg manage 4LEAF’s East Bay Area clientele. Greg and Joe are also instrumental in local chapters including ICC East Bay, SVABO, East Bay Permit Technicians Group, CAL BIG, TUCC, and other local chapters.

Greg Shriver, P.E.
(925) 462-5959 – Office
(925) 462-5958 – Fax
(925) 209-6909 – Cell
gshriver@4leafinc.com

Joe Nicolas, P.E.
(916) 965-0010 - Office
(916) 965-0013 - Fax
(916) 200-9959 - cell
jnicolas@4leafinc.com

All plan review pick-up requests should include Craig, Greg, and Joe. **4LEAF’s Organizational Chart is included and Resumes are available under separate cover upon request.**
### Building Inspection, Fire, & Plan Review Team

<table>
<thead>
<tr>
<th>Fire Review &amp; Inspection</th>
<th>Building Officials</th>
<th>Plan Review Engineers / AIA</th>
<th>Inspectors of Record</th>
<th>Building Inspectors</th>
<th>Building Inspectors</th>
<th>California Access Specialist Professional</th>
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<tbody>
<tr>
<td>Gib Moush, FPE</td>
<td>Homer Maiel, P.E.</td>
<td>Martin Scott, OSHPD DSA</td>
<td>Brian Clark</td>
<td>Don Hunsicker</td>
<td>George Hoyt, C.B.O LEED AP, CASp</td>
<td></td>
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<tr>
<td>Lisa Beaver, FPE</td>
<td>Joseph Nicolas, PE</td>
<td>Rory Shortreed, OSHPD</td>
<td>Keith Simmons</td>
<td>Malcolm Prince</td>
<td>Ed Fang, P.E., CASp</td>
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<tr>
<td>Kent Miller, FPE</td>
<td>Ed Fang, P.E.</td>
<td>Rick Russell, DSA</td>
<td>Korwyn Peck</td>
<td>Jim Proper</td>
<td>Kim Blackseth, CASp</td>
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<tr>
<td>Jim Tedford, FPE</td>
<td>Ryan Bogren, P.E.</td>
<td>Lee Grant, OSHPD DSA</td>
<td>Bill Aiken</td>
<td>Greg Adams</td>
<td>Mike Petersen, CASp</td>
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<tr>
<td>Gary Donahue</td>
<td>Stephanie Hionis, P.E.</td>
<td>Dave Hoadley, OSHPD DSA</td>
<td>Mike Peschel</td>
<td>Clint Ledon</td>
<td>Sid Danandeh, CASp</td>
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<tr>
<td></td>
<td>Kathy Buicirelli, P.E.</td>
<td>Sean Reed, DSA</td>
<td>Mike Petersen, CASp</td>
<td>Mike Emery</td>
<td>Brad Wungluck, CASp</td>
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<tr>
<td></td>
<td>Scott Martin, P.E.</td>
<td>Denis Mayberry, DSA</td>
<td>Rick Watson</td>
<td>Rick Knight</td>
<td>Greg Shriver, CASp</td>
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<td>Kevin Sorensen, S.E.</td>
<td>Isaac Kuster, DSA</td>
<td>Robert Hambrecht</td>
<td>Dan Kulda</td>
<td>Mike Anderson, CASp</td>
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<td></td>
<td>Greg Shriver, P.E.</td>
<td>Bob Boyer, DSA</td>
<td>Curtis Thibodeau</td>
<td>Chris Fowler</td>
<td>Clay Salzman, CASp</td>
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<tr>
<td></td>
<td>Melissa Admanik, P.E.</td>
<td>Sirah Patzer, DSA</td>
<td>Ed Pilling</td>
<td>George Hoyt</td>
<td>4LEAF, INC.</td>
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<tr>
<td></td>
<td>George Rodriguez, AIA</td>
<td></td>
<td>Eric Hill</td>
<td>Rick McManis</td>
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<td></td>
<td>Dr. Mark Schraeder</td>
<td></td>
<td>Nick Buchanan</td>
<td>Mark Oliver</td>
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<td></td>
<td>Dr. Constantine Shubar, P.E.</td>
<td></td>
<td>Joseph Glass</td>
<td>Loralyyn Davis</td>
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<td></td>
<td>Mike Anderson, P.E</td>
<td></td>
<td>Scott Wungluck</td>
<td>Jim Deets</td>
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<td></td>
<td>Abby Obligacion</td>
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<td>Paul Kennedy</td>
<td>Gary Donahue</td>
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<td></td>
<td>Sid Danandeh, CASp</td>
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<td>Mike Calloway</td>
<td>Ed Fang</td>
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<td>Don Hutson</td>
<td>Brad Wungluck, MCP</td>
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<td>Mike Rodrigo</td>
<td>James Leon</td>
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<td></td>
<td>George Davis, MCP</td>
<td>Jerry Bager</td>
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<td>Keith Simmons</td>
<td>Joseph Glass</td>
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<td></td>
<td>Glen Martinez</td>
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4LEAF, INC.
Section D – References

