



PROPOSAL



Building Services
RFP 21-005

October 1, 2021



October 1, 2021

Mr. Chris Eldridge, City Manager
City of Doraville
3725 Park Avenue
Doraville, GA 30340

**Re: Request for Proposals – Building Services
RFP 21-006**

Dear Mr. Eldridge:

CPL is pleased to submit our response to the Request for Proposals for Building Services. CPL has been successfully providing comparable services to numerous local municipalities for 20 years, and as a leader in the delivery of privatized services, we are proud to count Doraville among our most important clients. We know the Doraville community very well and will offer the City a solution that avoids start up transitions and learning curves.

With the goal of delivering high quality services in a cost-efficient manner, we have diligently studied ways to do more with less, as successfully demonstrated with all the local governments we serve.

This project will be managed from CPL's Suwanee office where I will serve as Principal-in-Charge and have enjoyed working with the City of Doraville for over eight years. Our record of accomplishments in building inspections, code enforcement, plan review and planning has served you well. In partnership with the City, we believe we have had a significant impact on the quality of life in the community, making a safer environment and a better place to work and live.

We are confident in our ability to provide efficient and cost-effective services within the required time period and we would be honored to partner again with the City to achieve your goal of promoting and maintaining a safe and desirable community.

Firm Submitting: CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.)
3011 Sutton Gate Drive, Suite 130
Suwanee, GA 30024

Primary Contact: Richard J. Edinger, PE, CFM, Vice President | Principal-in-Charge
P: 770.831.9000 C: 770.337.2515
E: redinger@cplteam.com

Secondary Contact: Kevin McOmber, PE, Senior Vice President
P: 770.831.9000 C: 770.861.2896
E: kmcomber@cplteam.com

Very truly yours,
CPL Architecture, Engineering and Planning



Richard J. Edinger, PE, CFM
Vice President

Title Page

RFP SUBJECT

City of Doraville
Building Services
RFP 21-005

PROPOSING FIRM

CPL Architects, Engineers, Landscape Architect
and Surveyor, D.P.C. (P.C.)
3011 Sutton Gate Drive, Suite 130
Suwanee, GA 30024
P: 770.831.9000

PROPOSAL CONTACT

Richard J. Edinger, PE, CFM, Vice President
Office: 770.831.9000
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E: redinger@cplteam.com

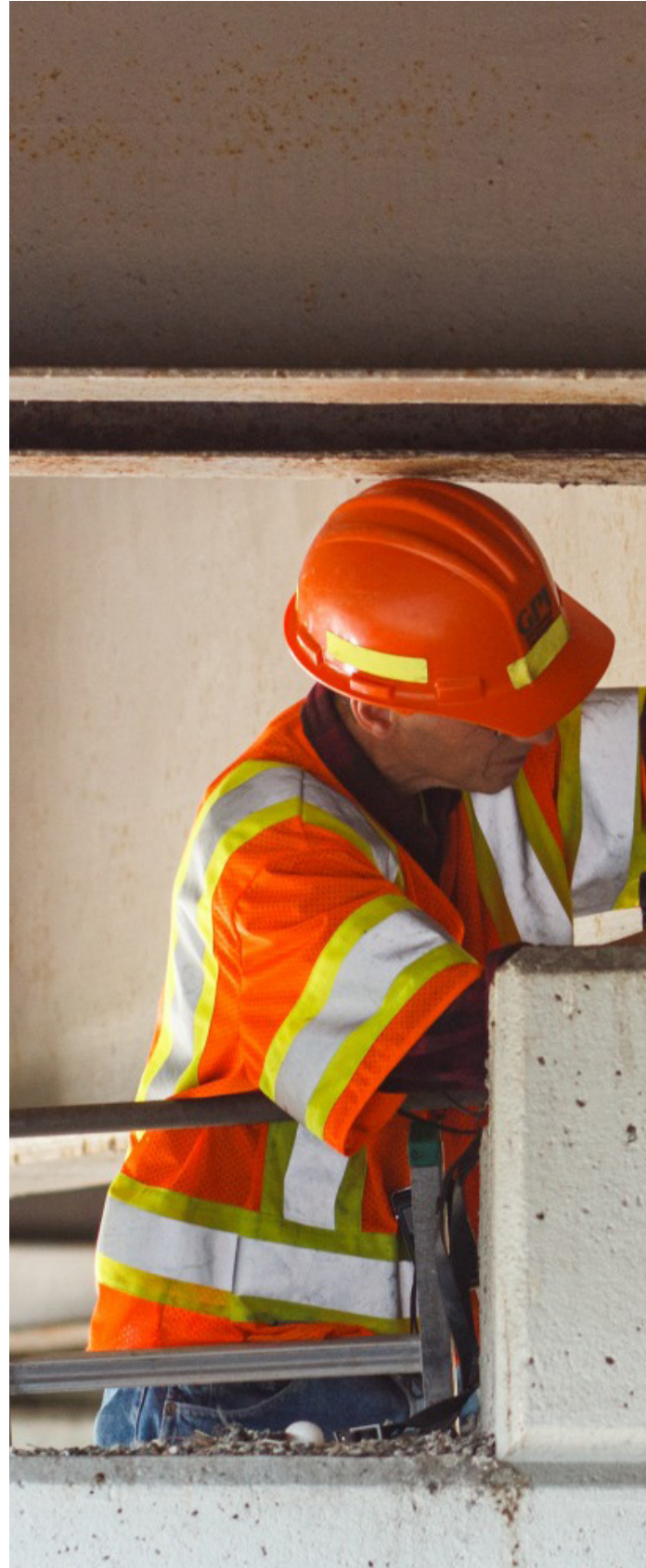




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1. FIRM INFORMATION

Corporate Structure and Firm Ownership

CPL is a privately held Design Professional Corporation (DPC), registered, fully licensed and originating in New York State. Our registered architectural staff includes specialists in civic, educational and healthcare design.

