



FIRM PROFILE



The firm was restructured in 2013 and founded in 1999 by Principal Tim Pocock and was previously known as BP & Associates, Inc. PDS, Inc. is a full service mechanical, plumbing, and fire protection engineering firm specializing in K-12, Community College, University, Student housing, Modernization Parking Structures and new construction projects, as well as Municipal/Retail and other types of projects. PDS provides a comprehensive scope of consulting services from the initial program development phase through the completion of the projects construction administration.

The PDS staff brings a combined experience of over 150 years in the engineering and construction industry from the key members of the firm. Our specific areas of expertise include engineered design of complex HVAC, plumbing and fire protection systems from project inception through final construction commissioning. This expertise encompasses new, retrofit, and modernization projects.

LEADERSHIP

Tim Pocock, Principal

Andrew Gossman, Associate Principal

Innovative Sustainable Engineering

Providing the needs for the client

Energy Conservation

Construction Oriented Leadership

Building Information Modeling (BIM) Expertise

SBE firm

Where Commitment, Expertise and Innovation come together

3 Peters Canyon Suite 100, Irvine, CA 92606

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FIRM SERVICES

Energy conservation:

System Options Analysis for Optimal Energy Efficiency
Life Cycle Cost and Payback Analysis
State and Utility Company Energy Grants and Rebate Program Assistance
Assist in Green Building Design in including LEED

Fire Protection:

Fire Protection Systems
Stand Pipes Systems
Fire Pump Design



PDS, Inc. provides innovative engineering by staying abreast of the best technology that the industry has to offer. This approach means the most appropriate technology is selected and applied to each project, seeking the best balance of construction budget, potential utility rebates, projected energy savings, ease of maintenance, and foremost, the individual needs of the client. We utilize BIM Revit MEP software and Autocad to prepare our drawings along with many other engineering tools. The following is a list of our services.

Heating, Ventilating and Air Conditioning:

Unitary Cooling And Heating Systems
Central Plant and Thermal Energy Storage
Central Steam Heating Systems
Laboratory / Clean Room Systems
Building Energy Management Controls
Commercial and Residential Title 24 Energy Compliance Calculations

Plumbing:

Domestic Plumbing Systems
Medical Gas Systems
Laboratory / Clean Room Systems
Fire Protection Systems
Fuel Oil Systems
Industrial Piping Systems
Septic Systems

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SUSTAINABILITY

Sample Project Mechanical Sustainable Features:

- Passive ventilation strategies
- Displacement ventilation for common areas
- High Efficiency chillers with oil-less magnetic bearings
- Optimized chiller plants with heat recovery for domestic hot water heating
- High efficiency condensing heating boilers
- Chilled beams
- Variable Speed Drives for all motors
- Integrated optimized controls
- Ultra low flow urinals
- Dual (low & high) flush toilets



PDS, Inc. takes pride in our creative and innovative solutions for projects. This includes implementing project-appropriate systems that sustainable yet yield the highest rate of return for the client. As of recent, several sustainable features have been and are being implemented on MOB projects as listed. All projects have energy models performed to optimize efficiency and a LCCA (Life cycle Cost Analysis) was completed to support features proposed.

In addition, our office has assisted with over 40 projects involving the Savings by Design Program with SCE.

SERVICES PROVIDED

- Energy Modeling
- Life Cycle Cost Analysis
- LEED Analysis
- Energy Star Compliance
- Utility Company Rebate Programs (Savings by Design)
- High Performance Schools (HPS)
- Cal Green Compliance

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OUR OVERALL APPROACH TO SUSTAINABILITY

Macro versus Micro

Each building component is part of a much larger building, site and community. The macro perspective or 'Zooming-out' often gives us the perspective we need to provide the appropriate solution. We can then micro-analyze or 'Zoom in' to implement the appropriate details.

Build Smart

Every planning and design choice should have a reason grounded in sustainability, every building or campus component should have a purpose, every detail should be necessary to the entire building or campus..

Enhance User Experience

Every feature should enhance the experience of all the building users on a daily basis.

Create Value

The process should create value for all invested in each project.



Results

Provide the true costs and benefits to the owners, maintenance staff, and users.

PDS, Inc. has made sustainability a part of everything we do, not only in our work, but also within our company culture. Here are the basic principles we use to guide our work and inform those we serve about the sustainable planning, design, and construction process.

