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October 20, 2026

County of Lake - Department of Public Works
Attn: Kati Galvani, Deputy Public Works Director
Administration and Community Services
333 2nd Street
Lakeport, CA 95453

RE: Statement of Qualifications
County of Lake Road Commissioner

Dear Ms. Galvani,

RSA+ is pleased to submit this response to the County of Lake's Request for Qualifications and propose our Principal and Vice President, Paul Warnock, P.E. to serve as the County's Road Commissioner. This SOQ demonstrates that Mr. Warnock, with the support of RSA+, has the required experience and expertise to work with the County as Road Commissioner.

We acknowledge that any appointment would be subject to Board of Supervisors' approval and completion of applicable appointment and contracting requirements. We also understand that this is a temporary position, to fill the role until a licensed civil engineer is hired as a permanent employee of the County.

RSA+ also understands that California Streets and Highways Code §2006 requires that anyone appointed Road Commissioner after December 31, 1965, be a registered civil engineer, and bars appointment of an elected county official. We also understand that the County may be at risk of losing funding from the Highway Users Tax Account unless a new Road Commissioner is appointed within 180 days from the date of vacancy.

Background and Availability

Paul Warnock is a California licensed Civil Engineer (RCE #82758), with over 15 years of civil engineering experience and 26 years in the architecture and engineering design industry. He is also a Qualified SWPPP Developer/Practitioner (QSD/QSP) and LEED Accredited Professional (LEED AP).

Mr. Warnock joined RSA+ in 2011, rising from Assistant Engineer to Principal, and has extensive experience leading public and private projects from concept and planning through design development, PS&E, QA/QC, permitting agency approval, bidding, construction, and closeout. His recent public work includes City of Lakeport Water & Sewer Main Replacement, City of Lakeport Pavement Rehabilitation, SR-221 Signalization at Basalt Road, City of Calistoga Pedestrian Bridges, City of Napa Sidewalk & Curb Ramp Repair, and the City of Napa Emergency 36-Inch Transmission Main Replacement.

Mr. Warnock is currently serving as the primary point of contact for RSA+, in our on-call capacity to provide professional engineering oversight for the County of Lake, until a licensed civil engineer is hired as a permanent employee of the County. As a Principal of a local civil engineering firm, Mr. Warnock has three full engineering teams and two survey crews at his disposal, which serve as a force multiplier for the County of Lake. This allows Mr. Warnock and RSA+ to expand or contract our role as needed, to provide the availability necessary at any point in time to get the job done.

Summary of Relevant Experience

RSA+ has provided timely, valuable services at a low overall cost to other local agencies to successfully complete projects, consistent with the funding available. We provide on-call civil engineering design and surveying services for other municipalities, including the following:

Road maintenance and rehabilitation.

Paul Warnock and RSA+ demonstrated our ability to provide strategic planning and oversight of local road maintenance and rehabilitation as part of the Lakeport Water and Sewer Main replacement project. For this project, RSA+ prepared PS&Es for 10,400 LF of water main and 5,300 LF of sewer main on seven streets. After the project was bid and awarded, the City of Lakeport extended our contract to repave the affected streets. We coordinated with the City Engineer and Public Works staff to develop a strategic approach to repaving, to make the best use of available funding. The final repaving plan consisted of T-cuts, micro-surfacing, overlays, and full-depth reclamation (FDR), selected street by street.

On Calistoga's Harley Street Pavement Rehabilitation, the City of Calistoga selected the street based on its Pavement Condition Index. RSA+ worked with the City's pavement consultant on a strategy to pulverize the existing section and reconstitute it in place, which improved the base course and reduced off-haul.

For the City of Napa, Mr. Warnock led two engineering teams at RSA+ to assess over 209,000 LF of street frontage for sidewalk, curb ramp, and curb and gutter deficiencies. We then value-engineered the repair program to meet the City's budget and prepared PS&Es for bidding.

Construction.