CPL is an employee owned company with a seven-member Board of Directors

Todd Liebert, CEO
Richard Henry, President
Daniel Duprey, Executive Board Member
Timothy Knapp, Executive Board Member
Kevin McOmber, Executive Board Member
Richard Edinger, Board Member
Michael Mistriner, Board Member

CPL Headquarters

205 St. Paul Street, Suite 500
Rochester, NY 14604
Office 585.454.4570

Location of the firm's primary place of business for legal purposes and any subsidiary offices, years of business, and types of services offered.

CPL is a multi-disciplinary firm that has been serving public and private clients for over 45 years (since 1975). We have grown in size from a small civil engineering firm of a half a dozen employees to a multi-disciplinary firm of 450 dedicated professionals and maintain offices in New York, North Carolina, South Carolina, Georgia, Pennsylvania. CPL has 19 offices and no subsidiary offices.

CPL Office Managing this Project

3011 Sutton Gate Drive, Suite 130
Suwanee, GA 30024
Office: 770.831.9000

Contact/Principal in Charge

Richard Edinger, PE, CFM
P: 770.831.9000 C: 770.337.2515
E: redinger@cplteam.com

CPL by the numbers

1975 Year Founded

64 Licensed Architects

72 Licensed Engineers

7 Landscape Architects

3 Certified Geologists

2 Professional Traffic
Operations Engineers

12 Interior Designers

8 AICP Certified Planners

45 LEED APs

19 Offices

450 Total Staff

Listed as one of Engineering News Record's (ENR) Top 500 Design Firms in the Nation since 2014.

Listed as one of Architectural Record's Top 300 Architecture Firms.

2. KEY PERSONNEL

CPL operates under the premise that the success of any consulting engagement is heavily dependent upon the skills and experience of the team chosen.

Our proposed Doraville Building Services Team includes staff involvement in a variety of roles, including full-time on-site employees (spending 100% of their day in Doraville), part-time on-site employees (regular part-time responsibilities in Doraville), part-time off-site employees (regular part-time responsibilities in one of our offices) and numerous qualified “back-office” staff that are available to assist as needed. We strive to cross train our employees, which allows us to be responsive to normal shifts in the workload and to fill in during short term vacancies. These shifts occur frequently and our team works well to solve these situations through communication and collaboration. Our “back-office” employees have grown accustomed with filling in for the regular on-

site staff during times of need, such as vacations and sick leave. We also utilize “back-office” staff to address a specialty need, such as a geologist, an interior designer, a landscape architect or a structural engineer, among others that are all employed by CPL.

ORGANIZATION CHART

For this contract, we have prepared an Organizational Chart along with resumes of key personnel.

CPL Office Managing this Project

3011 Sutton Gate Drive, Suite 130
Suwanee, GA 30024

Central Point of Contact/Principal in Charge

Richard Edinger, PE, CFM
P: 770.831.9000 C: 770.337.2515
E: redinger@cplteam.com



PROJECT MANAGEMENT

Principal-in-Charge

Richard Edinger, PE, CFM

Chief Building Official and Project Manager

Susan Carpenter, CBO, MCP, MCEP

BUILDING SERVICES TEAM

Building Department Management

Cheyenne Thompson
Carter Baumgart

Building Inspectors

Solomon Teklu
Delali Tsaku

Building Plan Reviewers

Kevin O'Brien
Mark Baumgart

Erosion Control/Site Inspection

Amanda Russell
Louis Alonzo-Flores
Wendell Mosley

Site Plan Reviewers

Larry Genn, PE
Jeff Mueller, PE
Alisha Frydrych, PE

2. KEY PERSONNEL



Richard J. Edinger PE, CFM

VICE PRESIDENT

Rich has 31 years of public and private sector experience focusing on site development, transportation, hydrology, hydraulics and providing privatized services to local governments. This includes interacting with permitting agencies such as Georgia EPD, FEMA, US Army Corps of Engineers, and the Safe Dams Program on behalf of the clients he serves. He provides project management throughout the life of the contract to ensure continuity, meaningful collaboration and clear communication for all stakeholders and the community.

EDUCATION

- Master of Public Administration, University of Georgia, 2004
- Bachelor of Science, Civil Engineering, Virginia Tech, 1990

PROFESSIONAL REGISTRATION

- Professional Engineer: GA, NC, NY, SC, VA
- Certified Floodplain Manager
- GSWCC Level II Erosion Control Certified Design Professional
- Public Water Supply System Operator - Class 3, GA

PROFESSIONAL AFFILIATIONS

- Southeast Stormwater Association
- American Council of Engineering Companies

COMMUNITY SERVICE

- District 2 Representative, Gwinnett County Planning Commission
- Gwinnett County Stormwater Authority, Vice Chair, 2014 - 2018

PROJECT EXPERIENCE

MUNICIPAL PRIVATIZED SERVICES

Code Enforcement Services

- City of Chamblee
- City of Clarkston
- City of Doraville
- City of Dunwoody
- City of Lawrenceville
- City of Suwanee
- City of Flowery Branch

Land Development Plan Review

- City of Avondale Estates, GA
- City of Chamblee, GA
- DeKalb County, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Lilburn, GA
- City of Norcross, GA
- Gwinnett County Schools, GA
- City of Snellville, GA
- City of Sugar Hill, GA

City Engineer

- City of Berkeley Lake, GA
- City of Brookhaven, GA
- City of Chamblee, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Norcross, GA
- City of Snellville, GA
- City of Stone Mountain, GA
- City of Sugar Hill, GA
- City of Flowery Branch

Albany/Dougherty County, GA

General Consulting Services

STORMWATER/DRAINAGE PROJECTS

- City of Avondale Estates, GA
- City of Berkeley Lake, GA
- City of Clarkston, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Snellville, GA
- City of Stone Mountain, GA
- City of Sugar Hill, GA
- City of Suwanee, GA
- City of Flowery Branch

STREETSCAPES

- City of Jefferson, GA
- City of Lilburn, GA
- City of Ringgold, GA
- City of Suwanee, GA
- City of Woodstock, GA