Interaction:

Emphasis on the two C's: Communication and Collaboration. These are key components of the sustainable planning and design process. Effective and continuous interaction between the design team members including the architects, landscape architects engineers, contractors, and ultimately, the users and maintenance personnel will ensure a successful project.



Minimize

Minimize your environmental footprint.

This includes:

- Conserve natural resources
- Reduce energy consumption
- Reduce water consumption
- Generate less pollution and greenhouse gas emissions

Challenge the Status Quo

Never settle or accept the status quo. Keep exploring all options.

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LEED Experience



Sample LEED Projects:

Goleta MOB, LEED Certified
Kaiser Permanente MOB Tustin Ranch (LEED Equivalent)
California State University-Sacramento Student Housing (LEED Silver)
UC Irvine Verano Place Student Housing (LEED Gold)
UC Davis West Village Student Housing (LEED Silver)
West Los Angeles College Facilities Maintenance Operations Center (LEED Platinum)
Rubidoux Water District Headquarters (LEED Silver)
Edison Chino Air Operations Headquarters (LEED Gold)
Allan Hancock College Nursing Facility (LEED Certified)
Allan Hancock College Public Safety Complex (LEED Certified)
Chino Fire Stations No. 1 & 7 (LEED Gold)
Fontana Court House (LEED Certified)
Fremont Fire Stations No. 2 & 11 (LEED Silver)
San Mateo Fire Station No. 23 (LEED Silver)
Greenhaven Pocket Library (LEED Silver)
Paramount High School (LEED Certified)
Redondo Beach High School (LEED Certified)
Scottsdale Fire Station No. 1 & 8 (LEED Platinum)
Woodcrest Library (LEED Certified)

PDS, Inc. prides ourselves in creative and innovative solutions for our projects. This includes implementing project-appropriate HVAC and plumbing systems that are very energy efficient yet yield the highest rate of return for the client. Over the years we have helped deliver over 30 LEED projects ranging from LEED Certified to LEED Platinum. Our approach from assisting the owner and architect in conceptualizing the building to analyzing and selecting the HVAC systems has proved to be successful for numerous projects.

LEED SERVICES PROVIDED

Building Energy Modeling to optimize performance to meet or exceed latest ASHRAE 90.1 standard

Indoor Air Quality Analysis to meet or exceed latest ASHRAE 60.1 standard

Indoor Thermal Comfort Analysis to meet or exceed latest ASHRAE 55 standard

Water Efficiency Analysis

Renewable Energy Analysis

Innovative Design

Commissioning

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KAISER EXPERIENCE

Medical Office Building:

Kaiser Permanente Tustin Ranch MOB
Kaiser Permanente Cerritos MOB
Kaiser Permanente Coastline Harbor City Medical Office Building 3-story Tenant Improvement
Kaiser Permanente Bellflower MOB Fire Alarm and Stairway Upgrades
Kaiser Orange County Medical Office Building ADA Upgrades including:
 Brea MOB
 Chapman MOB
 East Street MOB
 Euclid MOB
 Garden Grove MOB
 La Palma MOB
 Orange Pavilion MOB
 Tustin/Santa Ana MOB
 Yorba Linda MOB
Kaiser South Bay Region Medical Office Building ADA Upgrades
 Kaiser Lomita Mental Health Medical Office Building ADA Upgrade
 Kaiser Long Beach Medical Office Building ADA Upgrade
 Kaiser Gardena Medical Office Building ADA Upgrade
Kaiser Mission Viejo MOB Nurse Clinic IDIQ Remodel Mission Viejo, CA
Kaiser Mission Viejo MOB Urgi-Center Remodel, Mission Viejo, CA
Kaiser Euclid MOB Behavioral Health Remodel Anaheim, CA
Kaiser Culver Marina MOB HVAC Retrofit

PDS, Inc. has worked on numerous Kaiser Permanente facilities, through out southern California. Such projects include; medical facilities, HVAC upgrades, central plant upgrades, remodel projects, and MOB facilities. The following is a partial list of our Kaiser Permanente experience.

