Beverly Hills City Council Liaison/Recreation and Parks Commission Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

City Hall
455 North Rexford Drive
4th Floor Conference Room A
Beverly Hills, CA 90210

Wednesday, October 10, 2018
3:00 PM

AGENDA

1) Public Comment
   a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

2) Recommendation of architectural firm to assist with initial layout and cost estimates for outcomes of La Cienega Public Engagement Process

3) Adjournment

Byron Pope, City Clerk

Posted: October 9, 2018

A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE LIBRARY AND CITY CLERK’S OFFICE.

In accordance with the Americans with Disabilities Act, Conference Room A is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Manager’s Office at (310) 285-1014 or TTY (310) 285-6881. Please notify the City Manager’s Office at least twenty-four (24) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.
STAFF REPORT

Meeting Date: October 10, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Recommendation of architectural firm to assist with initial layout and cost estimates for outcomes of La Cienega Public Engagement Process

Attachments: 1. Request for Qualifications

INTRODUCTION
The liaisons are asked to hear presentations from three architectural firms and to determine which of the three firms would be the best fit to provide basic architectural support and cost estimates for any improvements at the La Cienega Park and Recreation Complex.

BACKGROUND
City Council has directed staff to engage the services of the Consensus and Collaboration Program of California State University Sacramento to gather public feedback related to La Cienega Park and Recreation Complex. This process has been proceeding since July of this year. Based on the initial feedback from the public so far, it appears that the residents may want to have some improvements done at the park. As a result, staff anticipates that City Council may have some questions related to space use and/or cost estimates for some of these improvements. As a result, staff recommends that an architectural firm be brought onboard to assist with determining basic space needs and budget estimates.

DISCUSSION
Community outreach efforts started in July 2018. Since that time, a number of different avenues have been employed to gather public feedback, which include stakeholder meetings, focus groups, a survey, town hall meetings, a speaker’s bureau, along with the use of various media to spread the word about these activities.

Based on initial feedback from the public engagement process, it appears that there may be some desire to make improvements at the La Cienega Park and Recreation process. As a result, it is helpful at this juncture to bring onboard the services of an architectural firm to assist with some preliminary drawings and cost estimates to support the continued community discussion and to support the City Council decision making process.
Toward this end, a Request for Qualifications (RFQ) was issued on August 12, 2018 seeking qualified design firms with successful past experience with similar project types which could provide management, organization, resources and talent to provide initial space utilization work and cost estimating.

On September 10, 2018, thirteen firms submitted their qualifications. Submittals were scored, and five firms were short-listed for an interview. On September 26, 2018, a selection panel consisting of staff members from Community Services, Project Administration and Community Development conducted interviews and further short listed three firms to appear for an interview with the City Council Recreation and Park liaison. The selections of qualified design firms were based on applicable experience, qualifications of proposed staff and team members, design approach and work plan.

The three short listed firms are Gensler, Johnson Favaro and Paul Murdoch Architects. The Recreation and Parks Commission liaisons are asked to review the attached Request for Qualifications as well as proposals from all three firms. At the liaison meeting, the firms will make a brief presentation. The liaisons are then asked to select a firm to assist with this endeavor.

Based on prior direction from the Recreation and Park liaison, it is anticipated that the pre-design efforts, including a concept plan and preliminary cost estimate, will be complete by mid-February 2019.
REQUEST FOR QUALIFICATIONS

LA CIENEGA PARK
ARCHITECTURAL DESIGN SERVICES
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Exhibits
Maps
Site Photos
Anticipated Project Schedule
Professional Services Agreement
Introduction

La Cienega first became a park in 1928 and has evolved over time. Once the home of an Olympic sized swimming pool which served as the training site for the 1932 Olympians, it has changed throughout the years to meet the growing needs of the community.

Now considered the City’s sports park, its large field space provides two (2) large sports fields in the fall and transitions to three (3) baseball diamonds in the spring. It is the home field for practices and games of Beverly Hill AYSO (American Youth Soccer Organization), Beverly Hills Little League, and the Beverly Hills High School Baseball Team. There are four (4) picnic tables for open use or by reservation. The playground equipment was replaced 9 years ago with an expected use span of approximately 12-15 years.

The most recent additions to the Park were four years ago which included an outdoor fitness equipment area and a contracted snack bar. The Community Center of approximately 9,900 square feet was built in 1981 and currently houses an auditorium, a dance room, a meeting room and a City operated preschool room. In these four rooms, a myriad of City sponsored recreation classes and programs are held, as well as providing space for community meetings and social gatherings. The Community Center also serves as office space for four full-time recreation staff. Some basic improvements were made to the Community Center over the last two years such as, the roof was sealed to prevent water intrusion, and the HVAC system was upgraded so that it works properly.

The west side of the park hosts a Tennis Center of approximately 11,400 sf with 16 lit tennis courts, where 14 of the courts are elevated and located over a single story parking structure, the La Cienega Tennis Center also encompasses two meeting rooms, one of which exclusively houses the Beverly Hills Duplicate Bridge Club, a pro shop, restrooms and locker rooms, administrative offices. The 330 space parking structure under the elevated tennis courts provide the majority of parking accommodation for patrons utilizing either side of the park.

The City’s former water treatment plant, built in the 1920s, just south of the tennis center, currently houses the Library/Archive for the Academy Foundation (associated with the Academy of Motion Picture Arts and Sciences). The Academy leased this space for fifty-five years from the City in 1988.

At the southernmost corner of Olympic and La Cienega lies Frank Fenton Field which hosts the youngest division of AYSO soccer and Little League for games and practices. There is also a public restroom building at this site which is in fair to poor condition.
Project Background

A stated priority of the Beverly Hills City Council is to develop a master plan for La Cienega Park which coordinates an underground regional water retention structure, parking and community center and park needs. City Council’s priority also indicated that the project should examine a pedestrian bridge that would link both sides of the park, across La Cienega Blvd. with the goal of improving pedestrian safety and providing a better connection between the City functions on both sides of the street.

The City has started a public engagement process to determine community needs for the buildings and site. The intent of this RFQ is to select a qualified architectural firm to provide support during later part of the public engagement process with needs assessments, programming, space analysis and concept design.
Project Description

The City is seeking a qualified architectural firm which will work with City’s Design Committee and the public engagement consultant to provide support in analyzing the needs of Beverly Hills residents and stakeholders regarding the La Cienega Park and Recreation Complex. The selection will be for phase one of the design process.

The selected firm shall review available documents including previous reports and relevant information to determine priorities and opportunities. There will be data available from the outreach efforts regarding public feedback on the type of uses and activities that should take place at the Park and Recreation Complex. In addition to information gathered from various stakeholders, such as staff, preschool parents, regular rental groups of the rooms, program instructors and their class participants, youth sports organizations, etc. including recommendations as to whether the current park and community center facilities and amenities meets the needs of users and the community, or whether renovations need to be made, or whether new or replacement facilities need to be constructed.