TRANSPORTATION PROJECTS

- Georgia DOT, GA
 - State Route 11
 - State Bridge Road/Old Milton Parkway Expansion
 - Truman Parkway/Anderson Street Bridge
 - Butner Road Bridge Replacement
 - Roxboro Road Expansion
 - I-16 Rest Area, Visitor's Center & Disaster Relief Center, Metter, GA
- Gwinnett County DOT, GA
- City of Snellville, GA
- City of Suwanee, GA

2. KEY PERSONNEL



Susan Carpenter CBO, MCP, MCEP

PROJECT MANAGER/CHIEF BUILDING OFFICIAL

Susan has over 20 years of technical and managerial experience. Working with various municipal and commercial clients, she is responsible for plan reviews, permit approvals, code compliance, and field inspections. Susan currently serves as the Chief Building Official for various local municipalities and is an International Code Council Certified Building Official and Master Code Professional, holding 38 additional inspection, plan review and building code certifications. Susan serves on the Board of ICC Region VIII, Building Officials Association of Georgia, and the Metro Atlanta Inspector's Association (MAIA).

PROFESSIONAL REGISTRATION

- ICC Certified Building Operator
- ICC Master Code Professional
- AACE Master Code Enforcement Professional
- GSWCC Level 1B Soil, Erosion and Sedimentation Inspector: #1181

PROFESSIONAL AFFILIATIONS

- International Association of Building Officials
- American Association of Code Enforcement
- Building Officials Association of Georgia, Nominating Committee, 2013 to Present
- Metro Atlanta Inspector's Association, Board of Directors, 2013 to Present
- Building Officials Association of Georgia, Public Relations Chairperson, 2016 to Present
- ICC Region VIII, Board of Directors, 2017 to Present
- Building Officials Association of Georgia, Chapter Board of Directors, 2017 to Present
- ICC Energy Code Exam Development Committee 2017 to Present

AWARDS

- 2019-2020 ICC Region VII Code Official of the Year
- 2019 Georgia Building Official of the Year

PROJECT EXPERIENCE

PROFESSIONAL CERTIFICATIONS

ICC Master Code Professional
ICC Certified Building Official
ICC Disaster Response Inspector
ICC Residential Building Inspector
ICC Residential Combination Inspector
ICC Residential Electrical Inspector
ICC Residential Mechanical Inspector
ICC Residential Plumbing Inspector
ICC Zoning Inspector
ICC Commercial Mechanical Inspector
ICC Commercial Plumbing Inspector
ICC Commercial Building Inspector
ICC Commercial Electrical Inspector
ICC Commercial Combination Inspector
ICC Certified Fire Code Official
ICC Fire Inspector I and II
ICC Fire Plans Examiner
ICC Residential Energy Code Inspector/Plans Examiner
ICC Commercial Energy Code Plans Examiner
ICC/AACE Property Maintenance and Housing Inspector
ICC/AACE Code Enforcement Administrator
AACE Code Enforcement Officer
AACE Master Code Enforcement Professional
National Stormwater Center - Certified Stormwater Inspector
Building Officials' Association of Georgia - Level V Building Official
Georgia Association of Code Enforcement - ICC Accessibility Inspector/Plans Examiner
ICC Building Plans Examiner
ICC Commercial Energy Code Inspector
ICC Residential Plans Examiner
ICC Certified Housing Code Official
ICC Building, Mechanical, Plumbing Inspector

Building Plan Review and Inspections

- City of Avondale Estates, GA
- City of Chamblee, GA
- City of Clarkston, GA
- City of Doraville, GA
- City of Dunwoody, GA
- City of Duluth, GA
- City of Flowery Branch, GA
- City of Lawrenceville, GA
- City of Sugar Hill, GA
- City of Suwanee, GA
- Gwinnett County, GA

Code Enforcement

- City of Clarkston, GA
- City of Lawrenceville, GA
- City of Suwanee, GA

General Consulting

- City of Duluth, GA
- City of Sugar Hill, GA

Multi-Family Sweeps

- City of Chamblee, GA
- City of Suwanee, GA

City of Lawrenceville, GA

- Extended Stay Hotels Maintenance Inspections

City of Stone Mountain, GA

- MS4 Annual Report, 2015-16 and 2016-17

City of Suwanee, GA

- MS4 Pond Inspections, 2017-18, 2018-19

Gwinnett County, GA

- Level Creek Park Construction Inspections
- Fire Station 31 Inspections
- Buford Human Services Inspection Services

2. KEY PERSONNEL



EDUCATION

- BA Finance, Georgia State University, GA, 2005
- BA Economics, University of Georgia, GA, 2005
- Associate of Arts, Georgia Perimeter College, GA, 2003

Solomon Teklu

BUILDING INSPECTOR

Solomon serves as Building Inspector for multiple metro-area municipalities. He manages the CPL Inspection Team where he facilitates the CPL Municipal inspection schedule and delegates daily inspections. He ensures all inspections are addressed and inspection results are reported back to the cities and contractors on a timely basis. Solomon is an outstanding professional with primary interests in building communities through engagement. He is particularly skilled at successfully working with the agencies and local communities he serves.

CERTIFICATIONS

IRC Building Inspection: IRC Plumbing Inspector:
International Property Maintenance Code (IPMC)
Certification: Level 1B Erosion Inspector

PROJECT EXPERIENCE

Building Inspector and Community Development Services

- City of Avondale Estates, GA
- City of Chamblee, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Sugar Hill, GA
- City of Suwanee, GA

Code Enforcement

- City of Clarkston, GA



EDUCATION

- BA Business Administration, Clark Atlanta University, 2004

Delali Tsaku

BUILDING INSPECTOR

Delali is a Building Inspector and Code Enforcement Officer working with the CPL Team for multiple municipalities. He serves with dedication and dependability as a Code Enforcement Officer for Dunwoody and takes pride in his responsibilities reviewing, inspecting and enforcing City zoning ordinances. He also performs site inspections for erosion and sediment control management practices for land disturbances. Additionally, Delali has experience working in the Beautification Department for DeKalb County where he enforced the County code ordinance in residential, commercial and industrial areas.