Other Kaiser Experience:

Kaiser Permanente Culver Marina Pulmonary Rehab Renovation, Culver City, CA
Kaiser Permanente West LA Orthopedic Renovation Los Angeles, CA
Kaiser Permanente T1421 Sherman Way Walk-in Refrigeration Equipment Replacement Los Angeles, CA
Kaiser Permanente 100 South Los Robles, Pasadena CA Tenant improvements for 1st through 6th floors
Kaiser Permanente Walnut, Glendale California Tenant Improvements for 2nd though 5th floors
Kaiser Permanente East Annex Tenant Improvements, Glendale, CA



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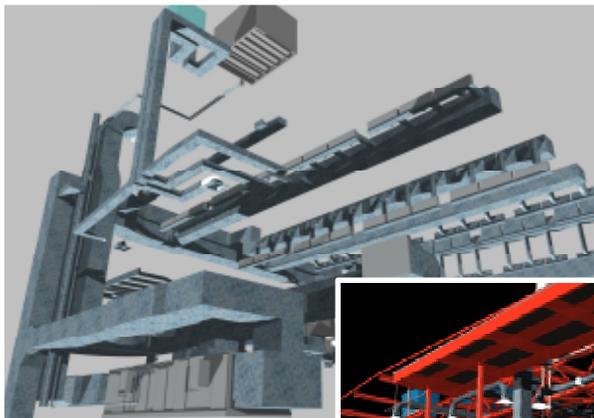
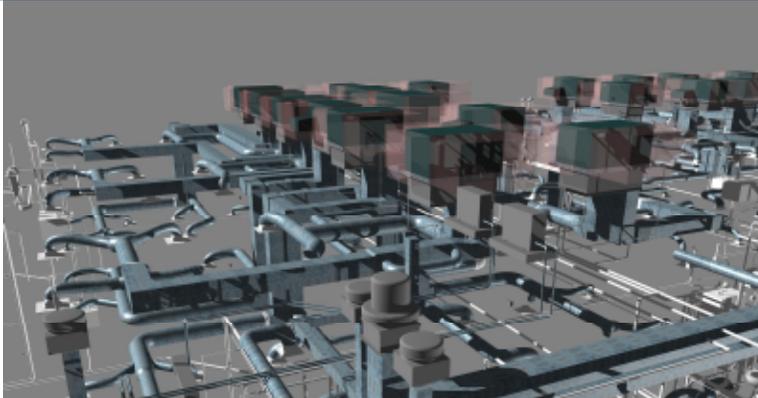
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BIM (Building Information Modeling)



PDS, Inc. is a fully committed to implementing BIM into the design process. We have been preparing project in BIM since 2007 and have developed over 40 projects of various complexities utilizing BIM Autodesk Revit MEP in conjunction with Navisworks. We have found this to be a very important visualization tool as well as help with conflict resolution in the early stages of design. PDS has assisted in the interfacing process with contractors and owners using the 4D and 5D aspects of BIM for scheduling, project optimization and cost. Our firm has invested over four years in developing and customizing the BIM process in our office and has provided intensive training to our staff. For many of our clients, BIM has been accepted as the project standard method of implementing our design in the Integrated Project Delivery (IPD) process.

Notable BIM Experience:

Kaiser Permanente Tustin Ranch MOB, Tustin, CA
UC Davis West Village Student Housing, Davis, CA
UC Irvine Verano Place Student Housing, Irvine, CA
Monte Cedro Senior Living, Altadena, CA
Allan Hancock College Nursing Facility, Santa Maria, CA
Coronado Elementary School, Coronado, CA
Lincoln Elementary School, Paramount, CA
Elementary School #12, LAUSD, CA
Quail Hill Community Center, Irvine, CA
Redondo Union High School, Redondo Beach, CA

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HEALTHCARE



PDS, Inc. has engineered a multitude of healthcare facilities including renovations. Such designs include patient areas, recovery areas, procedural rooms, radiology (fluoroscopy, x-ray, MRI, angiogram) exam rooms, pharmacies and laboratories. Upgrades to complex HVAC systems as well as medical gases, and central plant facilities. Our core of engineers are well versed in OSHPD requirements, and NFPA 99 Guidelines. In addition, PDS has engineered numerous MOB facilities throughout California. With an array of healthcare experience and expertise, PDS can provide the proper engineering services for any healthcare project.