The selected architectural firm shall review applicable codes, available site analysis documents and expand with their input to prepare a final comprehensive site assessment report identifying varying characteristics and key findings. Identify key drivers and planning goals and opportunities for remodel, expansion and/or replacement of buildings (Community Center, Tennis Center and etc.

Based on information collected from community outreach efforts and the performed analysis, the consultant shall prepare a preliminary vision plan in graphic form for presentation to public. The selected firm shall develop program alternatives of desired site elements to achieve desired level of services from the park and recreation complex and be responsive to identified needs of the community.

The vision plan will establish a framework for the future design of the park and facilities and will be used to inform the project team as schematics and final designs are developed.
Scope of Services

The City wishes to select an architectural firm with successful past experience with similar project type, providing management, organization, resources and talent to achieve the design, coordination and scheduling goals of this project.

The Architect shall complete all work in accordance with the latest applicable codes, standards, regulations, and shall incorporate a sustainable design approach. The scope of work is limited to preliminary design phase of the project providing support during community outreach phase as described in earlier Project description and Comprehensive Goals section of the RFQ.

The later phases of design from schematics through construction documents and construction administration phases will be under a separate contract, however complete design approach and deliverables from the A/E team will need to be included in the submittals since the selected firm may continue with the project through construction administration phase.

Desired Experience and Expertise

- Experience with public park, community center, and sports facility design projects in California in the past 5 years.
- Demonstrated ability to create clear, descriptive vision, concept plans and detailed specifications, with a successful methodology for project delivery.
- Demonstrated high level expertise in working effectively and collaboratively with neighborhood groups, users, clients, and residents. Consensus building expertise and strong verbal communication skills are a must.
- Success in the development of an award-winning park, community center, and parking area design that is maintenance friendly.
- Current knowledge of American with Disabilities Act requirements and all appropriate laws, park and playground safety requirements and all applicable codes is required.
- Ability to perform multiple tasks and effectively manage tasks simultaneously and adhere to project schedules and any funding restrictions.
- Strong skills in using a variety of tools to engage the public, public presentation skills; and engaging the public.
- Strong ability to create effective visuals to support planning and design ideas efforts.
- Skilled in designing a vision and facilities to invite use, that are welcoming, and provide options for passive and active play, stimulate socializing, and incorporate a mix of natural and manmade elements to support use by all ages and abilities.
Comprehensive Goals

- Provide support to staff and public outreach consultant in preparing needs assessments from gathered input received from Beverly Hills residents and stakeholders regarding desired programs and space needs.

- Review available documents and previous reports and relevant information to determine priorities and opportunities.

- Perform existing conditions assessments including programs and space analysis as well as analysis of current placement of buildings, community center and tennis center.

- Identify key drivers and planning goals and opportunities for remodel, expansion or replacement of building(s).

- Identify key opportunities and strategies to address challenges identified.

- Based on data collected and performed analysis, develop a comprehensive space program and space needs as well as desired adjacencies.

- With clear understanding of the vision for the La Cienega Park & Recreation Complex prepare a preliminary vision plan in graphic form, consisting of examples of programs and infrastructure to support the vision.

- Provide an outline of program and a written summary of the vision plan.

- Provide a preliminary concept design to establish a framework for the future design of the park and facilities.

- Document and catalogue findings to be used for future schematics and final designs.

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Tentative Project Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>September 17, 2018</td>
<td>Award of Contract</td>
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<tr>
<td>October 1, 2018</td>
<td>Notice to Proceed</td>
</tr>
<tr>
<td>December 1, 2018</td>
<td>Completion of Phase 1 Design</td>
</tr>
</tbody>
</table>
Registration

All interested consultants are encouraged to send an email to City Architect, Mandana Motahari at mmotahari@beverlyhills.org, registering their intent to respond to this RFQ.

All firms expressing interest will be added to an email distribution list and will be notified if additional information related to the RFQ becomes available.

Firms failing to register in this manner may not receive all information relevant to the preparation of their proposals.

Question Period

All questions regarding this RFQ must be provided in writing (either by US mail or via e-mail) to:

Mandana Motahari
City Architect
City of Beverly Hills
345 Foothill Road
Beverly Hills, CA 90210

mmotahari@beverlyhills.org

Questions must be submitted by:
August 30, 2018
Content and Format Requirements

The City asks that interested firms submit their qualifications package, which shall include:

**Firm Organization and Background**
- Brief firm profile
- Proposed project team

**Experience**
- Recent public agency projects of comparable scope
- References and contract person and telephone number
- Identify key staff members proposed for this project

**Project Approach**
- Describe your design philosophy and approach to architectural services in the public sector.
- State your understanding, approach and any unique qualifications as they pertain to this project.
- Describe your approach to managing project design services and coordinating work with team members.
- Describe your quality control and assurance program including schedule management and cost control methodology

**Fee Schedule**
- Separate sealed envelope titled ‘Fee Schedule’ shall be submitted.
- With the firm's personnel rate schedule and a fee schedule for phase 1.
- Fee schedule will be opened after short listing top ranked firms.

Submission of Qualifications

The deadline for submission of this RFQ is September 6, 2018 by 4:00pm. Respondents shall submit the following items below:

- Three (3) bound copies of the qualifications
- One (1) unbound copy suitable for reproduction
- Format shall be 8½X11. Fold outs (if any) cannot exceed 11X17

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**Attention to:**
RFQ shall be delivered in a single package and plainly labeled as follows:

ATTN:  
City Architect  
Mandana Motahari  
RFQ for Public Engagement Services  
La Cienega Park

**Deliver to:**
The City of Beverly Hills will accept proposals on or before the date indicated above at the following location and address:

Reception Desk  
Department of Public Works  
345 Foothill Road  
Beverly Hills, CA 90210
Selection Process

This RFQ provides the information necessary to prepare and submit an architectural services proposal for consideration and ranking by the City.

A staff selected panel will be evaluating and ranking submitted proposals in the order in which they provide the best value based on the selection criteria. On the basis of the submittals received, the City may then select up to three (3) of the top ranked respondents for an interview.

The selection will be for the phase one of design only, the City may choose to continue with the selected firm or engage one of the other two selected qualified firms to continue with the following phases of the design.

Based on the qualification, references, interview and using the selection criteria listed here, the selection panel will make a recommendation to City Council identifying the most qualified firm(s). The City reserves the right to investigate and reply upon information from other available sources in addition to any documentation and information submitted by the firm responding to this RFQ.

City staff will meet with the successful firm and negotiate a contract. If good faith negotiations with selected firm are unsuccessful, the City will terminate such negotiation and undertake new negotiation with another finalist, or finalists, if any.

The selection for this RFQ will be for the phase one of design only as described in Project Description. The City may choose to continue with the selected firm or engage one of the other two short listed qualified firms to continue with the remaining phases of the design.

The authorization for contract award to the selected firm for this project will be subject to the approval by Beverly Hills City Council. The City reserves the right to reject any or all proposals, at its sole discretion.