City of Dublin, CA
On-Call Plan Review, Code Enforcement, and Inspection Services

4LEAF has an on-call contract with the City of Dublin Building Department to provide Third Party Plan Review, Code Enforcement, and Inspection services. 4LEAF is responsible for work being performed within the City’s jurisdiction on projects ranging from major new development areas to capital improvement projects and infill development. 4LEAF has supplied as many as 14 continuous staff to the City of Dublin over the course of this ongoing contract.

4LEAF inspection staff members have provided combination building inspection services for some of the City’s most important commercial projects including shopping centers, parking garages, big-box retail stores, medical centers, libraries, and countless capital improvement projects. 4LEAF inspection staff members have also provided combination building inspection services on numerous high density residential projects which routinely required Type V 1 hour inspections.

Project Highlights

4LEAF inspection staff have provided combination building inspection services for some of the City’s most important commercial projects including shopping centers, parking garages, big-box retail stores, medical centers, libraries, and countless capital improvement projects, these include:

- Ulfert’s Center
- Grafton Station
- Gateway Medical Center
- Tassajara Ranch
- Emerald Place
- City of Dublin Library

4LEAF inspection staff has provided combination building inspection services on numerous high density residential projects which routinely required Type V 1 hour inspections. These include:

- Avalon Bay
- Sorrento
- Schaffer Ranch
- Dublin Ranch
- Tralee

Agency Name: City of Dublin
Contact Name: Gregory Shreeve, C.B.O., Chief Building Official
Contact Telephone: Office: (925) 833-6620
Contact Email: Gregory.Shreeve@ci.dublin.ca.us
Population: 46,600
Employees: Currently approximately ten (10) 4LEAF employees
Services: Plan Review, Counter Technicians, Code Enforcement, Waste Management, Capital Projects, and Building Inspection
Date of Service: 2002 - Present
City of Palo Alto

Building Inspection, Permit Technician, Plan Review

Miscellaneous jurisdictional inspection assignments
Since 2007, 4LEAF has provided several combination inspectors to assist the City staff with routine daily inspections for commercial and residential properties located throughout Palo Alto. Our inspection services vary from full-time to temporary part-time staff to help augment vacation or extended absences to due illness and/or market demand.

On-Site Plans Examiners
Since 2010, 4LEAF has provided on-site plans examiners for the City of Palo Alto. Both Plans Examiners are registered Engineers in the State of California and are responsible for reviewing larger projects between $100,000 to $50,000,000 under the direction of the Chief Building Official. In addition, they will also assist the Permit Counter with over-the-counter plan reviews and general questions from the public. Some of the most recently reviewed projects include Skype, Stanford Medical Center, Technology Credit Union, and VM Ware.

Inspection Services (Project Specific)
4LEAF is also providing the Project Inspector on the City of Palo Alto new Mitchell Park Library and Community Center under Turner Construction Management. 4LEAF is responsible for performing combination inspections and the project is on track for LEED Gold Certification. The project consists of a new 56,000 square foot joint facility that will replace the two former facilities that were torn down in October 2010. The new Mitchell Park Library and Community Center is a highly sustainable joint-use facility that will be a vibrant destination for civic, cultural, social, educational, and recreational activities.