PROJECT EXPERIENCE

City of Chamblee, GA

- Building Inspector

DeKalb County, GA

**Work prior to joining CPL*

- Inspected buildings and structures for building permit and requirements of all applicable state and local codes, ordinances and laws
- Reviewed building plans preliminary to the issuance of building permits
- Submitted weekly report including permits, certificates used, fees collected, orders and tests made, and appeals of litigation pending
- Inspected existing buildings, structures and parcels to insure their conformity with safety standards, maintenance standards and zoning requirements according to all applicable State and local codes, ordinances and laws as well as declared buildings unsafe when necessary
- Reviewed business permit and licensing for zoning compliance

2. KEY PERSONNEL



EDUCATION

- Georgia Association of Code Enforcement

Wendell Mosley

EROSION CONTROL

Wendell serves as Building Inspector for multiple area municipalities. He brings over 20 years of building inspection/code compliance experience and is detail oriented. Making sure every inspection is addressed, inspection results are reported back to the cities and contractors on a timely basis. Wendell is proficient in code compliance and he is well-versed in working with the agencies and local communities he serves. Wendell is Certified Level 1B Soil Erosion, International Code Council (ICC) Certified, Georgia Association of Code Enforcement (GACE) Level III, International Property Maintenance Code (IPMC) certifications.

PROJECT EXPERIENCE

Erosion Control, Code Enforcement, Building Inspection, Various Locations, GA, MO

Provided Building Inspection and served as Code Enforcement Officer for the following municipalities:

- City of Doraville, GA, City of Chamblee, GA, City of Suwanee, GA, City of Lawrenceville, GA, City of Sugar Hill, GA, City of Dunwoody, GA, City of St. Louis, MO

Duties include:

- Inspects all phases of construction including electrical, mechanical, framing, and plumbing installation
- Make sure all inspections are entered in the system and reported to their municipalities
- Make sure all inspections are done in a timely manner
- Enforced City codes and ordinances pertaining to zoning and housing
- Responded to citizens' complaints and City Council requests
- Apartment sweeps



EDUCATION

- Architectural Engineering- Nashville State Technical Community College, Nashville, TN.

Kevin O'Brien

BUILDING PLAN REVIEW

Kevin will provide building plan reviews of commercial and residential developments for City of Doraville. He interfaces with design professionals for preliminary and final building code compliance, utilizing his expertise for building code analysis which serves to enforce submittal protocol for each jurisdiction's codes and ordinances. Plan reviews include Building, Life Safety, and ADA Code compliance. Kevin has over 30 years of experience in the A/E/C industry.

PROJECT EXPERIENCE

Building Plan Review Services

- City of Avondale Estates, GA
- City of Chamblee, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Sugar Hill, GA
- City of Suwanee, GA
- City of Flowery Branch, GA

Project Architect* - Project oversight of industrial, educational, commercial office and retail developments across the U.S. Coordination of all project engineers and team staff members. Designed and developed CADD construction documents. Specified and selected project specific construction materials from manufacturer vendors. Building Code analysis and implementation. Permit application submittals and organization with local government authorities. Project site observations including G.C. pay-requests and punch-list management/enforcement. *Previous experience

2. KEY PERSONNEL



EDUCATION

- B of Arch Auburn University, 1997
- AAS Construction Technology with Arch. Emphasis, Suffolk County Community College, 1991

Mark Baumgart Associate AIA

BUILDING PLAN REVIEW

Mark has 30 years of architectural experience and project management. He is an ADA Design and Building Code Specialist, providing building review and conformance standards and upgrade elements. Mark has designed numerous municipal facilities, office/retail buildings, educational facilities, park and recreational facilities, libraries, and religious facilities. His experience includes programming and space planning, schematic design, design development, production of construction documents and construction administration. He has been involved in all phases of project development including contact with clients, government agencies and officials, and contractors.

PROJECT EXPERIENCE

Municipal Building Plan Review/ Building Inspections

- City of Americus, GA
- City of Avondale Estates, GA
- City of Brookhaven, GA
- City of Chamblee, GA
- City of Clarkston, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Lawrenceville, GA
- City of Lilburn, GA
- City of Norcross, GA
- City of Snellville, GA
- City of Suwanee, GA
- City of Sugar Hill, GA
- City of Travelers Rest, SC
- Lee County, GA
- Dekalb County, GA



EDUCATION

- BS Environmental Studies, Kennesaw State University, 2016
- Associates of Arts, Interior Design, Southern Institute, 1987

Amanda Corr Russell

EROSION CONTROL

Amanda is a Site Inspector and Construction Plans Reviewer in commercial site development. She specializes in code compliance for construction projects, erosion control, stormwater/MS4 requirements and tree ordinances. She works closely with local municipalities and businesses and acts as a representative for several of those jurisdictions with the DeKalb County Georgia Soil and Water Conservation Commission. Amanda is: GSWCC Level 1A Erosion Control Certified Personnel: GSWCC Level 1B Erosion Control Certified Inspector (#73007): GSWCC Level II Erosion Control Certified Plan Reviewer: Certified Stormwater Inspector

PROJECT EXPERIENCE

City of Doraville, GA

- Land Development Inspections
- Erosion Control Plans Reviewer
- Arborist Review Services
- Stormwater structure inspections for MS4 Report requirements
- GSWCC Monthly Report & Presentation
- EPD MS4 Audit Assistance

City of Chamblee, GA

- Land Development Inspections
- Erosion Control Plans Reviewer
- Arborist Review Services
- GSWCC Monthly Report & Presentation

City of Dunwoody, GA

- Land Development Inspections
- Erosion Control Plans Reviewer
- Arborist Review Services
- GSWCC Monthly Report & Presentation

2. KEY PERSONNEL



EDUCATION

- BS Civil Engineering, Southern Polytechnic College of Engineering and Engineering Technology at Kennesaw State University, 2019