Selection Criteria

Selection of most qualified Firm will be based on submitted proposals, references and if conducted, interviews. Proposals will be evaluated against the criteria listed below:

- Firm background and applicable project experience 30%
- Project team key personnel 20%
- Understanding of the objectives and proposed approach to this project 30%
- Work plan and list of deliverables 20%
General Notes

Acceptance of Evaluation Methodology
By submitting this proposal in response to this RFQ, respondent accepts the City’s Quality Based Selection criteria and evaluation process and acknowledges and accepts that determinations made as part of this process will require subjective judgements by the City.

No Reimbursements for Costs
Respondent acknowledges and accepts that any cost incurred from respondent’s participation in this RFQ process shall be at the sole risk and responsibility of the respondent. Respondent agrees that all submissions shall become the property of the City.

Waiver of Claims
Each respondent, in submitting this proposal, is deemed to have waived any claims for damages by reason of the selection of another proposal and/or the rejection of its proposal.
EXHIBITS
Site Photos

Community Center Multipurpose Room

Community Center Dance Studio
Community Center Meeting Room

Playground equipment

Tennis Center meeting room
AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND [CONSULTANT'S NAME] FOR [BRIEFLY DESCRIBE PURPOSE OF THIS CONTRACT]

NAME OF CONSULTANT: insert name of consultant

RESPONSIBLE PRINCIPAL OF CONSULTANT: insert name, title of responsible principal

CONSULTANT'S ADDRESS: insert street address
insert city, state, zip code
Attention: insert dept. head name, title

CITY'S ADDRESS: City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210
Attention: [Dept. Head's Name, Title]

COMMENCEMENT DATE: insert commencement date

TERMINATION DATE: insert termination date

CONSIDERATION: Not to exceed $ insert amount
AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND [CONSULTANT NAME] FOR [BRIEFLY DESCRIBE PURPOSE OF CONTRACT]

THIS AGREEMENT is made by and between the City of Beverly Hills (hereinafter called “CITY”), and [CONSULTANT Name], (hereinafter called “CONSULTANT”).

RECITALS

A. CITY desires to have certain services and/or goods provided as set forth in Exhibit A (the “Scope of Work”), attached hereto and incorporated herein.

B. CONSULTANT represents that it is qualified and able to perform the Scope of Works.

NOW, THEREFORE, the parties agree as follows:

Section 1. CONSULTANT’s Scope of Work. CONSULTANT shall perform the Scope of Work described in Exhibit A in a manner satisfactory to CITY and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. CITY shall have the right to order, in writing, changes in the Scope of Work. Any changes in the Scope of Work by CONSULTANT must be made in writing and approved by both parties. The cost of any change in the Scope of Work must be agreed to by both parties in writing.

Section 2. Time of Performance. CONSULTANT shall commence its services under this Agreement upon the Commencement Date or upon a written receipt of a notice to proceed from CITY. CONSULTANT shall complete the performance of services by the Termination Date set forth above.

☐ The City Manager or his designee may extend the time of performance in writing for two additional one-year terms or such other term not to exceed two years from the date of termination pursuant to the same terms and conditions of this Agreement.

Section 3. Compensation. (Check the Applicable Box)

(a) Compensation [check applicable provision]

*If compensation is based on an hourly rate*

☐ CITY agrees to compensate CONSULTANT for the services and/or goods provides under this Agreement, and CONSULTANT agrees to accept in full satisfaction for such services, a sum not to exceed the Consideration set forth above and more particularly described in Exhibit B, attached hereto and incorporated herein, based on the hourly rates set forth in Exhibit B.
If compensation is based on a flat fee

☐ CITY agrees to compensate CONSULTANT for the services and/or goods provided under this Agreement, and CONSULTANT agrees to accept in full satisfaction for such services, a sum not to exceed the Consideration set forth above and more particularly described in Exhibit B.

(b) Expenses [check applicable provision]

If no reimbursable expenses

☐ The amount set forth in paragraph (a) shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement (including, but not limited to, all labor, materials, delivery, tax, assembly, and installation, as applicable). There shall be no claims for additional compensation for reimbursable expenses.

If CITY reimburses for certain expenses in addition to compensation

☐ CONSULTANT shall be entitled to reimbursement only for those expenses expressly set forth in Exhibit B. Any expenses incurred by CONSULTANT which are not expressly authorized by this Agreement will not be reimbursed by CITY.

(c) Additional Services. CITY may from time to time require CONSULTANT to perform additional services not included in the Scope of Services. Such requests for additional services shall be made by CITY in writing and agreed upon by both parties in writing.

Section 4. Method of Payment. CITY shall pay CONSULTANT said Consideration in accordance with the method and schedule of payment set forth in Exhibit B.

Section 5. Independent Contractor. CONSULTANT is and shall at all times remain, as to CITY, a wholly independent contractor. Neither CITY nor any of its agents shall have control over the conduct of CONSULTANT or any of CONSULTANT’s employees, except as herein set forth. CONSULTANT shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of CITY.

Section 6. Assignment. This Agreement shall not be assigned in whole or in part, by CONSULTANT without the prior written approval of CITY. Any attempt by CONSULTANT to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

Section 7. Responsible Principal(s)

(a) CONSULTANT’s Responsible Principal set forth above shall be principally responsible for CONSULTANT’s obligations under this Agreement and shall serve as principal liaison between CITY and CONSULTANT. Designation of another Responsible by CONSULTANT shall not be made without prior written consent of CITY.

(b) CITY’s Responsible Principal shall be the City Manager or his designee set forth above who shall administer the terms of the Agreement on behalf of CITY.
Section 8. Personnel. CONSULTANT represents that it has, or shall secure at its own expense, all personnel required to perform CONSULTANT’s Scope of Work under this Agreement. All personnel engaged in the work shall be qualified to perform such Scope of Work.

Section 9. Permits and Licenses. CONSULTANT shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a business license.

Section 10. Interests of CONSULTANT. CONSULTANT affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Scope of Work contemplated by this Agreement. No person having any such interest shall be employed by or be associated with CONSULTANT.

Section 11. Insurance.

(a) CONSULTANT shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

(1) A policy or policies of Comprehensive General Liability Insurance, with minimum limits of Two Million Dollars ($2,000,000) for each occurrence, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by CONSULTANT.

(2) A policy or policies of Comprehensive Vehicle Liability Insurance covering personal injury and property damage, with minimum limits of One Million Dollars ($1,000,000) per occurrence combined single limit, covering any vehicle utilized by CONSULTANT in performing the Scope of Work required by this Agreement.

(3) Workers’ compensation insurance as required by the State of California.

(4) Professional Liability Insurance [check if applicable]

☐ A policy or policies of Professional Liability Insurance (errors and omissions) with minimum limits of One Million Dollars ($1,000,000) per claim and in the aggregate. Any deductibles or self-insured retentions attached to such policy or policies must be declared to and be approved by CITY. Further, CONSULTANT agrees to maintain in full force and effect such insurance for one year after performance of work under this Agreement is completed.