Paul Warnock and his team at RSA+ provides bidding support, RFI and submittal responses, change order plans, and record drawings on its public projects. Mr. Warnock was the civil engineer of record for the City of Napa Emergency 36-Inch Transmission Main Replacement. This was an emergency design-build project for replacement of 8,200 LF of failing 36” transite pipe. Under Mr. Warnock’s leadership, RSA+ engaged al three engineering teams to accelerate the design of this project to allow construction to begin within five weeks of contract issuance. Mr. Warnock remained engaged throughout construction, and developed a site-specific repaving plan based on the PCI index of the affected streets before construction.

Engineering.

Paul Warnock and RSA+ prepares roadway, drainage, and active transportation PS&Es to agency and Caltrans standards. Recent examples include the Commerce Court extension in the City of American Canyon, which included Class 2 bike lanes and two separate Class 1 multi-use paths. RSA+ also designed the Soscol/Old Soscol Way pedestrian improvements with RRFB design in the City of Napa, and successfully delivered multiple federally funded Napa Valley Vine Trail segments.

Budgeting.

Paul Warnock holds a Masters in Business Administration (MBA) degree from Purdue Global University, and has experience in budgeting and financial oversight of RSA+ operations. RSA+ often prepares engineers estimates of probable cost at critical design milestones to allow for in-process value engineering and to keep projects within available funding.

Regulatory compliance.

Paul Warnock and RSA+ have directed resource agency permitting with CDFW, the State and Regional Water Quality Control Boards, and the Army Corps of Engineers. Mr. Warnock is a QSD/QSP and a Certified Erosion, Sediment, and Stormwater Inspector. RSA+ staff are also experienced with the Caltrans Local Assistance Procedures Manual (LAPM), including E-76 utility and right-of-way certifications, PS&E checklists, and DBE good-faith-effort review.

Proposed Approach

We view this RFQ as an opportunity to further support the local community in which we live and work. RSA+'s Lakeport office is staffed by life-long residents of Lakeport and Cobb. Paul Warnock owns residential property in Lakeport, and visits often to spend time with local family and manage RSA+'s Lakeport office.

Role.

After attending a recent LACO San meeting and hearing from Special Districts employees, we recognize the challenges associated with potential outsourcing of public-sector jobs. RSA+ is committed to helping the County of Lake fill this role on an as-needed basis, but we recognize the value and breadth and depth of experience of County employees. Our goal is to supplement, not replace, the hard-working staff that work tirelessly to make Lake County a great place to live, for as long as the need exists.

Coordination with County staff.

Mr. Warnock will work under the direction of the Deputy Public Works Director and in close coordination with County road staff. County staff will keep their supervisory and day-to-day operational roles. As Road Commissioner, Mr. Warnock will provide professional engineering oversight, review and approval of road project designs, and provide technical advice to the Board and the County Administrative Officer. Mr. Warnock will meet with Public Works leadership to inventory active road projects, pending approvals, grant deadlines, and open regulatory matters. He will then attend a regularly scheduled coordination meeting, and will be available for ad-hoc coordination meetings and site visits as needed.

Meetings.

Mr. Warnock will attend Board of Supervisors meetings and hearings on road matters on an as-needed basis. He will or review the related staff reports, and attend Technical Advisory Committee and other County-requested meetings as needed.

On-site presence.

Mr. Warnock will not require office space at the County, and will primarily fulfil the role from RSA+'s Lakeport and Napa offices. RSA+ offices are open Monday through Friday from 8:00am to 5:00pm, except for major holidays.

Urgent matters.

Paul Warnock has experience in emergency management through the national Community Emergency Response Team (CERT) program. He founded the City of Napa CERT team in 2016, and has led, advised, or volunteered with the team ever since. He has experience working with the Napa County Office of Emergency Services, and has deployed to several active emergencies including fires, floods, pandemics, and Public Safety Power Shutoff events. Mr. Warnock is currently registered as a Disaster Service Worker through the American Society of Civil Engineers (ASCE) Safety Assessment Program (SAP). Mr. Warnock will bring this experience to the County of Lake as part of filling the role as Road Commissioner.