Louis Alonzo-Flores

EROSION CONTROL

Louis is an Engineer I on our civil engineering team. Prior to joining the firm, he participated in CPL's internship program while earning his degree at Kennesaw State University. Since joining CPL full time, he has been an erosion control inspector and has provided dry weather screening and other inspections support for MS4 activities for many of CPL's municipal clients. Louis is a GSWCC Level 1B Soil, Erosion and Sedimentation Inspector: #79786

PROJECT EXPERIENCE

City of Acworth, GA

- 2020-21 MS4 Stormwater Master Plan, Inspections and Report
- 2019-20 MS4 Data Collection and Report

City of Pine Lake, GA

- 2020-21 MS4 Annual Report, 2019-20 MS4 Annual Report, 2018-19 MS4 Annual Report, 2017-18 MS4 Annual Report
- Land development and erosion control Services
- General Consulting

City of Chamblee, GA

- Land development and erosion control inspections

City of Flowery Branch, GA

- Code Enforcement Services
- Erosion Control Inspections

City of Hampton, GA

- MS4 Consulting Services
- Erosion Control Inspections

City of Stone Mountain, GA

- Erosion Control Inspections



EDUCATION

- BS Civil Engineering - Louisiana Tech University 1983

Larry Genn PE

SITE PLAN REVIEW

Larry brings over 37 years of engineering, plan review and construction experience to the team. His experience includes design, project management, and construction related activities on private and public land development projects with associated storm water, sanitary sewer, and water system improvements throughout the eastern United States. Professional Engineer, GA: GSWCC Level II Erosion Control Certification #29457

PROJECT EXPERIENCE

Municipal Engineering & Site Review

- City of Avondale Estates, GA
- City of Chamblee, GA
- DeKalb County, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Lilburn, GA
- City of Norcross, GA
- City of Snellville, GA
- City of Sugar Hill, GA

Stormwater Drainage

- City of Avondale Estates, GA
- City of Berkeley Lake, GA
- Catoosa County, GA
- City of Clarkston, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Snellville, GA
- City of Stone Mountain, GA
- City of Sugar Hill, GA
- City of Suwanee, GA

2. KEY PERSONNEL



EDUCATION

- MS Civil Engineering, Trans. Eng., Georgia Institute of Tech. 1988
- BS Civil Engineering, Georgia Institute of Technology, 1986
- BS Architecture, Georgia Institute of Technology, 1984

Jeff Mueller PE

SITE PLAN REVIEW

Jeff has 33 years of experience in city and traffic engineering and site development. He has served city and county governments as an in-house city engineer, leading staff, providing technical support, performing plan reviews, and facilitating construction for infrastructure projects. He provides a wealth of experience in City, County, State and Federal infrastructure project management, funding, and permitting including Community Development Block Grants (CDBG) and Stormwater Utility Funds. Professional Engineer, GA: GSWCC Level 1B Certified Inspector: GSWCC Level II Certified Erosion Control Inspector

PROJECT EXPERIENCE

On-Call Plan Review Services

- City of Avondale Estates, GA
- City of Chamblee, GA
- City of Doraville, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Marietta, GA
- City of Pine Lake, GA
- City of Snellville, GA
- City of Stone Mountain, GA
- City of Suwanee, GA
- Gwinnett County Public Schools

City of Chamblee, GA

- Admiral Drive & Chamblee Tucker Road Sidewalk Project
- Peachtree Rd Rail Trail, Streetscapes, Ped. Bridge & Park
- Greenway Trail
- Malone Drive Comcast Streetscape
- Peachtree Blvd. Sidewalk
- Pierce Dr Drainage Study, Sidewalks, & Stormwater Outfall
- Paving Project 2018
- Keswick Park Restroom Facilities Improvements



EDUCATION

- BS Civil Engineering, Florida State University, 2004

Alisha Frydrych PE

SITE PLAN REVIEW

Alisha has 16 years of Civil Engineering experience in commercial site development with an emphasis on hydrologic analysis. She specializes in the design of stormwater management facilities, extended dry detention, micro-pool and permanent pool storm water ponds, sand filters, underground detention pipes, chambers and oil/grit separators. She has worked closely with local cities, counties, Georgia NPDES, Georgia DOT, Army Corps of Engineers and Norfolk Southern Railway in obtaining permits. Professional Engineer, GA: GSWCC Level II Erosion Control Certification #58922

PROJECT EXPERIENCE

Land Development Plan Review/Stormwater

- City of Avondale Estates, GA
- City of Berkeley Lakes, GA
- City of Clarkston, GA
- City of Doraville, GA
- City of Duluth, GA
- City of Dunwoody, GA
- City of Flowery Branch, GA
- City of Lilburn, GA
- City of Norcross, GA
- City of Snellville, GA
- City of Stone Mountain, GA
- City of Sugar Hill, GA
- City of Woodstock, GA
- Gwinnett County Public Schools

Streetscaping Improvements

- City of Jefferson, GA
- City of Lilburn, GA
- City of Ringgold, GA
- City of Woodstock, GA

2. CURRENT AND PROJECTED WORKLOAD INCLUDING REFERENCES

| Dates | Client | Contact | Projects/Services Rendered |
|----------------|--|--|---|
| 2013 - Current | City of Doraville doravillega.com | Chris Eldridge, City Manager 770.451.8745 | Code Enforcement Services, Community Development Department Staffing, Building Plan Review and Inspections, Site Plan Review and Inspections, Permitting, On-Call Planning & Zoning |
| 1998 - Current | City of Suwanee suwanee.com | Marty Allen, City Manager 770.945.8996 mallen@suwanee.com | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review, Building Inspection, Planning, Facility Assessment, On-Call Engineering, Water System Improvement |
| 2006 - Current | Gwinnett County Public Schools gwinnett.k12.ga.us | John Hodgson, Director of Construction 770.513.6855 x100 | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review |
| 2007 - Current | City of Snellville snellville.org | Jason Thompson, Community Development Director 770.985.3518 | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review, Inspections, Planning, Stormwater, Drainage, Water Master Plan, General Consulting |
| 2010 - Current | City of Sugar Hill cityofsugarhill.com | Kaipo Awana, Planning Director 770.945.6734 | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review, Detention Ponds, General Consulting, Program Management |
| 2013 - Current | City of Avondale Estates avondaleestates.org | Clai Brown, City Manager 404.294.5400 | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review, City Engineer |
| 2016 - Current | City of Chamblee chambleega.com | Jon Walker, City Manager 470.395.2310 jwalker@chambleega.gov | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review |
| 2016 - Current | City of Flowery Branch flowerybranchga.org | Rich Atkinson 770.967.6371 rich@flowerybranchga.org | Site Plan and Building Plan Review, Drainage, Hydrology and Erosion Plan Review, Code Enforcement |



3. UNDERSTANDING OF SCOPE OF WORK

Indicate your understanding of the scope of work by describing your firm's approach, including specific illustrations of the procedures to be followed.

