

STEPHEN J. DOLIM

ARCHITECT, AIA, CASP, ICC ACCESSIBILITY PLANS
EXAMINER/INSPECTOR, REGISTERED CONSTRUCTION INSPECTOR-ADA,
CASI & LEED A.P.

PRESIDENT | STEPHEN J. DOLIM, ARCHITECT, INC.



Steve provides 45 years architectural, construction, and development experience to the team including over 14-years focused on accessibility. Steve has performed in the traditional Design-Bid-Build; Design-Build and Fast-Track Design-Build Construction Management formats.

As past Chair of the California Commission for Disability [CCDA] Checklist Committee, Steve led team of esteemed industry accessibility experts to research and pioneer the establishment of the progressively phased checklist method of accessibility plan/field inspections. The purpose, as tasked by the State Legislature, was to improve the construction industry track record for completing accessible features within construction projects.

Steve created AIA Continuing Education video course: Accessibility Inspection Processes; and developed a proprietary software for logging accessibility inspection data. He also served five-years on the Board of Certified Access Specialist Institute as a founding member; and served for the 2010 & 2013 code cycles on Accessibility Advisory Committee for CA. Building Standards Commission. Presently, Steve serves on the DSA's CASp Subject Matter Expert Panel and in 2020 on the DSA's Statewide Panel for Detectable Warning Research clarify usage.

YEARS WITH FIRM

15 years with Stephen J. Dolim, Architect Inc.

46 total years of experience

EDUCATION

B.S. Architecture, with Honors, California Polytechnic State University at San Luis Obispo, CA

Master in Business Administration, University of California at Berkeley, CA

REGISTRATION/LICENSES

Architect C-12,662, CA

CA Certified Access Specialist (CASp) #138

ICC certified Plan Examiner/Accessibility Inspector #8042388-21 International Code Council

Registered Construction Inspector #6047 American Construction Inspectors Association

TITLE II & III ENTITY PROJECTS OF SIGNIFICANCE – OFFICE, RECREATIONAL & RETAIL:

Park Tower at Transbay (45-Stories), 250 Howard Street, San Francisco, CA

766,745 s.f. / \$400,000,000 / Accessibility Consultant for Development Manager & C.M. Team

Principle in charge as accessibility consultant to both Design-Bid-Build Team and its Development Management Team for multi-team member accessibility plan review, field verification during construction and proposal pending for accessibility-related final punch list inspections. Retained by RSC-Engineering and Project Management Advisors, Inc.



Snowflake, Inc. Offices, 450 Concar Drive, San Mateo, CA

190,000 sf / \$4.75 Million Alteration @ 4-story office w/ 3 level parking garage – Accessibility Consultant

Principle in charge of accessibility evaluation of in-place condition relative to CBC 11B-202.4 Path of Travel to 3 different areas of alteration and prepare CBC 11B-202.4 Parking P1 accessibility upgrade improvement plans.



Ritz Carlton - Lake Tahoe, 13031 Ritz Carlton Highland Court, Truckee, CA

Approximately 7,500 sf for Market & Spa Alterations / 6 story Hotel w/ 3 level garage – Accessibility Consultant

Principle in charge of accessibility evaluation of in-place conditions relative to CBC 11B-202.4 Path of Travel to 2 different areas of alteration and prepare CBC 11B-202.4 compliance evaluation and report.

Presidio Tunnel Tops Project, San Francisco, CA

14 -acre Park on top of Highway 101 Tunnel. Accessibility Consultant retained by Swinerton Builders for stair construction consultations.

Principle in charge of accessibility evaluation of in-place condition relative to ABA-with Accessibility Guidelines for Outdoor Developed Areas, PROWAG & International Building Code.



Yerba Buena Gardens Conservancy, San Francisco, CA

Prepare on-site assessment and accessibility requirements for new dog parklet & raised planters.

Mt. Shasta Mall, Redding, CA

650,000 s.f. / Confidential Budget/ Accessibility Consulting for Mall Ownership preparing Enclosed Mall, Parking Area and Management Offices CASp Reports.

Crocker Village Shopping Center, Sacramento, CA

90,000 s.f. / Confidential Budget / Accessibility Consulting for Petrovich Development Company during common area construction & CASp Report.

Woodland Gateway Shopping Center Woodland, CA. for Petrovich Development Company.

Completed exterior site CASp inspection to resolve litigation claim and Landlord Tenant dispute on site accessibility matters. Report utilized in private settlement.