Healthcare Clients:

Kaiser Permanente
Loma Linda University Medical Center
St. Mary's Hospital, San Francisco CA
UCI Medical Center
Riverside County
Glendale Memorial Hospital
Western Medical Center

Loma Linda University Med. Center, Emergency Bldg.
Expansion, Loma Linda, CA

Kaiser Permanente, Lakewood Hospital Miscellaneous
Remodels, Lakewood, CA

St. Mary's Hospital Remodel, San Francisco CA

Various MOB Facilities for Kaiser Permanente throughout
California

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DESIGN BUILD



Sustainable Design



PDS, Inc. has engaged in many design-build joint ventures over the past years. With over 10 design build projects of various complexities and sizes, PDS is fully comprehensive in the design build process. We recognize the value of teamwork and understand our clients needs in these endeavors.

Design Build Experience:

- Cal State Fullerton Parking Structure
- Correction Facility for the Sate of CA, Dept. of Corrections, McFarland, CA
- Time Warner Data Center, Costa Mesa, CA
- University of Irvine, Student Housing Verano Place, Irvine, CA
- Paseo Colorado Development
- San Diego County Operation Center Parking Structure
- Trilogy at Glen Ivey Golf Clubhouse Building "D"
- St Joseph MOB Parking Structure

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DESIGN ASSIST



PDS, Inc. has engaged in design-assist ventures over the past few years, and is fully familiar with the process. We recognize the value of teamwork and understand our clients needs in these endeavors. As the engineer-of-record, we are an integral member of the project team.

Our Understanding of the Design-Assist Process:

At the design development stage of the plans, after the CM at Risk and sub-contractors are on-board, our goal is to convey the design aspects of the project to these team members. This process is usually accomplished through a review process where our staff responds to design review comments and recommendations from the CM at Risk and sub-contractors.

From this point on, any design changes are communicated by us to all team members. We review and update the BIM model for information exchange and recommend modifications with extensive input from CM at Risk and sub-contractors.

We review construction budgets and attend budget review meetings as needed. During the process we will validate the budgets as being adequate.

Submit documentation for building permits upon completion of adequate documentation. At this time, the documents are handed off to the sub-contractors for final completion.

Sub-contractors will generate the final BIM model for approval from design team for fabrication.

Attend pre-construction and construction schedule meetings and provide input as necessary during the construction process. All changes are reviewed by us with recommendations made as needed.

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HIGHER EDUCATION



PDS, Inc. has engineered an array of higher education projects for reputable colleges and universities in California. Projects range from new facilities to modernizations and central plant upgrades. In addition, PDS has also engaged in various student housing projects and have generated MP design utilizing BIM.

Mtn. San Jacinto College Menifee Campus, Technology Center.
Cal state University Long Beach Nursing Education Facility
Mtn San Antonio College HCC & ESL Building
Mtn San Antonio College Gym Building
Mtn San Antonio College Design Technology Center
University of California San Diego, Gilman Office & Parking Facility

Higher Education Experience:

Cal State University Long Beach, CA
Cal Poly Pomona, CA
Cal State University San Jose, CA
Cal State University San Marcos, CA
Cal State University San Bernardino, CA
University of California San Diego, CA
Chaffey College, CA
Mount San Antonio College, CA
Menifee Community College, CA

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MUNICIPAL FACILITIES



PDS, Inc. has performed work for over 13 counties and cities throughout southern California. The projects include; Libraries, Courthouse, Animal Facilities, Correctional Facilities, Fire Stations, Rec Centers, and Administration Facilities. Below is a partial list of some of our projects.



Municipal Facilities Experience:

Mentone Senior Center and Library, San Bernardino, CA

Fontana Courthouse Expansion and Remodel, Fontana, CA

Woodcrest Library, Riverside, CA

Coachella Valley Animal Campus, Coachella, CA

California State Correctional Facilities, Adelanto & McFarland, CA

Robbie Waters Pocket-Greenhaven Library, Sacramento, CA

Orange County Public Library, Cypress, CA

City of Glendale Adult Recreation Center, Glendale, CA

Riverside County Sheriff Hemet Station, Hemet, CA



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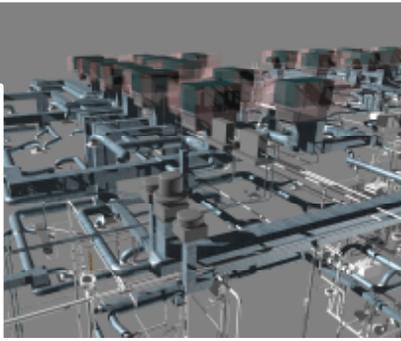
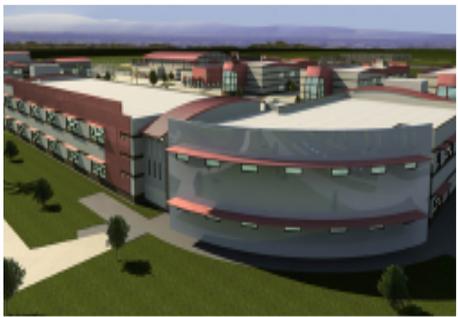
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K-12 PROJECTS