(b) CONSULTANT shall require each of its sub-consultants to maintain insurance coverage which meets all of the requirements of this Agreement.

(c) The policy or polices required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least a B+;VII in the latest edition of Best’s Insurance Guide.
(d) CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect CITY may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, CITY may take out the necessary insurance and pay, at CONSULTANT’s expense, the premium thereon.

(e) At all times during the term of this Agreement, CONSULTANT shall maintain on file with the City Clerk a certificate or certificates of insurance on the form set forth in Exhibit C, attached hereto and incorporated herein, showing that the aforesaid policies are in effect in the required amounts. CONSULTANT shall, prior to commencement of work under this Agreement, file with the City Clerk such certificate or certificates. The general liability insurance shall contain an endorsement naming the CITY as an additional insured. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty (30) days prior written notice to CITY, and specifically stating that the coverage contained in the policies affords insurance pursuant to the terms and conditions as set forth in this Agreement.

(f) The insurance provided by CONSULTANT shall be primary to any coverage available to CITY. The policies of insurance required by this Agreement shall include provisions for waiver of subrogation.

(g) Any deductibles or self-insured retentions must be declared to and approved by CITY. At the option of CITY, CONSULTANT shall either reduce or eliminate the deductibles or self-insured retentions with respect to CITY, or CONSULTANT shall procure a bond guaranteeing payment of losses and expenses.

Section 12. Indemnification. CONSULTANT agrees to indemnify, hold harmless and defend CITY, City Council and each member thereof, and every officer, employee and agent of CITY, from any claim, liability or financial loss (including, without limitation, attorneys fees and costs) arising from any intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of CONSULTANT or any person employed by CONSULTANT in the performance of this Agreement.

Section 13. Termination.

(a) CITY shall have the right to terminate this Agreement for any reason or for no reason upon five calendar days' written notice to CONSULTANT. CONSULTANT agrees to cease all work under this Agreement on or before the effective date of such notice.

(b) In the event of termination or cancellation of this Agreement by CITY, due to no fault or failure of performance by CONSULTANT, CONSULTANT shall be paid based on the percentage of work satisfactorily performed at the time of termination. In no event shall CONSULTANT be entitled to receive more than the amount that would be paid to CONSULTANT for the full performance of the services required by this Agreement. CONSULTANT shall have no other claim against CITY by reason of such termination, including any claim for compensation.

Section 14. CITY’s Responsibility. CITY shall provide CONSULTANT with all pertinent data, documents, and other requested information as is available for the proper performance of CONSULTANT’s Scope of Work.
Section 15. Information and Documents. All data, information, documents and drawings prepared for CITY and required to be furnished to CITY in connection with this Agreement shall become the property of CITY, and CITY may use all or any portion of the work submitted by CONSULTANT and compensated by CITY pursuant to this Agreement as CITY deems appropriate.

Section 16. Records and Inspections. CONSULTANT shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three years. CITY shall have access, without charge, during normal business hours to such records, and the right to examine and audit the same and to make copies and transcripts therefrom, and to inspect all program data, documents, proceedings and activities.

Section 17. Changes in the Scope of Work. The CITY shall have the right to order, in writing, changes in the scope of work or the services to be performed. Any changes in the scope of work requested by CONSULTANT must be made in writing and approved by both parties.

Section 18. Notice. Any notices, bills, invoices, etc. required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during the receiving party’s regular business hours or by facsimile before or during the receiving party’s regular business hours; or (b) on the second business day following deposit in the United States mail, postage prepaid to the addresses set forth above, or to such other addresses as the parties may, from time to time, designate in writing pursuant to this section.

Section 19. Attorney’s Fees. In the event that either party commences any legal action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney’s fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

Section 20. Entire Agreement. This Agreement represents the entire integrated agreement between CITY and CONSULTANT, and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both CITY and CONSULTANT.

Section 21. Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail.

Section 22. Governing Law. The interpretation and implementation of this Agreement shall be governed by the domestic law of the State of California.

Section 23. CITY Not Obligated to Third Parties. CITY shall not be obligated or liable under this Agreement to any party other than CONSULTANT.

Section 24. Severability. Invalidation of any provision contained herein or the application thereof to any person or entity by judgment or court order shall in no way affect any of the other covenants, conditions, restrictions, or provisions hereof, or the application thereof to any other person or entity, and the same shall remain in full force and effect.
EXECUTED the ____ day of __________________ 20___, at Beverly Hills, California.

CITY OF BEVERLY HILLS
A Municipal Corporation

________________________
Name: dept head/cfo/cm
Title

CONSULTANT:

________________________
Name:
Title:

________________________
Name:
Title:

APPROVED AS TO CONTENT:

________________________
Dept. Head Name:
Title:

________________________
Risk Manager Name:
Risk Manager
EXHIBIT A

SCOPE OF WORK

CONSULTANT shall perform the following services:

Describe the services in detail. Include schedule for deliverables and/or services:

If there is a need for a Project schedule, insert a Project schedule or insert “The City Manager or his designee may establish a project schedule in writing.”
EXHIBIT B

SCHEDULE OF PAYMENT AND RATES

[Tie to deliverables where possible.]
EXHIBIT C

CERTIFICATE OF INSURANCE

This is to certify that the following endorsement is part of the policy(ies) described below:

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<tr>
<th>NAMED INSURED</th>
<th>COMPANIES AFFORDING COVERAGE</th>
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<tbody>
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It is hereby understood and agreed that the City of Beverly Hills, its City Council and each member thereof and every officer and employee of the City shall be named as joint and several assureds with respect to claims arising out of the following project or agreement:

It is further agreed that the following indemnity agreement between the City of Beverly Hills and the named insured is covered under the policy: CONSULTANT agrees to indemnify, hold harmless and defend City, its City Council and each member thereof and every officer and employee of City from any and all liability or financial loss resulting from any suits, claims, losses or actions brought against and from all costs and expenses of litigation brought against City, its City Council and each member thereof and every officer or employee of City which results directly or indirectly from the wrongful or negligent actions of CONSULTANT's officers, employees, agents or others employed by CONSULTANT while engaged by CONSULTANT in the performance of this agreement construction of this project.

It is further agreed that the inclusion of more than one assured shall not operate to increase the limit of the company's liability and that insurer waives any right of contribution with insurance which may be available to the City of Beverly Hills.

In the event of cancellation or material change in the above coverage, the company will give 30 days written notice of cancellation or material change to the certificate holder.