CPL has a thorough understanding and will comply with all of the service delivery objectives, work activities, and deliverables requested in the RFP for Building Services for the City of Doraville.

2.1 Building Department Management

Applicants are to staff and manage the Building Department for the City of Doraville. Building services are housed within the Community Development Department under the supervision of the Director of Planning and Community Development.

We will provide staff and manage the Building Department for the City of Doraville under the supervision of the Director of Planning and Community Development as well as maintaining the City's established business hours and providing appropriate staff to perform any after-hours requirements. We will also provide the City with a primary contact who shall be available to the City in person or by telephone on a twenty-four (24) hour basis, seven (7) days per week.

The City of Doraville has an active commitment to customer satisfaction. A full range of services is expected, with close coordination and cooperation with the City's Quality of Life officers, Public Works and Police Departments, as well as DeKalb County's Fire Marshal's Office and other County departments as appropriate.

CPL offers the City of Doraville the highest level of leadership, creativity, and experience that this endeavor will require. To compliment our proposal team, we have a host of in-house specialists of whom we can engage to address any and every City-related need. We commit to provide the City of Doraville Building Inspectors with full responsibility to manage all Building Services staff as necessary and who will perform the services as described in the RFP.

Our proposed team has over 100 years of combined dedicated staff experience with another several 100+ years of corporate resources that are all just a phone call away. Our team consists of Building Inspectors, and experts in site planning, erosion control and stormwater services with years of experience in multiple jurisdictions. We also offer several Building

Inspectors with experience in Doraville and the surrounding areas. CPL staff is well-versed in Doraville's Codes and Ordinances, and are familiar with the City's businesses and people.

2.2 Building Inspections

Offerors are expected to perform all building inspection services offered by the City of Doraville, including inspections performed as part of the following:

- Land disturbance permits
- Commercial and residential building permits
- Issuance of Certificates of Occupancy (COs)
- Erosion control inspections
- Stormwater and other utility inspections
- Life safety inspections for Occupation Tax Certificates (OTCs)

CPL has been performing building, site, erosion control, life safety (OTC) and stormwater inspections for many cities in Georgia for over 25 years, and for Doraville specifically for the past 8 years. We have managed the city's administrative permitting processes, in which we issue permits, process fees, and issue certificates of occupancy for that long as well. We know the city, have kept it running well, and been responsive to applicant's needs. As customer service is an important city value, we do not need a transition plan or to learn new procedures, as we have created much of the current climate of responsiveness and service. We would be honored to continue serving the city and making improvements where possible.

2.3 Plan Reviews

Applicants are to perform all plan reviews required as part of building and permitting services offered by the City of Doraville. This includes, but is not necessarily limited to:

- Land disturbance permits
- Commercial and residential building permits
- Tree protection plans
- Tree removal permits
- Stormwater and other erosion control plans

CPL believes experienced engineers and architects are essential to efficiently and effectively ensure that applicant plans meet the city's ordinances. As its ordinances reflect the city's values, this process is important. Most of our professionals have at least 20 years of experience and are registered in their respective disciplines. We know the codes because we have designed the systems and structures that others are bringing to us for review. Indeed, we

3. UNDERSTANDING OF SCOPE OF WORK

participated in creating many of the ordinances that have been adopted by Doraville. Our staff regularly uses the building code to design new buildings and renovate old ones. When Rich Edinger was working for a county government early in his career, he helped write the first stormwater design manual and water quality regulations in Georgia. He has gone on to design projects using the new code. This experience gives insight into the nature of these types of regulation, from which Doraville has and can continue to benefit.

Tell us about your firm's experience, background, staff capabilities, and examples of work, where your work will actually take place, and why the City should hire your firm.

About our firm and our staff

CPL's approach to providing high quality services starts with its people, and the culture we have been intentionally building as we grow. We recruit people that are excited about doing the job and then provide the training, tools, and educational support to help them perform at their best. Our core values are ingenuity, inspiration, integrity, collaboration, family, and fun.

CPL is an organization that is highly focused on customer service, radiating a gracious attitude that attracts a high level of trust. We tend to be polite and friendly, always attempting to do the appropriate thing. Whether public or private, large or small, our firm seeks an element of "family" in its culture. We want the people in our firm to be included and involved, encouraging social connections and support among team members.

CPL has a strong emphasis on service to the community as we seek to benefit others in a practical way. Our organization sees itself as a trustee for the core values we mentioned above. We listen well and pay close attention to customer needs, adapting services and products as necessary to provide the right results.

A keen sense of what is appropriate is evident at CPL. We view ourselves as an institution with very high standards and a superior level of integrity. We guard our reputations and we always honor our word.

- We make decisions based on **values** and their **impact** on people.
- We focus on information that is **factual, real** and **current**.
- We are energized by the outer world of **people** and **activity**.
- We prefer a **structured, organized** and **planned** environment.

Examples of Work, Where work will take place, why the city should hire CPL

CPL is always open to practices that increase efficiency and lower costs. We'd like to share with you the current things we are doing to promote the efficiency and minimize the cost of our Building Services efforts:

CPL has performed the building plan and site plan reviews, stormwater and tree permit reviews, and building and site inspections detailed in the RFP for Doraville for the past 8 years. We have managed the business side of the Planning Department's permitting operations with a focus on customer service. We have institutional knowledge of the city and have integrated code enforcement and building inspections processes such that regular communications occurs between these different functions. Together, we have condemned dangerous buildings, worked to facilitate property redevelopment, recommended code changes, and shut down boarding houses.