For storms, fires, road failures, and other emergencies, Mr. Warnock will be reachable by phone [24/7]. During business hours, RSA+ staff from our Lakeport office will be available immediately, under Mr. Warnock's direction. After hours, Mr. Warnock will be available to deploy to emergency activation on-site within 2 hours, if needed.

Proposed Fee Structure

RSA+ will bill on a time and materials basis for requested Road Commissioner services. Our business model allows higher-cost employees, such as Principals, to leverage their time by delegating tasks as appropriate to lower-cost employees, such as Project Engineers and Administrative support staff. This ensures efficient task delivery, while maintaining adequate oversight and QA/QC, and savings are passed on to our clients.

Our proposed fee structure is the same as in our current on-call contract. Monthly cost will vary based on the time requirements of requested tasks, which we expect to fit within our approved not-to-exceed limit through the end of the calendar year.

Proposed Changes to On-Call Agreement

We anticipate no necessary changes to our current On-Call agreement, although a separate Task Order may be beneficial to define scope and for accounting purposes.

Respectfully Submitted,



Paul Warnock, PE, QSD/QSP, LEED AP
Vice-President + Principal
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pwarnock@rsacivil.com

RSA+ is a full-service consulting firm providing civil engineering, surveying, joint trench design, and utility location services. Established in 1980, RSA+ has worked with public and private agencies for over 45 years across Lake, Napa, Marin, Solano, and Sonoma Counties to deliver cost-effective infrastructure projects successfully. Through this effort, RSA+ has developed working relationships with regulatory agencies, local agencies, and Caltrans staff. We have built an exceptional organization through constant improvement and a focus of outstanding client service. Public projects make up a significant part of RSA+'s portfolio, and we recognize that delivering cost-effective, complete designs requires a team with specialized experience to draw from.

IN-HOUSE SERVICES

RSA+ has offices in Downtown Lakeport and Downtown Napa, employs over 30 people, including two survey crews and three engineering teams, this allows RSA+ to manage projects of any size and schedule through resource sharing. Our team of engineers, designers, surveyors, and technical specialists are dedicated to outstanding client service and continual improvement.

ADDRESSING THE PUBLIC

Our firm recognizes successful public projects depend not only on technical expertise but also on public trust. We are committed to open communication, ensuring accountability through clear documentation, accessible project information, and timely updates. Equipping and educating the public with accurate resources, builds confidence that every project is managed with transparency, safety, and full attention to community needs.

EMPLOYEE RETENTION

RSA+ is very proud of our employee retention. The average team member has worked with RSA+ for over 10 years. We offer experienced staff at every level. Each team member can jump in to assist other teams when needed. This is achievable through well-understood project development guidelines and practices shared throughout RSA+.

TEAMWORK & CONSTANT IMPROVEMENT

At RSA+, we prioritize teamwork and professional growth. Weekly meetings of our management team and principals to review projects assures adherence to weekly meetings of scope, schedule, and budgets. Engineers and designers present their conceptual plans for collective staff feedback to enhance the design and obtain better results at lower costs. To meet deadlines, we review schedules regularly and share resources across teams. We also engage construction partners early for value engineering and constructability input, recognizing that the first 10% of a project design sets the course for the remaining 90%.

Together we work together early in the design process to build efficiency and minimize opportunities for iterative revisions late in the process that cost time and money. We start the design process with the end in mind to provide an effective, aesthetic design that addresses key stakeholder requirements. Our team follows a delivery approach customized for the project that incorporates scheduling, regular team check-ins, and rigorous quality assurance. RSA+ principals remain directly involved and readily available throughout each project, ensuring consistent oversight and commitment from start to finish.