Santa Clara County: -Elevator Upgrade project accessibility-consultant services provider to YEI Engineers 2018:

Principle in charge of accessibility consultant to Design Team for accessibility-related design/inspection services for specific tasks related to the elevator accessibility upgrades at 3-Story 55 West Younger and 8-story 70 West Hedding County offices. Services included to date: initial elevator accessibility assessment and consultant to design team for design and permit plans.

2105 Middlefield Road, Mountain View, CA *Provided confidential accessibility assessment for Defendant concerning facts alleged by Plaintiff in case 21-CV-04699-NC used for settlement purposes.*

TITLE II ENTITY PROJECTS OF SIGNIFICANCE:

CDCR: 20 State Prison ADA inspections, Statewide, CA

Estimated multi-million s.f. / Part of 12-person Accessibility Inspection team for Vanir CM for ADA Armstrong litigation defense. Data used to develop the ADA compliance related construction/alteration program statewide.

One of three Team Leaders to complete ADA assessment on 10 State Prisons based on CBC and ADA-S accessibility requirements. Retained by Vanir CM on behalf of CDCR for firm role in this project.

CDCR: Mule Creek State Prison Infill Complex 1400 Inmate Housing/Full Services Addition, Lone, CA

550,000 s.f. / \$360,000,000 / Accessibility Plan and Field Reviews / Submittals, Shop Drawings and Mock-Ups

Principal in charge of team of 3 CASp Inspectors for new design-build facility's construction inspection services for compliance to CBC and ADA-S accessibility requirements. Retained by Vanir CM on behalf of CDCR for firm role in this project. Hensel Phelps Contractor, HOK and Dewberry Architects.



CDCR: R. J. Donovan State Prison Infill Complex, San Diego, CA

290,000 s.f. / \$160,000,000 / Accessibility Plan and Field Reviews / Submittals, Shop Drawings and Mock-Ups

Principal in charge of team of up to 3 CASp Inspectors for new design build facility's construction inspection services for compliance to CBC and ADA-S accessibility requirements. Project also included approximately 80,000 s.f. of alterations related to Path of Travel and related accessibility modifications. Retained by Vanir CM on behalf of CDCR for firm role in this project. Sundt | Layton Construction and Arrington Watkins Architects.



Imperial County: Oren R. Fox Medium Security Facility Addition, El Centro, CA

66,250 s.f. / \$40,000,000 / Accessibility Consultant for Design/Build Team

Principle in charge as accessibility consultant to both Design Build Team and its Architect for accessibility consultations during plan preparation and final accessibility punch list inspections. Retained by Arrington Watkins Architects in their role with Design Build Contractor Balfour Beatty Construction LLC.



Santa Clara County: Main Jail North and Elmwood Jail complexes, San Jose and Milpitas, CA

Estimated 500,000 s.f. / Ongoing Project commenced in 2016 / Accessibility Consultant to multiple firms based on individual projects including Joseph Chow Architects, YEI Engineers and HOK Architects

Principle in charge of accessibility consultant to Design Team for assessing existing non-compliant accessibility conditions relative to Cole litigation; corrective plan review, field progress inspections and final accessibility punch list inspections during corrective work efforts. Work in progress. Retained by Joseph Chow Associates Architects, YEI Engineers and HOK Architects for accessibility work related to their various respective roles.

Santa Clara County: 5-year on call accessibility-related services provider to HOK 2018 through 2023:

Principle in charge of accessibility consultant to Design Team for accessibility-related design/inspection services for specific tasks as-needed basis. Services included to date: Site Upgrades at Elmwood County Jail and Elevator upgrades for W. Hedding & W. Younger County offices.

Alameda County: East County Hall of Justice, Dublin, CA

Estimated 196,000 s.f. / \$123,000,000 / 3rd-Party Accessibility Plan Review Services

Principle in charge of 3rd-party accessibility plan review services on behalf of Contractor prior to commencement of construction. Project included 13 criminal courtrooms and associated support spaces. Retained by Hensel Phelps Construction for accessibility consulting review work related to their role.