Our work under this contract includes:

- Regularly inspecting new construction for compliance with the building code.
- Inspecting existing buildings for Occupation Tax Certificate renewal.
- Performing Building and site plan review.
- Working with code enforcement on special projects that span each discipline.
- Suggesting code changes to better protect the community.

This takes place in both the city and our offices in Chamblee and Suwanee, GA.

3. UNDERSTANDING OF SCOPE OF WORK

The City should retain CPL to provide these services because:

- We have institutional knowledge of the city and its processes and procedures.
- We strive for good customer service and to make improvements where possible.
- We are experts in our respective fields and have successfully integrated different specialties to solve thorny problems.
- We are dedicated to Doraville and its values.

Going forward, we propose to continue all the efforts described above. As cost savings measures are identified, contract modifications would be appropriate so that the city can realize savings.

Why the CPL Team?

Municipalities across Georgia State are searching for better and more efficient ways to do business. Municipal leaders are taking steps to improve fiscal stability, consolidate services and identify ways to make service delivery more effective. No option is off the table when it comes to reconciling limited resources with high expectations for public services.

It is within this framework that CPL has developed a better model for providing professional consulting services to our municipal clients. Our approach is based on a unique business structure that facilitates the provision of professional services on an as needed basis.

We have partnered with dozens of municipalities under this type of agreement. It is an arrangement that continues to set us apart from our colleagues at other professional firms. We have fine tuned our ability to match staff resources with client needs on a project by project basis. We deliver focused personal attention through our capable and energetic staff.

Our goal is to develop an enduring relationship with our clients, one that will keep you on a path for sustainable success. We are confident that our experience and staffing make us best suited to meet your design needs now and in the future.

CPL has a long-standing commitment to quality and excellence. We are responsive to the client's needs and the project schedule and have demonstrated a willingness to take the extra steps needed for a successful project.

CPL listens to our needs and consistently works hard to meet budgets and schedules. They have the experience and knowledge to identify issues before they become a problem and opportunities while there is still the ability to take advantage of them. Over the last 20 years, no consulting firm has played a larger role in the success Suwanee has enjoyed than CPL.

Josh Campbell
Director of Planning & Inspections
City of Suwanee

Our firm's strengths include:

Experience With Doraville

CPL has been working with the City of Doraville since 2013 providing professional services on multiple City projects over the past eight years. We know your process and greatly value the working relationship we have with you.

Full Service Capabilities

We are a full service engineering and architecture firm with licensed professional engineers on staff. Our team will address all aspects of the project.

Cost Structure that Promotes Efficiency

We have a history of providing high-quality services in an efficient and cost-effective manner. Our cost structure allows us to provide our clients with an exceptional service at a fair and reasonable cost.

Proximity to and Familiarity with each Project

With locations in Doraville and Chamblee we can facilitate face-to-face communication throughout the course of each assignment and we can be at any given job sites within minutes.

4. SIMILAR PROJECTS AND REFERENCES

FIRM'S INVOLVEMENT WITH SIMILAR PROJECTS

CPL started providing privatized services with the City of Suwanee in 1998. Today we service the Cities of Doraville and Chamblee in the same capacity and on multiple contracts. This is a testament to the emphasis we place on building strong relationships with our clients.

CPL currently provides building services and municipal privatized services for numerous municipalities in the metro Atlanta area such as Avondale Estates, Flowery Branch, Winder, Acworth, Suwanee, Sugar Hill, Snellville, and the Gwinnett County School System. Please refer to the following pages for our relevant experience and references.



City of Dunwoody

Code Enforcement and Community Development Services

Location: Dunwoody, GA
Client: City of Dunwoody
Completion Date: 2008-2020
Reference: Michael Starling,
Economic Development Director,
678.382.6700

The City of Dunwoody became one of the state's newest chartered cities in December of 2008, following the citizens voting 81% in favor of its inception. CPL was awarded the role of providing Community Development services since the beginning, furnishing consecutive terms with staff to perform the daily functions of the department, including Code Enforcement, Planning & Zoning, Site and Building Inspections, Plan Review, Economic Development, GIS, and Permitting. CPL is responsible for working with City Council, Boards and Commissions, the development community and the citizens of Dunwoody to guide growth and achieve the city's vision for the future.

The CPL Plan Review and Permitting staff members are responsible for reviewing all land disturbance and building plans to ensure they are compliant with all local, state and federal regulations prior to the project being permitted.

The CPL Planning & Zoning staff members are responsible for the creation of the City's Zoning Ordinances, Sign Ordinances, Tree Ordinances, Land Use Map, GIS, and the Zoning Map. The staff also administers the Zoning Board of Appeals, Planning Commission, Community Council and the Sustainability Commission. Additionally, CPL staff is responsible for ensuring compliance with the EPD's Water Quality Unit and the DeKalb Soil and Water Conservation District.

The City was recognized as a Tree City USA community, and has received several awards including the Green Communities Gold Level Certification from the Atlanta Regional Commission and Georgia Planning Association Award for Outstanding Plan Implementation.