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Local Office:	1515 Fourth Street, Napa, CA 94559 | (707) 252-3301
Supporting Office:	149 N Main Street, Lakeport, CA 95453 | (707) 252-3301

PROJECT SPECIFIC RELEVANT EXPERIENCE

Our team has extensive experience managing and delivering projects that adhere to federal standards, policies, and guidelines. We understand the specific requirements associated with federally funded work, including compliance with Caltrans Local Assistance procedures and the Local Assistance Procedures Manual (LAPM). The following projects highlight our proven ability to meet the expectations of federal oversight agencies while maintaining efficiency, quality, and regulatory compliance throughout all phases of project delivery.

RSA+ NAPA VALLEY VINE TRAIL – OAK KNOLL SECTION
NAPA, CALIFORNIA



RSA+ completed conceptual design, public outreach, and prepared PS&Es and permitting to design and construct a 6-mile Napa to Yountville section of the Vine Trail. Coordination was necessary through numerous local, State, and Federal agencies. Stakeholders included Napa Valley Transportation Authority, City of Napa, County of Napa, Town of Yountville, private property owners, Caltrans, Department of Fish and Wildlife, Army Corps, State Water Board, Napa Valley Vine Trail, and several local interest groups. The project scope included survey, planning, CEQA and NEPA approvals, public meetings, and right of way and easement acquisitions. Working alongside NVTA staff, RSA+ performed the design phase within the allotted Federal and State Funding deadlines to move the project into construction.

The project began construction in Summer 2015 and was completed in 2017. This project won the Prestigious California Transportation Foundation Pedestrian and Bicycle Project of the Year Award.

Contracting Agency:	Napa Valley Transportation Authority (NVTA)
Agency Contact:	Charles McMinn, (707) 252-3547
Date of completion:	To be completed in November 2025
Funding Source:	Local, Federal (ATP), State

RSA+ NAPA VALLEY VINE TRAIL – ST. HELENA TO CALISTOGA
NAPA, CALIFORNIA



RSA+ was issued a Task Order to prepare PS&Es and Environmental permitting for the Class I Bike Trail that runs within the excess Caltrans right-of-way along the east side of Highway 29 between St. Helena and Calistoga. RSA+ worked alongside various agencies in Napa County, including the City of St. Helena, City of Calistoga, NVTA, State Parks, Caltrans, and County of Napa itself, to successfully put the project through the bidding and awarding phase of this construction contract. Beyond the trail design, several amenity locations, shelters, parking areas, and environmental mitigations were required to be designed into the project.

The project, another Federally funded project (ATP), required extensive drainage and hydrology studies to determine culvert sizing, bridge elevations, and culvert extensions throughout the project. RSA+ prepared all the calculations and studies and obtained permits from Caltrans, Napa County, and CDFW, Water Board and ACOE to put the project out to bid. Additionally, RSA+ was required to follow the local County regulations and integrate BASMAA LID into the project.

Contracting Agency:	Napa Valley Transportation Authority (NVTA)
Agency Contact:	Rebecca Schenck, (707) 259-8636
Date of Completion:	Completed 2024
Funding Source:	Local, Federal (ATP), State

RSA+ NAPA VALLEY VINE TRAIL – VALLEJO BAY TRAIL "PHASE 2" VALLEJO, CALIFORNIA



RSA+ provided civil engineering and land surveying services as part of the Parametrix team for the Vallejo section of the Napa Valley Vine Trail & Bay Trail. Our scope included surveying, alignment layout, utility coordination, drainage design, water quality features, and pavement design, along with agency coordination to facilitate approvals. This project marks a significant milestone in connecting Solano and Napa counties to the larger Bay Area, enhancing regional mobility with safe, car-free routes for walking and biking.

Contracting Agency:	City of Vallejo
Agency Contact:	Mark Helmrecht, (707) 645-2601
Date of Completion:	To be completed in November 2025
Funding Source:	Local, Federal, State

RSA+ EMERGENCY 36" TRANSMISSION MAIN REPLACEMENT NAPA, CALIFORNIA



RSA+ recently provided full engineering design and construction phase support for the City of Napa's design-build Emergency 36-Inch Transmission Main Replacement Project. This project is replacing 8,200 LF of aged ACP with new 36" cement mortar lined and coated welded steel pipe, from Foothill Blvd. at Conifer Court to Linda Vista Avenue at West Pueblo Avenue. The project required careful sequencing through developed urban corridors.