Except to certify that the policy(ies) described above have the above endorsement attached, this certificate or verification of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate or verification of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

DATE: ____________________________  BY: ____________________________

AUTHORIZED INSURANCE REPRESENTATIVE

AGENCY: ____________________________  ADDRESS: ____________________________

RM02.DOC REVISED 10/14/96.
City of Beverly Hills

Response to Request for Qualifications to Provide Architectural Design Services for La Cienega Park

September 10, 2018
September 10, 2018

City of Beverly Hills  
Mandana Motahari  
City Architect  
345 Foothill Road  
Beverly Hills, CA 90210

Subject: Response to Request for Qualifications for Architectural Design Services for La Cienega Park

Dear Ms. Motahari:

The City of Beverly Hills has always been a desirable place to live for many reasons including the thoughtful Wilbur Cook landscape plan and the community amenities, with La Cienega Park as a prime example. The varied functions of the Park and its many users require a thoughtful and thorough process to ensure its continued viability. The Gensler, AHBE, and KPFF team is committed to working with you and the community to create a successful vision for future improvements – one that provides both a welcoming and diverse recreational experience.

Our team has expertise in all aspects of the project – we understand city government and what is required to provide elected officials and staff with a creative framework for future development including technical building issues, needs assessment, programming, space analysis, recreational facilities, and creative problem solving. Collaboration and visioning are fundamental to our design process. We will build on the substantial community outreach efforts so that the outcome truly reflects your community needs. By carefully listening to both City staff and other stakeholders from the beginning, we can firmly establish shared objectives, priorities, and mutual trust. We know when to listen and listen again. At each step of the planning process, we emphasize building consensus to ensure key issues are resolved and agreement is reached before proceeding to the next stage.

Our team has extensive experience working in the City of Beverly Hills. We have partnered with clients to help maintain the prestige and civic pride of Beverly Hills on iconic projects such as the Beverly Wilshire Hotel, Beverly Wilshire Building, Beverly Hills Hotel, Beverly Hills Gateway, Beverly Hills High School, Beverly Hilton, the Beverly Hills Country Club, and Waldorf Astoria Beverly Hills to name a few. It is not only private development for which Gensler has made its reputation. Our Planning & Urban Design team is committed to our communities and proud to have received the 2017 Los Angeles American Planning Association Firm of the Year Award.

In the pages that follow we invite you to get acquainted with our firm, understand our approach, meet our team, and see some examples of our work. Please call me or our project manager, Claudia Carol, if we provide any further information.

Sincerely,

Elizabeth Brink, Associate AIA, LEED BD+C EDAC  
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Principal-in-Charge  
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(213) 327.3638

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Project Manager/Lead Planner  
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About Us

Every day, millions of people around the world experience the spaces and places that Gensler creates. With that impact comes great responsibility. That’s why using design to improve the human experience is the highest calling of our work. Our clients look to us to change their businesses—and the world—for the better.

Gensler is a global architecture, design, and planning firm with 46 locations and more than 5,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work, and play more inspiring, more resilient, and more impactful.

*Fast Company* magazine called Gensler “one of America’s most influential design firms.” Michael J. Stanton, FAIA, former President of the AIA, said, “Gensler is America’s foremost collaborative practice. The firm exemplifies how the creative mix of disciplines, all with ‘place’ as their focus, adds richness and value to buildings and their settings.”

Gensler supports the development of innovative places with a philosophy of value-based design and comprehensive services that allow clients to collaborate with a continuous, dedicated team from planning through construction. We have organized and integrated our services to support clients at every stage in the real estate and facilities cycle, from initial strategy and design through implementation and management. We focus on understanding our clients’ goals and strategies, and seek to add substantial value to their enterprises through our work and services.

**THE LOS ANGELES URBAN STRATEGIES + DESIGN STUDIO**

The Urban Strategies + Design studio in Los Angeles is a localized close-knit, diverse group of architects, planners, landscape architects, and designers within Gensler dedicated to think about the Urban Environment. Based on methodical research and analysis, our approach to master planning is grounded in a thorough understanding of what makes an attractive place and a successful viable project. We seek out creative and innovative solutions, while responding to the very specific conditions of a site, city or region, as well as addressing sustainability. We work in close collaboration with our clients and communities to develop high quality environments that respond to the aspirations and needs of their users. Whether a project is a campus, shopping district or a town center, a theme park, a cultural attraction, a mixed use district, or community park, we search out the authentic user experience and sense of the community we are in.

Globally, the trend towards urbanization is the result of the millennial view of a socially connected world that’s not only focused on the typical live work and play model, but also infused with the intangible elements that instill soul into daily life. Our projects are meant to create truly impactful and successful places that elevate the human experience.

Our ultimate goal is to create great places for people.
Urban Strategy + Design Principles

At Gensler, we believe in the power of design and its ability to impact our everyday lives. We are on the forefront of addressing the critical issues and attitudes shaping our communities. Our ultimate goal is to create great places for people and our design approach is based on the following principles:

ADVOCATE FOR PUBLIC GOOD
We try to distinguish our projects from each other and importantly ground them in the fabric of the community. We are participatory planners and designers in search of making great places for people.

We form strong team relationships with the community, client, agencies, and our fellow professionals. We draw the best from each, in order to address the unique characteristics of each project we undertake. We build enduring relationships based on integrity and respect. Gensler is a conduit between public and private sectors—contributing to healthy communities and responding to community needs through engagement.

EXPAND IMPACT BEYOND
Gensler is dedicated to working with our clients to identify the place making opportunities, determine the most appropriate cost efficient strategy, and create the most dynamic user experiences. We are stewards of the land. Cultural context allows us to expand the impact of our client’s ambitions beyond the formal project boundaries, examining the relationship with the natural environment as well as infrastructure impact as our communities continue to densify. We see the big picture.

EVIDENCE BASED DESIGN
What separates Gensler from other firms is our ability to push planning and design forward by pioneering initiatives that redefine the cities that we live in. From in-depth studies about community revitalization to how to create smarter transportation nodes. Our research allows us to formulate clear ideas and strategies from complex and disjointed issues.

We want our work to not only satisfy functional requirements, but also contribute to the human spirit. User experience is the basis for creating customized and unique solutions. Engaging stakeholders in a meaningful dialogue allows us to integrate multiple perspectives and provide interest and amenities to celebrate the architectural foundation that surrounds us. The idea is to provide a sense of pride and delight in bringing communities together through a shared vision.

Gensler’s Urban Strategies + Design Studio specializes in the formation of communities beyond the scale of a singular piece of architecture. The practice focuses on the lived experience and recognizes the space between buildings is as important as the buildings themselves. We apply our multi-disciplinary knowledge of cities and architecture, combined with our sensitivity to open space design and the engagement process, to compose master plans and visions that enhance human health, connectivity and wellbeing.
Method and Process

Public participation and community support are vital to a successful development process. Throughout the process Gensler will help engage area residents, community organizations, and government entities in a dialogue about La Cienega Park.

STAKEHOLDER ENGAGEMENT
We anticipate that there will continue to be a high level of public interest around this project, and our team will work closely with you and your consultants to build a process that incorporate meaningful feedback from stakeholders, while building support for the project.