PDS, Inc. has engineered an array of K-12 projects throughout the state of California. The projects range from new construction to modernizations, and needs assessments. We are very familiar with the DSA requirements and knowledgeable with K-12 construction requirements. We have worked for over 60 school districts from San Diego to Sacramento and including two of the largest school districts in California LAUSD and LBUUSD.

K-12 Experience:

Corona Ranch Elementary School, Corona-Norco USD, CA

Calavera Hills K-8 School, Carlsbad USD, CA

Wilson Elementary School, Los Angeles USD, CA

West Contra Costa Unified School District Master Planning, CA

Lisa J. Mails Elementary School, Murrieta USD, CA

Colton High School No. 3, Colton USD, CA

Heritage High School, Perris USD, CA

El Cerrito High School, El Cerrito USD, CA

Beverly Hills H.S – Sci. & Tech. Center Modernization, Beverly Hills USD, CA

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OFFICE BUILDING AND TENANT IMPROVEMENTS



PDS, Inc. has designed numerous office building facilities as well as tenant improvement projects throughout southern California. Projects range from new construction to large and small TI. With our vast experience and expertise in this market, PDS can provide quality engineering services for any office building project.

Office Building & TI Experience:

Airport Corporate Center, Rancho Cucamonga, CA

Dupree Business Park, Chino, CA

JLC New Office Modernization, Costa Mesa, CA

La Verne Business Center, La Verne, CA

Numerous Office Buildings for SCE

Bear Sterns, Los Angeles, CA

Montebello Metro Center, Montebello, CA

PacifiCare, Cypress, Santa Ana, Anaheim and Costa Mesa, CA

Notable Projects:

Riverwalk Office Building, Riverwalk, CA

Foothill Corporate Plaza Ph. II & III, Foothill, CA

Marina Towers, Torrance, CA

Park Natomas Business Center, Sacramento, CA

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PARKING STRUCTURES



PDS, Inc. has provided mechanical, plumbing, and fire protection engineering services for various parking structure facilities. We have engineered storm drain, sub-soil drainage with sump pumps, combined standpipe fire protection system with fire pump, CO2 sensor controlled exhaust ventilation systems. In addition, PDS has also provided air conditioning and plumbing systems for retail areas, including restrooms within the parking structure complex.



Parking Structure Experience:

Anaheim Entertainment Complex, Anaheim, CA

Cal State Fullerton parking Structure No. 1, Fullerton, CA

Cerritos Parking Structure, Cerritos, CA

City of Glendale Parking, Glendale, CA

Santa Ana Civic Center Parking Facility, Santa Ana, CA

St. Joseph MOB Parking Structure New Construction, Orange, CA

UCSD Gilman Drive Parking Facility, La Jolla, CA

Warner Brothers Forest Lawn Parking Structure, Burbank, CA

San Manuel Indian Bingo & Casino Parking Structure Phase II, Highland, CA



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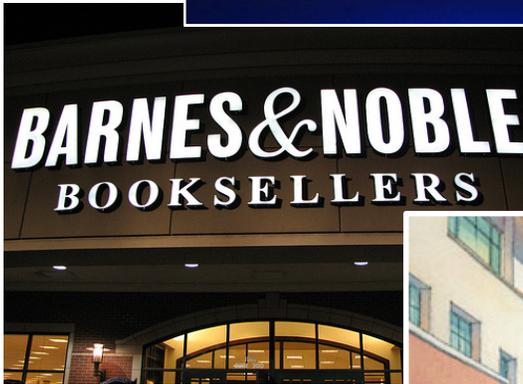
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RETAIL FACILITIES

SEATTLE
PREMIUM OUTLETS®



PDS has designed various retail facilities throughout the state of California, and have designed retail facilities in the state of Texas and the state of Washington. Below is a list of retail project experience.