RSA+ provided topographic surveying, civil design, utility verification, and construction phase engineering services for this project, and led coordination with geotechnical, structural, and QA/QC design review subconsultants. Our in-house Survey Team deployed mobile LiDAR scanning to quickly generate detailed base plans with 1' contour intervals, supplemented by conventional field survey to locate utilities, establish control, and verify elevations.

Civil design was accelerated in close coordination with the City of Napa and the design-build contractor, to allow construction to begin within five (5) weeks of contract issuance. RSA+ completed phased 35%, 50%, and 100% submittals, incorporated peer review, value engineering, and provided constructability feedback. RSA+ also prepared a Storm Water Pollution Prevention Plan (SWPPP) and is providing Qualified SWPPP Designer/Practitioner services throughout construction.

Contracting Agency:	City of Napa
Agency Contact:	Julie Lucido, (707) 257-9475
Date of Completion:	To be completed in November 2025
Funding Source:	Local

RSA+ SOSCOL/OLD SOSCOL WAY TRAFFIC IMPROVEMENTS NAPA, CALIFORNIA

RSA+ provided a Topographic Survey with Record Boundaries for specific project areas of Pueblo Avenue and Old Soscol Way and other required pedestrian/ADA improvement locations. Using the survey, RSA+ was tasked with full design including plans, specifications and an engineer's estimate for the work that included sidewalk replacement, curb ramp design, Rectangular Rapid Flashing Beacon location/design and paving and striping.

Contracting Agency:	City of Napa
Agency Contact:	Julie Lucido, (707) 257-9475
Date of Completion:	2022
Funding Source:	Local

RSA+ WATER & SEWER MAIN REPLACEMENT PROJECT
LAKEPORT, CALIFORNIA



RSA+ prepared PS&Es for this water and sewer main replacement project, consisting of 10,400 LF of new water mains and 5,300 LF of new sewer main on seven streets in the City of Lakeport. Our work included 150+ new water and sewer service laterals, new fire hydrants, a jack and bore under a federally regulated creek, and connections to 2 sewer lift stations.

As part of our initial planning phase for this project, RSA+ reviewed available record drawings and coordinated with service providers to locate existing utilities, identify potential conflicts, and propose solutions as needed. We also coordinated with the City Public Works department to identify planned capital improvement projects within the project area, which allowed us to provide cost-effective solutions that minimize conflict with future improvements.

RSA+ surveyors located and verified City Benchmarks within or adjacent to the various project locations for reference in the project's design and use by the Contractor. RSA+ used mobile LiDAR to scan and create base plans of the project areas quickly and cost-effectively, with topography of the project site with 1' contour intervals. LiDAR topography was supplemented with a conventional survey to establish control and obtain precise elevations of gravity utilities. Following successful bidding and contract awarding, the City extended our contract to include repaving of the affected streets, using t-cuts, micro-surfacing, overlays, and FDR, as appropriate.

Contracting Agency:	City of Lakeport
Agency Contact:	Paul Harris, (707) 533-9168
Date of Completion:	Active Project
Funding Source:	Local Utility Revenues

RSA+ LAKEPORT COURTHOUSE
LAKEPORT, CALIFORNIA

RSA+ was contracted to provide PS&E design services for the new Lakeport Courthouse project. The Project requires the design and construction of a new four-courtroom courthouse, with approximately two floors (plus a basement) covering 46,000 square feet and includes secured parking for judicial officers and 130 surface parking spaces with solar power generation capability. Additionally, the Project includes public lobby, security screening, four courtrooms, chambers and courtroom support, clerk's office, self-help area, administration, jury services, central in-custody holding, and building support services. RSA+ also collaborated with the City of Lakeport staff for new off-site improvements benefitting the City including new sidewalks, intersection design and drainage facilities.