Our team has a great deal of experience working effectively with multiple client and diverse community groups who have a major stake in the planning of the project. In order to create a plan of great vision that can achieve public support, the critical trade-off issues must be tackled early on. Our experience has shown it essential to create alternatives that challenge and inspire greater ambition rather than merely reflect stakeholder wishes. Such an approach demands the strength of conviction to openly review all ideas, and the willingness to actively listen and make changes and compromises. It is also best completed in intensive open-door sessions, and we have crafted a scope of work that allows potential incorporation of this strategy.

PROGRAMMING
We will validate and refine any existing development program as the basis for the Master Plan and entitlements. The development program will summarize recommended building/land uses, space mix, density and associated parking requirements. We will utilize our existing data base of project types as a guide to test the appropriate mix of programs. The resulting development program will be the guide for the space program and help inform options development.

Through evaluating existing development program and conducting focus group meeting, as well as stakeholder interviews, together with the City, we can identify key planning issues and explore preliminary densities and land-use options. After a thorough execution of this process, we will present a final development program to the City.

SUSTAINABILITY
As long-term proponents of environmental sustainability, we know that a sustainable approach to design preserves our planet’s resources and produces results that matter to our clients: reduced energy and operating costs, brand advantages, longer property life cycle, enhanced human performance, and overall better quality of life.

There are myriad strategies that can be employed for projects of any scale or purpose. The best way to identify and leverage the strategies appropriate to each situation is to start conversations early. We work closely with clients from the pre-design stage of every project to identify opportunities that achieve synergies across disciplines and building systems.

This process enables design solutions that are holistic, resilient, and regenerative. It supports high-performance, cost-effective project outcomes through an early analysis of the interrelationships among systems.

We seek to push our clients and partners to deliver the most sustainable, impactful projects possible in every scenario. But our clients also push us to even higher levels of performance and experience. It is that productive partnership that often informs our sustainable and resilient design solutions.
Organizational Chart

We have assembled a highly experienced and cohesive team to execute the vision for La Cienega Park. Gensler, along with AHBE, KPFF, and TK1SC are long-time partners and have collaborated on numerous award-winning projects that is evolving and shaping the communities around them.

ELIZABETH BRINK
ASSOC AIA, EDAC, LEED AP BD+C
Principal in Charge / Outreach Lead

J.T. THEEUWES
LEED AP, RA
Design Director

CLAUDIA CAROL
AIA, LEED AP ND
Project Manager

KEITH FUCHIGAMI
Sports Programmer and Planner

KPFF
Structural & Civil

TK1SC
MEP

AHBE
Landscape
Gensler understands the urgency of connecting people to places and achieving this with sustainable strategies. We have successfully partnered with the City of Beverly Hills and a variety of clients located in Beverly Hills that all share in a vision for its future. In addition to the select experience in Beverly Hills and other public sector clients below, we've included detailed case studies of relevant project work performed by our proposed team in the following pages.

**Select Beverly Hills Experience**

- Beverly Hills High School Entry Building
- Beverly Hilton
- Mr. C Beverly Hills
- blu Beverly Hills
- Beverly Hills Media Center
- 333 La Cienega
- Beverly Regent Wilshire Hotel
- Beverly Hills Country Club
- Beverly Hills Gateway
- MGM Place
- Waldorf Astoria Beverly Hills
- Audi Fletcher Jones
- The M Building, Mapleton Investments
- Neiman Marcus
- The Khalili Center for Bariatric Care
- Eisner Jaffe
- 8383 Wilshire
- Bank of America
- 9601 Wilshire
- Live Nation
- Beverly Connection Assisted Living
- Yves Saint Laurent
- Ambassador Tuttle
- 360 N Bedford
- Netflix
- Coffee Bean and Tea Leaf
- Citibank
- CBRE

**Select Public Sector Clients**

**Local Government Agencies**

- City of Beverly Hills
- City of Los Angeles
- City of Anaheim
- City of Long Beach
- City of San Clemente
- City of San Diego
- City of Santa Ana
- City of Santa Monica
- City of West Hollywood
- Los Angeles Unified School District
- Metropolitan Water District
- Water Replenishment District of Southern California

**County Agencies**

- County of Los Angeles
  - Department of Mental Health
  - Department for Public Social Services
  - Department of Public Works
  - Department of Transportation
  - Department of Water and Power
  - Metropolitan Transit Authority
- County of Alameda
- County of Marin
- County of Monterey
- County of Orange
- County of San Bernardino
- County of Santa Clara
- County of Sonoma
Register of Historic Places.
The 2013 master plan is created to celebrate the story of the Muckenthaler Cultural Center, maintain the integrity of the historic buildings and landscape, and support environmental, cultural and financial sustainable future development. Phasing plans ensure continual functionality during the construction of new office building and Theater Complex Expansion and grounds renovation including Butterfly Garden, Heritage Grove, Event Lawn, Heritage Rose Garden and Homage Pond. The master plan ensures the mansion remains the principal element of the site integrated with a series of open spaces connecting the historic and new facilities, and it respects the existing neighborhood and the views to the mansion.

Gensler

Muckenthaler Cultural Center
Fullerton, CA

Originally a home built by Walter and Adella Muckenthaler in 1924, the Muckenthaler mansion was donated to the city in 1965 used as a cultural center for the public. In 1990, the Muckenthaler Cultural Center was placed on the National Register of Historic Places.

Completed 2013
Services Provided
Master Planning
Stakeholder Engagement
Facility Programming
Gensler’s Town Square Initiative rallied a team of strategists, urban planners, designers, civic leaders and the community to ensure that the redevelopment of Pershing Square results in an authentic reflection of Downtown L.A.’s thriving renaissance.

Pershing Square lies the middle of diverse, populous districts — the Financial Core, Bunker Hill, Jewelry District and Historic Downtown District, among others. As it stands today, Pershing Square is going through an identity crisis—overwhelmed by the unrelenting contest between old and new, progressive and historical, local vs. visitor—with no distinct definition of what it wants to be. But what it has the potential to be, is a hub for public functions.

By examining the role of open public space, we sought to create an active, participatory design process tailored to Pershing Square.

Building off this effort, Gensler was engaged by a public/private client team as design advisor. Gensler facilitated an international design competition and conceptualized and implemented a brand identity strategy to raise awareness about the initiative to revitalize Pershing Square.

In support of numerous community events over the course of 2+ years, Gensler created a toolkit of temporary feedback tools and devices, online and social media channels, as well as promo pieces aimed at increasing engagement.
A press conference held at Pershing Square, as Councilmember Huizar, the Department of Recreation and Parks and other Downtown leaders announce Pershing SquarRenew to the local community.
University of San Diego has a long history of outstanding intercollegiate athletes, but their facilities have become outdated and the student athletes need spaces to call their own.

Gensler is working with the University of San Diego’s Tennis, Golf, and Softball programs to design new team and spectator facilities. The existing facilities have become outdated and don't include club houses for the student athletes or spectator seating.