From 2007 – 2009 4LEAF provided the building inspection services on the Taube-Koret Campus for Jewish Living project located at 901 Charleston Avenue. This project replaced the old Sun Microsystems space and made way for a 8.6 acre and $350 Million mixed used facility which included Senior Housing, Gymnasium, in-door and outdoor swimming pools, parking structure, theatre, school, etc. This project won several awards and was a huge benefit to the community.
4LEAF was recently selected to provide on-call building department services for the Town of Danville. 4LEAF will perform on-call building inspections, and plan review duties on behalf of the Town. 4LEAF has completed more than a dozen projects for the Town in just over a month and helped streamline their process from 15 days to less than 10 days. Projects include numerous tenant improvement projects and commercial jobs such as a Costco Cooler project.

Agency Name: Town of Danville  
Contact Name: Mike Leontiades, C.B.O.  
Contact Telephone: Office: (925) 314-3301  
Contact Email: MLeontiades@danville.ca.gov  
Population: 42,700  
Employees: Currently approximately three (3) 4LEAF employees  
Services: Plan Review Services  
Dates of Service: February, 2012 - Present

4LEAF has worked with the County of San Joaquin since 2003 in a variety of capacities. Most recently 4LEAF has been assisting the County as the sole plan review firm on numerous County projects under the direction of the Building Official Tom Ushing. 4LEAF has completed multiple projects including several Dollar General grocery store conversions and master plans for Shea Homes.

Over the years, 4LEAF has provided on-call building inspection services for projects throughout the County. Most recently, 4LEAF was providing inspection assistance on the County’s Mountain House residential projects located off of highway 580 between Livermore and Tracy. This community began in 2005 and is still under construction as the Valley’s first Master Planned Community.

Agency Name: County of San Joaquin  
Contact Name: Eric Merlo, AIA, Senior Plan Review Engineer  
Contact Telephone: Office: (209) 468-3179  
Contact Email: emerlo@sjgov.org  
Population: 702,600  
Employees: Currently approximately one (1) 4LEAF employees  
Services: Plan Review and Inspection Services  
Dates of Service: 2003 - Present
City of Walnut Creek, CA

On-Call Plan Review, Fire Plan Check, and Inspection Services

4LEAF is responsible for performing On-Call Plan Review, Fire Plan Check, and Inspection for multiple projects throughout the City of Walnut Creek. 4LEAF has demonstrated a proven track record of providing timely service with all aspects of plan review including performing expedited plan reviews at no additional charge. Currently 4LEAF is providing one full-time inspector and off-site plan review services. One such plan review project highlight includes:

**Forensic Science Laboratory, City of Walnut Creek, CA**

4LEAF performed a comprehensive code review for the Forensic Science Laboratory located in Walnut Creek. This building was a one story and 22,700 sq ft Federal building which consisted of heavy timber construction. This review consisted of Fire Life Safety issues and mechanical, electrical, and plumbing schematics. This structure included the storage and use of hazardous materials and the technical fire rated assembly required.

**Agency Name:** City of Walnut Creek  
**Contact Name:** Frank Luna, Senior Building Inspector  
**Contact Telephone:** Office: (925) 943-5800  
**Contact Email:** luna@walnut-creek.org  
**Population:** 64,300  
**Employees:** Currently approximately three (3) 4LEAF employees  
**Services:** Plan Review and Inspection Services  
**Dates of Service:** 2006 - Present

City of Cupertino, CA

On-Call Plan Review and Inspection Services

4LEAF is responsible for performing On-Call Plan Review and Fire Plan Review for the City of Cupertino. 4LEAF has completed numerous residential and commercial plan reviews on behalf of the City. 4LEAF has recently reviewed a 17.4 acre Downtown Cupertino Project that includes 130,000 sq ft of retail space, 100,000 sq ft of office space, and 160 units of High End Senior Housing. 4LEAF is also performing inspection services on several important City projects.

**Agency Name:** City of Cupertino  
**Contact Name:** Albert Salvador, P.E., C.B.O., Building Official  
**Contact Telephone:** Office: (408) 777-3328  
**Contact Email:** AlbertS@Cupertino.org  
**Population:** 59,200  
**Employees:** Currently approximately four (4) 4LEAF employees  
**Services:** Plan Review and Inspection Services  
**Date of Service:** 2010 - Present
Subject: Certified Flood Plain Management

4LEAF, Inc. (4LEAF) is excited to have the opportunity to submit our proposal to provide certified flood plain management services to the City of Stockton. 4LEAF has been providing these services for numerous public and private clients in California and Nevada for the past decade and is excited for the opportunity to provide these services for the City of Stockton’s Building Division.