Contracting Agency:	City of Lakeport
Agency Contact:	Mike Davey, (916) 558-5210
Date of Completion:	Active Project
Funding Source:	State

RSA+ HWY 29 SANITARY SEWER MAIN CROSSING
AMERICAN CANYON, CALIFORNIA

RSA+ is currently designing, permitting, and constructing a new 18-inch sanitary sewer within a 36-inch casing, crossing under the Caltrans Right of Way. The crossing, which will be completed via bore and jack methods, is located approximately 200 feet south of South Napa Junction in the City of American Canyon, and will serve the new Watson Ranch residential development.

Contracting Agency:	City of American Canyon
Agency Contact:	Edison Bisnar, (707) 647-4588
Date of Completion:	To be completed in 2026
Funding Source:	Local

RSA+ HARLEY STREET PAVEMENT REHABILITATION
CALISTOGA, CALIFORNIA

Considered one of the streets in most need of repair, based on its' Pavement Condition Index (PCI), Harley Street between Fair Way and Grant Street required significant reconstruction. RSA+ was awarded the contract to prepare Plans, Specifications, and Estimate (PS&E) for this project. The work involved the reconstruction of the roadway surface, removal, and replacement of damaged curb and gutter, design of drainage improvements, all while protecting large existing trees within the parkway. Our work involved field surveying, development of base mapping, development of plans, and the writing of Technical Specifications and bid sheet, which would be combined with front end Specifications provided by the City of Calistoga. Through consultation with RSA+ and a pavement consultant hired by the City, the team recommended pulverizing the existing asphalt concrete and base to be reconstituted into the roadway section with new asphalt concrete. This provided a better base course and minimized off-haul of existing material.



Contracting Agency:	City of Calistoga
Agency Contact:	John Draper, (707) 738-1012
Date of Completion:	2020
Funding Source:	Local

RSA+ NEIGHBORHOOD CONCRETE ASSESSMENT & REPAIR
NAPA, CALIFORNIA

After successfully completing sidewalk, curb ramp, and curb/gutter assessment and repair plans for Old Soscol Way, the City of Napa re-hired RSA+ to provide similar CIP assistance for three additional neighborhoods in the City (Riverside, Montgomery, and Jackson) Our work included assessing over 209,000 lineal feet of street frontage, identifying missing ADA ramps at marked and unmarked crosswalks, value engineering to meet the City's budgetary goals, conducting community feedback workshops, and preparing PS&Es for bidding and construction.

For this work, RSA+ adapted a proprietary software application to allow us to cost-effectively document our assessment with geolocated photographs. The software has functionality to download geolocated data that can be plotted on a map to show the location and severity of deficiencies observed. We also used the software in real-time at public workshops to allow residents to drill down on areas of interest to better understand the assessment process and criteria for repair or replacement of public infrastructure.

Contracting Agency:	City of Napa
Agency Contact:	Julie Lucido, (707) 257-9475
Date of Completion:	Currently in Progress
Funding Source:	Local

OTHER NOTABLE PROJECTS COMPLETED BY RSA+

City of Napa Coombs Street Conversion - Napa, CA

- *Delivered concept-to-construction administration for a street conversion improving multimodal access and coordinating major utilities.*

Valley View Senior Housing - American Canyon, CA

- *Designed grading, utilities, site layout, ADA solutions, and stormwater systems for a 70-unit senior housing campus.*

City of Napa Tulocay Trail and Bridge - Napa, CA

- *Designed trail approaches and coordinated installation of a 110-ft pedestrian/bike bridge to complete a key south-to-downtown trail connection.*

Napa Vallejo Waste Management Authority C&D Facility - American Canyon, CA

- *Designed a 3-acre C&D processing facility, including site planning, grading, utilities, permitting, and full construction bid documents.*

New Napa County Jail - Napa, CA

- *Designed utilities, stormwater treatment, sewer crossings (including Caltrans ROW), and a public bike path with bridge crossing for the new Staff Secure jail facility.*