The first phase of the project will replace existing tennis courts with eight new courts that meet NCAA regulations and provide optimal north/south orientation for players. A new Tennis Center will provide the team with a training room, team rooms, locker room, coach offices, storage, grandstand and bleacher seating for 370, and premium seating under the arcade for 50. Designed in USD’s famous Spanish Renaissance style, the center will help recruit student athletes and provide spectators with an experience not found on any other campus. The second phase of the project will create a new Golf & Softball Center on a vacant corner of the campus with views of Tecolote Canyon. The two-story facility will house the golf team on the ground floor with the softball team above it. Because of the grade change both programs will have direct ground floor access to their club houses from the practice course and softball field. The Center will include team rooms, locker rooms, storage, coach offices for each program as well as a shared concession stand. The Golf Center will also include an indoor digital driving range while the Softball Center will provide the team with a new batting cages, two dugouts, and grandstand seating for 350 spectators. The new facilities will help the university promote and grow their athletic programs as well as engage with the local community.
Campbell Hall called upon Gensler to rethink the school's master plan, and to design a new $60 million community arts center to serve as a signature venue for this K—12 private school and to provide state-of-the-art facilities in an environment that fosters creativity and collaboration.

Campbell Hall is an independent, coeducational K—12 day school. In conjunction with a broad 2002 master planning effort, Gensler helped Campbell Hall plan for future building development, including an initial 37,000-square-foot Arts & Education Center, a Phase II 650-person theater and a Phase III 45,000-square-foot gymnasium.

"Hallelujah! I knew having the building would be a good experience, but I did not expect it would raise the bar of the academic achievement!"

- Kirsten Caplan, Drama Teacher, Campbell Hall
The Sports Center is a 26,000 square-foot expansion to the M. Gordon Clarke Field House and University Student Union building at CSU San Marcos.

While designed to meet NCAA Division II standards with a new 1,400-seat basketball facility, this expansion also serves as flexible multi-purpose hub for recreation and wellness on campus. In addition to the gymnasium, the Field House includes new locker rooms and support spaces. The expansion serves as an example of healthy living on campus, with a focus on student engagement through sports, educational and social events. This healthy agenda is reinforced by the sustainable goals of the University, for which the Field House is an example, targeting LEED Silver.

Through a coordinated design-build effort, this award-winning project was completed 5 months ahead of schedule.

"The impact to our program is immeasurable. Every great university has a meeting place where the campus and community can come together and celebrate the joy and passion that is college athletics."

- Andrea Leonard Head Volleyball Coach
An emphasis on an exciting game-day experience aims to capture a more personal relationship between players and fans by creating an intimate European-style character in a state-of-the-art facility. Significant ancillary programmatic elements offer entertainment, retail and dining opportunities to stadium-goers, as well as for visitors to the park, the nearby museums and the University of Southern California campus.
Angel Stadium of Anaheim is positioned adjacent to ARTIC and between three of Orange County's major freeways, including the I-5 Freeway to Los Angeles, providing a unique opportunity to draw a fan base for many generations to come. The location has a number of excellent qualities for greater development, including high visibility, regional connectivity, and the draw of the Disneyland Resort. The City of Anaheim hired Gensler to look at the feasibility of developing more densely around the stadium to take advantage of the significant market demand in the area. Gensler performed a deep assessment of the opportunities and constraints of the site and delivered a vision for the area's future that included a potential for 5,000+ residential units, 3 million sq ft of office space and 3 million sq ft of retail. The TOD vision plan showed the potential for a vibrant, walkable neighborhood developing in an area mostly known for motels and diners, enhance the Angel Stadium experience rather than detract from it, and to better integrate the City of Anaheim's urban fabric into the tourist-oriented community.
The Moorpark College campus includes a 5-acre teaching zoo, used by students in its Exotic Animal Training and Management Program. The new master plan expands and enhances the zoo’s existing facility to create a world-class teaching and learning environment for students and visitors.

Moorpark College is preparing a campuswide Facilities Master Plan to guide development over the next ten to fifteen years, guided by the goals, aspirations, and Educational Master Plan of the college. The teaching zoo, a unique feature of the campus, was singled out as an area of the campus in particular need of being re-thought. The new Zoo Master Plan provides a framework for the development of the zoo over the next decade, including meeting the needs of the EATM program, enhancing animal welfare and supporting the zoo’s conservation and education programs.

The collaborative planning process integrated ATZ/EATM faculty and staff into the planning process at each distinct phase. During this ongoing collaboration, the consultant team and Moorpark staff worked together to identify goals and priorities.

Circulation presented a particular challenge at the site, with visitors and staff regularly impeding each others’ progress. Three potential circulation plans were identified, with one emerging as the clear favorite. The new plan puts staff vehicles in a new behind-the-scenes path around the perimeter and gives visitors freedom of movement in the interior.
AltaSea will be a net-positive innovation campus where future generations will be inspired by the ocean to pursue a balanced, sustainable relationship between civilization and nature.

Phase 1 of AltaSea is composed of the Engagement Center at Berth 56, the Discovery Center at Berth 57 and the Energy Harvesting Tower:

The Engagement Center will be a new structure that will be the inspiration nexus for the campus. Inspired by how movement creates energy and shapes the sea, the design manipulates the ground plane to move one's experience over the water while allowing the water to penetrate onto the land. One arrives into the "grotto" which frames the horizon and creates a direct connection between the individual and the ocean.

This space also acts as the central lobby where one can access the exhibition space, the auditorium and other support spaces, while acting as a vessel to passively cool the facility through a series of pools that filtrate the research water that is discharged from the Discovery Center.

The Energy Harvesting Tower will be a new learning beacon that gives back to the community by harvesting energy and making cutting edge sustainable technologies visible. Riffing off the nest of local lighthouses in San Pedro, this design reverses their trajectories – instead of using power to emit light, this tower now harvests daylight to power the future. This tower will also incorporate wind harvesters and various other energy generation sources, and house the weather recording equipment for SCMI. All of these technologies are organized as a vertical exhibition along the height of the tower so as to be a learning tool for the public.

The Discovery Center will be housed in an existing historic warehouse and will be the research and education center for the campus, while serving as a source of much of the campus's energy through its extensive solar paneled roof. The design of this facility is intended to reinforce the characteristics of the existing industrial structure with its continuous sunlit central basilica space.

As such, the majority of the enclosed spaces such as labs, classrooms and offices are located in the side aisle bays leaving the majority of this central bay clear and open for public functions, and the large water pools, tanks and equipment that will be of interest to the public. As separation between from the public is critical at certain points to secure the experiments, a series of mezzanine level observation galleries are introduced to provide views into these secured areas. These galleries in turn are connected by a raised exterior walkway that provides a continuous view out to the channel that forms the centerpiece of the AltaSea site.
Memorial Park
Redevelopment and Expansion Master Plan
Santa Monica, CA

Memorial Park caters to a variety of different user types including pedestrians, skateboarders, and youth who engage in sports field programs and after school activities.