☑ Exhibit A: Scope of Services

➢ Provide Contract On-Call Flood Plain Management on an as-needed basis. Flood Certified Flood Plain Manager will plan review for compliance of all Federal and State laws and regulation. Administration of general flood zoning of residential and commercial construction and perform site inspections as needed.

☑ Staff Types & Rates

➢ Certified Flood Control Plain Manager - 4LEAF can provide a certified flood control plain manager as approved by the City of Stockton. Our rate for these services is $80/hour*. 4LEAF can provide a certified plan reviewer as approved by the City of Stockton. Our rate for plan review services is $80/hour*. 4LEAF has added this item to our already approved rate schedule submitted on 8/29/13. The Fee Schedule is labeled Section E.

*The Cost of these services shall not exceed 800 hours or $32,000.00.

☑ Exhibit B: Proof of Insurance

➢ 4LEAF maintains insurance for general liability, property damage and workers compensation. We will provide an insurance certificate with an additional insured endorsement.

*Mandatory 8 hour minimums
*Personnel must have approval of Chief Building Official
*Other Terms and Conditions as listed in 4LEAF’s Professional Services Agreement with the City of Stockton
4LEAF’s point of contact for this contract will be Craig Tole. Craig is the point contact for many of 4LEAF’s municipal clientele works in the Central Valley including the County of San Joaquin, City of Lathrop, City of Tracy, City of Modesto, and Stanislaus County.

4LEAF, Inc. Phone: (925) 462-5959 Cell: (925) 580-4055
2110 Rheem Drive, Ste. A Fax: (925) 462-5958 ctole@4leafinc.com
Pleasanton, CA 94588

We are looking forward to the opportunity to continue working with the City of Stockton. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
4LEAF, Inc.

Craig Tole
Senior Project Manager
Section E – Cost Proposal

<table>
<thead>
<tr>
<th>NATURE OF BUILDING SERVICES</th>
<th>COST STRUCTURE</th>
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</thead>
<tbody>
<tr>
<td>Plan Review &amp; CASp Services</td>
<td>Plan Review Percentage Cost: 60%</td>
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<tr>
<td></td>
<td>Plan Review Hourly Cost: $80 Non Structural Review</td>
</tr>
<tr>
<td></td>
<td>$110 Structural Review</td>
</tr>
<tr>
<td></td>
<td>CASp Inspection and/or Review: $155/hour</td>
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<td>Fire Review: $135/hour</td>
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Staff Augmentation Building Department Services

Senior Combination Building Inspector (Building Inspector III) .................. $85/hour
Commercial Building Inspector (Building Inspector II) ......................... $75/hour
Residential Building Inspector (Building Inspector I) ......................... $65/hour
Training Building Inspector ............................................................... $50/hour
Code Enforcement .............................................................................. $85/hour
Certified Flood Plain Manager ........................................................... $80/hour
Plan Reviewer ..................................................................................... $80/hour
Permit Technician ............................................................................. $45/hour
Inspector of Record/Project Inspector ............................................... $95 - 125/hour
Public Works Inspector ...................................................................... $100/hour
Chief Building Official ................................................................. $120/hour
CASp Inspection ............................................................................... $175/hour

Hourly overtime charge per inspector .............................................. 1.5 x hourly rate

Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing when applicable.

Rates are inclusive of “tools of the trade” such as forms, telephones, and consumables.

- All invoicing will be done monthly
- Staff Augmentation work (excluding plan review) is subject to 4 hour minimum charges unless stated otherwise. Services billed in 4 hour increments
- All approved billable expenses will be charged at cost plus 20%
- Mileage will be billed at the IRS Rate plus 20%
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge
- Overtime must have approval from Chief Building Official
EXHIBIT B
INSURANCE REQUIREMENTS
CONSULTANT

CONSULTANT shall procure and maintain for the duration of the Agreement, insurance against all claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONSULTANT, its agents, representatives, volunteers, or employees.