City of Doraville

Building Plan Review and Inspections

Location: Doraville, GA

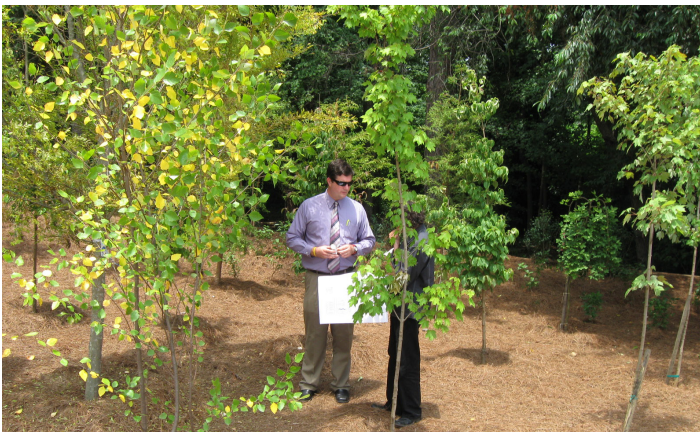
Client: City of Doraville

Completion Date: 2013 - Ongoing

Reference: Chris Eldridge, City Manager
770.451.8745

CPL provides Code Enforcement Services, Community Development Department Staffing, Building Plan Review and Inspections, Site Plan Review and Inspections, Permitting, On-Call Planning & Zoning for the City of Doraville. We also act as City Engineer. Our team has been instrumental in the permitting and building

inspections for the redevelopment of the Assembly area, the General Motors automobile factory that is being revitalized as corporate and mixed-use development. CPL has also facilitated the permitting, building inspections and code enforcement for the new Tax Allocation District after the re-annexation of Doraville.



City of Chamblee

Unified Development Code Update

Location: Chamblee, GA

Client: City of Chamblee

Completion Date: 2017- current

Reference: Jon Walker, City Manager;
470.395.2310

When we began our services staffing the Planning and Development Department for the City of Chamblee at the beginning of 2017, there were a lot of visions and policies the City was doing right—sound and groundbreaking planning practices were important to City leadership. Though, the tools available for implementing those practices needed some work. Our team collaborated with City officials and members of the public to perform a wholesale rewrite of the Unified Development Code. While we were able to preserve many aspects of the code, there was a still need for reorganization, cross referencing, and simplification that took place during the six-month process. We tackled the rewrite by breaking it into six parts and presented each part to City Council until it culminated in the final adoption. A critical component of the rewrite, we worked with Laurel Henderson, Esq, a renowned zoning and land use attorney to ensure our recommendations would be Constitutional and legally defensible, even before they were presented to City Council for review.

As part of our services to the City of Chamblee, CPL staff develops recommendations to the City Council for updates to the Unified Development Ordinance (UDO) annually. Because of the initial effort to update the UDO, those recommendations are limited to small clarifications, typical of an ordinance maintenance process.



City of Lawrenceville

Code Enforcement Services, Building Inspections and Sweeps Program

Location: Lawrenceville, GA
Client: City of Lawrenceville
Completion Date: 2014 -2017
Reference: Josh Ferguson,
678.518.6000

Clark Patterson Lee provided Code Enforcement, Building Inspections, and the Sweeps Program for the City of Lawrenceville, the County Seat of Gwinnett. One of the biggest challenges for Code Enforcement was enforcing compliance with older businesses and homes in a diplomatic fashion. The established residents are not “grandfathered” in as compliant and have to uphold property maintenance standards, sign regulations, land use, zoning, and outdoor storage for example. To assist in compliance, CPL provided education for the citizens and business owners prior to corrective measures with Code Compliance Advisory Notices. This allowed the community and the City to work together to achieve the requirements and standards set by the City Council.



5. LITIGATION

Over the past ten years, there have been no litigation matters or arbitration proceedings that have resulted in any finding of negligence or professional malpractice (or award of damages) on the part of CPL in connection with the firm's professional work.



6. REQUIRED FORMS AND ADDITIONAL INFORMATION

APPENDIX C

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION


By executing this affidavit under oath, as an applicant for a City of Doraville, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Doraville Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit [circle one] for: Richard J. Edinger, PE, CFM, Vice President
[Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity]

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.



Signature of Applicant

9/30/2021

Date

Richard J. Edinger, PE, CFM, Vice President
Printed Name

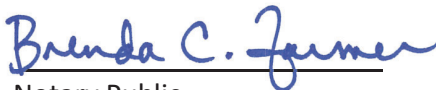
SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

30th DAY OF Sept., 2021.

*

Alien Registration number for non-citizens



Notary Public

My commission expires:

*Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien," legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below.

6. REQUIRED FORMS AND ADDITIONAL INFORMATION

Attributes, Special Capabilities, Techniques or Resources

Clark Patterson Lee (CPL) has been an industry leader in Georgia for over 25 years. We have managed major multi-disciplinary projects aggressively, and this has led to a reputation for meeting budget and schedule commitments. Our experience in providing building services to local governments such as those described in our relevant experience has been consistently positive, resulting in solid client references. We have demonstrated our ability to complete our assignments on time and on budget over and over again with minimal client oversight.

Principal-Led

Every CPL contract is personally directed by a principal/owner of our firm. With their professional reputation and personal integrity on the line, our principals have genuine ownership in the success of every contract and project. Rich Edinger, PE, CFM will provide this leadership throughout the life of the contract to ensure continuity, meaningful collaboration and clear communication with the City of Doraville staff and city departments. Teamwork and communication are critical attributes that we bring to every community that we serve. We intend to exceed your expectations in all areas of services that we provide to the City of Doraville.

Specialized Team

All of the Clark Patterson Lee team members are dedicated to providing quality, cost-effective professional services that lead to practical and innovative solutions. We always provide these services in a prompt and responsible manner based on sound business and construction practices.

CPL has served numerous local governments with building services and code enforcement. Our staff is familiar with commercial and residential construction, land development and hydrology. We understand your need to secure the services of a quality firm to perform Building Services. CPL is fully committed to providing the City of Doraville with the most qualified team that will continually respond to your ever-changing needs. We understand your commitment to providing your community with top-level service and the City of Doraville can rely on our accurate, timely reporting of KPI's (Key Performance Indicators) so we can manage the workflow and city expectations.

Because CPL is a full service design firm, we have on staff specialized engineers and architects available when needed. This includes 45 LEED certified staff, 72 licensed engineers and 64 licensed architects. CPL has more than 10 local engineers on staff that are Certified Design Professionals in Georgia Soil and Water Level II, which enables them to review erosion, sedimentation and pollution control plans for compliance with the city's erosion and sediment control ordinance..



CONTACT:

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Vice President

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