TITLE III ENTITY PROJECTS OF SIGNIFICANCE – MEDICAL:

Sutter Health, Various Northern California facilities, CA

Varies / Confidential Budget / Accessibility Consultant for inspections of various isolated project upgrades for court compliance reporting in 2014 and 2015. Included: the following facilities:

- *Santa Rosa Medical Office Building: 79,000 s.f. core, shell and related site improvement inspection.*
- *19,638 s.f. Santa Rosa Surgery Center within newly construction 79,000 s.f. Medical Office Building.*
- *2929 K Street 27,598 s.f. Cardiac Rehab Center in Sacramento,*
- *Sutter Chanticleer Maternity Center offices approximately 12,000 s.f.*
- *Sutter Soquel Drive Neurosurgery Center.*

Stanford Hospital: Pasteur Drive, Palo Alto

Miscellaneous consulting to Peyvan Healthcare Design for accessible surgical cabinets in operating rooms.

Yerba Buena Gardens Conservancy, San Francisco, CA

Consulting to ascertain 11B-202.4 Path of Travel relative to maintenance and Alteration project scope and negotiation on fees with Mayor's Office on Disability.

Correctional Centers of America – Cal City Prison -Medical Offices in California City, CA:

15,000 s.f. / Confidential Budget/ Accessibility Consulting for private-party prison owner under contract with the State of California CDCR to construct new medical offices to free up existing space for conversion to additional medical clinic uses. Included approximately 637 parking facility on grade. Project role included: CASp and accessibility services to Arrington Watkins Architects.

CASp Accessibility review of recently remodeled 25,000 s.f. medical clinic space for inmates including medical isolation cells, medical observation and medical exam rooms including restrooms, labs and shower facilities.

Dignity Healthcare Gateway Medical Offices on 2801 Bronze Star Drive, Woodland, CA. for Petrovich Development Company. Completed exterior site CASp inspection and punch list for approximately 2.29-acre site in 2016.

Medical Clinics and Dental Clinic for inmates at 20 State Prisons inspections for ADA compliance in 2012. Data utilized in Armstrong Case settlement and for master planning ADA upgrades system wide.

Medical Clinics, Dental Clinic for inmates at Mule Creek and R.J. Donovan State Prisons: Services included performing as accessibility compliance including Plan reviewer for CDCR as the Authority Having Jurisdiction of the CBC and field inspection during construction and final certificate of occupancy inspections.

Morgan Hill Senior Housing – Horizon at Morgan Hill, CA. Consultant completed plan review for accessibility purposes of sitework, pool and recreational facilities. SJDA report became basis for litigation claim defense.

TITLE II & III ENTITY PROJECTS OF SIGNIFICANCE – RECREATIONAL, TRANSITIONAL HOUSING & TRAINING FACILITIES:

Squaw Valley Olympic Village, Lake Tahoe, CA

Unknown size / Confidential Budget / Accessibility Consultant for Property Operations including Shuttle.

Principle for inspection of ski resort including numerous public accommodation portions of facilities such as restaurants, lodge, chair lift tram buildings, and shopping area including open and garage parking facilities.

Alpine Meadows Lodge, Lake Tahoe, CA

Unknown size / Confidential Budget / Accessibility Consultant for Property Operations including Shuttle.

Principle for inspection of ski resort including numerous public accommodation portions of facilities including the lodge, ski rental, restaurants, cafeteria, and locker rooms.

Division of General Services-California Conservation Corps: Greenwood Center – Dining and Kitchen:

Approximately 5,000 sf seismic upgrade and related accessibility upgrades to Dining Hall/Multi-purpose room and restrooms including the path of travel to accessible parking facilities. Role included accessibility inspection, assessment and related architectural and site improvement plans.

Correctional Centers of America – Boston Avenue, San Diego completed 2015 CASp inspection and 2016

Accessibility consultant to Client for CASp inspection to assess the physical accessibility conditions and as an aide to plan fire and life safety upgrades of existing 28,000 s.f. halfway house transitional facility. During Fire and life safety upgrade, served as accessibility consultant to Arrington Watkins Architects.

Santa Clara County Facilities and Fleet Division: – Multiple Projects in addition to Elevator Upgrade projects:

70 West Hedding Administrative Offices: Completed Path of Travel Analysis for County Executive's Break Room Alteration as accessibility consultant to Joseph Chow & Associates Architects (JCA), and

Civic Center Parking Garage on West Hedding Street: As accessibility consultant to JCA, completed 2021 upgrade of accessible parking in existing six story parking garage.

Acorn Engineering/Manufacturing: Provided accessibility compliance review services for selected institutional toilet and shower room products prior to product fabrication for current accessibility code changes.