1. INSURANCE Throughout the life of this Contract, the Consultant shall pay for and maintain in full force and effect with an insurance company admitted by the California Insurance Commissioner to do business in the State of California and rated not less than “A: VII” in Best Insurance Key Rating Guide, the following policies of insurance:

A. AUTOMOBILE LIABILITY insurance, endorsed for “any auto” with the following limits of liability: Bodily Injury $250,000 each person, and $500,000 each occurrence. Property Damage $100,000 each occurrence.

B. WORKERS’ COMPENSATION insurance as required under the California Labor Code and Employers Liability Insurance with limits not less than $1,000,000 per accident/injury/disease.

C. COMMERCIAL OR COMPREHENSIVE GENERAL LIABILITY AND MISCELLANEOUS SUPPLEMENTARY INSURANCE;

FOR ADDITIONAL REQUIREMENT(S):

(i) COMMERCIAL OR COMPREHENSIVE GENERAL LIABILITY insurance which shall include Contractual Liability, Products and Completed Operations coverage’s, Bodily Injury and Property Damage Liability insurance with combined single limits of not less than $1,000,000 per occurrence, and if written on an Aggregate basis, $2,000,000 Aggregate limit.

(ii) PROFESSIONAL LIABILITY, Not less than $1,000,000 per Claim/$1,000,000 Aggregate (3 yr discovery and reporting tail period coverage). Certificate of Insurance only required.

Deductibles and Self-Insured Retentions must be declared and are subject to approval by the CITY.

The Policy(s) shall also provide the following:

1. The Commercial General Liability insurance shall be written on ISO approved occurrence form with additional insured endorsement naming: City of Stockton, its Mayor, Council, officers, representatives, agents, employees and volunteers are additional insureds.

2. All insurance required by this Agreement shall be with a company acceptable to the CITY and issued and executed by an admitted insurer authorized to transact insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONSULTANT completes its performance of services under this Agreement.
3. For any claims related to services or products provided under this contract, the Consultant’s insurance coverage shall be primary insurance as respects the City of Stockton its officers, agents, and employees. Any coverage maintained by the CITY shall be excess of the Consultant’s insurance and shall not contribute with it. Policy shall waive right of recovery (waiver of subrogation) against the CITY.

4. Each insurance policy required by this clause shall have a provision that coverage shall not be cancelled by either party, except after thirty (30) days’ prior to written notice by certified mail, return receipt requested, has been given to the CITY. Further, the thirty (30) day notice shall be unrestricted, except for workers’ compensation, or non-payment of premium, which shall permit ten (10) days advance notice. The insurer and/or the contractor and/or the contractor’s insurance agent shall provide the CITY with notification of any cancellation, major change, modification or reduction in coverage.

5. Regardless of these contract minimum insurance requirements, the Consultant and its insurer shall agree to commit the Consultant’s full policy limits and these minimum requirements shall not restrict the Consultant’s liability or coverage limit obligations.

6. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the California Civil Code.

7. The Company shall furnish the City of Stockton with the Certificates and Endorsement for all required insurance, prior to the CITY’s execution of the Agreement and start of work.

8. Proper address for mailing certificates, endorsements and notices shall be:

   City of Stockton
   Attention: Risk Services
   425 N. El Dorado Street
   Stockton, CA 95202

9. Upon notification of receipt by the CITY of a Notice of Cancellation, major change, modification, or reduction in coverage, the Consultant shall immediately file with the CITY a certified copy of the required new or renewal policy and certificates for such policy.

Any variation from the above contract requirements shall only be considered by and be subject to approval by the CITY’s Risk Manager (209) 937-8617. Our fax is (209) 937-8558.

If at any time during the life of the Contract or any extension, the Consultant fails to maintain the required insurance in full force and effect, all work under the Contract shall be discontinued immediately. Any failure to maintain the required insurance shall be sufficient cause for the CITY to terminate this Contract.

If the Consultant should subcontract all or any portion of the work to be performed in this contract, the Consultant shall cover the sub-contractor, and/or require each sub-contractor to adhere to all subparagraphs of these Insurance Requirements section. Similarly, any cancellation, lapse, reduction or change of sub-contractor’s insurance shall have the same impact as described above.