Design Build Experience:

- Armstrong Gardens, Carlsbad, CA
- Barnes & Nobles, San Jose, CA
- Brookhurst Retail Center, Anaheim, CA
- Glendora Shopping Center, Glendora, CA
- Old Navy, San Jose, CA
- Paseo Colorado Mixed Use Redevelopment, Pasadena, CA
- Round Rock, Outlet, Round Rock, TX
- Seattle Premium Outlets, Seattle, WA

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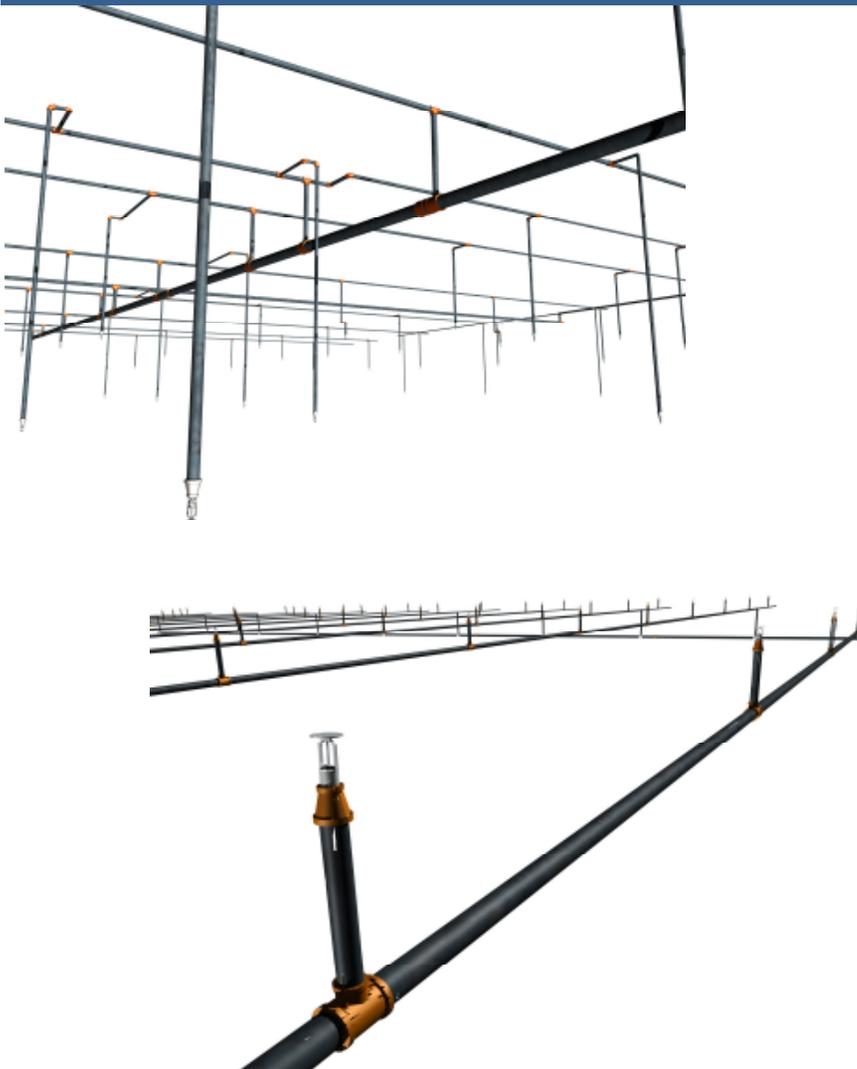
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FIRE PROTECTION



PDS, Inc. has engineered many fire sprinkler systems for a multitude of facilities. Such facilities include; commercial, healthcare, hospitality, federal and institutional. In addition, we have worked directly with reputable architects and contractors within the southern California area. Our fire sprinkler engineer has over 20 years of experience in designing fire sprinkler systems. We utilize the latest software, HydraCAD, HydraCalc, and have produced several BIM fire sprinkler projects.

Fire Sprinkler Experience:

Nokia Live Event Center, Los Angeles, CA

Kaiser Hospital, Downey, CA

LAPD Emergency Operations Center, Los Angeles CA

Long Pointe Hotel, Rancho Palos Verde, CA

LAUSD Projects, CA

Glendale Unified School District Projects, CA

Clarke Construction

Turner Construction

Hensel-Phelps

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