AHBE Landscape Architects is the prime consultant for the Master Plan for the Memorial Park Redevelopment and Expansion Project.

AHBE's scope includes site analysis, program development (in collaboration with the City and community stakeholders), and feasibility options for the park. The conceptual Master Plan will inform the design and phased implementation of a safe and secure park and community facilities.

The Master Plan will be appropriate to the site, useful day and night, sensitive to neighboring conditions (including connecting transportation options) and suitable to the coastal environment.

Specific opportunities include:
- Maximizing opportunities for sports fields with a focus on diamond sports.
- Integration of community programs such as gymnasium sports, Police Activity League (P.A.L.), and fitness facilities.
- Integration of buffering along the busy vehicular streets that comprise the site's perimeter.
- Integration of the City's Bicycle and Pedestrian Circulation Action Plans.
- Adjacencies to the Expo Line.

5 acres
Master Plan Expected Completion 2019
Services Provided
Landscape Architecture
AHBE is creating a park transformed by water

AHBE was on the master plan team for this existing 120-acre regional park. For the Phase 1A implementation, AHBE is the Prime Consultant and is leading a multi-disciplinary team in the design through construction administration services of an initial 30-acre park phase.

With a focus on re-creating the historic “willow brook” that gave the area its name, AHBE’s design team was inspired by the transformative power of water in shaping the experience of community. The design views the park as landscape infrastructure—functioning as a larger system with social, ecological, and economic benefits for human and wildlife communities.

Owner: County of Los Angeles, Department of Parks & Recreation, Public

AHBE Role and Responsibilities:
Prime consultant and Landscape Architect.
Providing design through construction administration services for planting, hardscape and irrigation of the park.

Park is looking to achieve “Net Zero Water” status. The design will revitalize the first of two existing lakes, using bio-filtration gardens (mitigated wetland) to capture and clean stormwater runoff and dry weather flows before they enter the lake and are recirculated for irrigation and other uses. In future phases, the water management strategy can be applied to the park’s second lake and potentially reach beyond the park context to other communities. The re-imagined park will have a new community center, children’s play area, splash pad water feature, picnic areas, and walkways.
AHBE led a team of consultants on a $3.1 million infrastructure upgrade and sustainability-focused improvement project for this 17-acre park.

The work focused on the restoration of the Little Tujunga Wash Creek, which flows into the Los Angeles River and traverses the park. AHBE conducted community workshops to solicit residents' feedback on the design. The creek is now a destination with enhanced habitat, recreational access, and water quality, as well as new walking paths with parcour equipment and improved accessibility, bridges crossing the creek, picnic areas, new LED lighting, an expanded children's play area, new acoustic concert stage, California native plant palette, and reclaimed water irrigation.

AHBE was the prime consultant on this project, working directly with the City of Burbank and a full design team. Serving as the Prime Consultant, AHBE provided full landscape architecture services for planting, hardscape, and irrigation. The redesigned park opened in July 2016.

Program Requirements/Challenges: This project was a much needed infrastructure upgrade and sustainability-focused improvement project for this 17-acre park.

Special/Unique Building Technologies/Environmental Considerations: This project focused on the restoration of the Little Tujunga Wash Creek.

Public Agency Interface: From concept to construction administration, AHBE worked directly with the City of Burbank.
AHBE collaborated with the Design-Build team of EYRC Architects and Ledcor to transform a brownfield site into a public garden and community center for healthy living.

Stoneview Nature Center is an environmental center and urban sanctuary where people can connect with nature, learn about healthy eating, engage in yoga and other exercise, and participate in site-specific art events.

The park is nestled between two popular recreational open spaces: the Baldwin Hills Overlook and Kenneth Hahn State Park. It is also a key node in the "Park to Playa Trail", a planned corridor that will eventually connect state, county, and city parks into a continuous trail from Playa Del Rey to Baldwin Hills.

A new community building provides a multi-purpose room and an observation deck with panoramic views of Los Angeles. The building opens to an outdoor room with a demonstration kitchen and an oversized communal table where visitors gather for cooking and other demonstrations. The community center is surrounded by theme gardens that continue a narrative about lifestyle shifts toward sustainability, health, and wellness. AHBE's landscape design has two main elements: a Mediterranean demonstration garden designed around the building and a native grass meadow surrounded by a loop trail called Pollination Walk. The landscape also serves as public art. In collaboration with the artist group, Fallen Fruit, the landscape includes 7 edible gardens, which focus on the area's agriculture history.

Awards:
- AIA Los Angeles NEXT LADesign Award, 2015
- Design Build Institute of America (DBIA) Western Region Design Excellence Award, 2018
- DBIA Western Region Distinction Award, 2018
- LABC Architectural Awards 2018, Civic Award
- SCDF Design Award, Civic Project, 2017

Agencies: County of Los Angeles Department of Supervisors, Baldwin Hills Regional Conservation Authority, and County of Los Angeles Parks and Recreation.
Experience | Relevant Projects

Select Project Experience

City of Anaheim Miraloma Park & Community Center, Anaheim, CA
Exposition Park Master Plan, Los Angeles, CA
Memorial Park Master Plan, Santa Monica, CA
San Gabriel River Discovery Center, South El Monte, CA
Annenberg Community Beach House, Santa Monica, CA
Marsh St. Park, Los Angeles, CA
Vista Hermosa Natural Park, Los Angeles, CA, Anaheim, CA
Plummer Park Community Center, West Hollywood, CA
Brea Sports Park Complex, Brea, CA
Yvonne Burke - John D. Ham Park, Lynwood, CA
Ascot Hills Park, Los Angeles, CA
Santa Monica Airport Park Project and Airport Avenue Streetscape, Santa Monica, CA
Virginia Avenue Park (LEED Silver), Santa Monica, CA
Gateway Park, Redondo Beach, CA
Santa Monica Universally Accessible Park, Santa Monica, CA
Park to Playa, Playa Vista, CA
North Beach Trail, Santa Monica, CA
Pershing Square, Los Angeles, CA
Orange Grove Park, Hacienda Heights, CA

Select Beverly Hills Experience

United Talent Agency – Tenant Improvements, 4,560 sf
Client: Rottet Studios
Beverly Hills Ambulatory Surgery Center – Study
Client: Boulder Associates
Cedars Sinai - Beverly Hills Endoscopy Clinic Equipment Replacement
Client: Cedars Sinai
JP Morgan Chase – Bank Branch Tenant Improvements
Client: JP Morgan Chase
Montage Beverly Hills – Exhaust Addition
Client: ICS Industrial Commercial Systems
Koll Office Building at 450 N. Roxbury Drive – Mechanical System Evaluation
Client: KOLL
El Torito Beverly Hills – New restaurant, 11,000 sf
Client: Klages, Carter & Vail
Family Fitness Center – 27,000 sf
Client: Wolff Co.
Bank of America Building at 9440 Santa Monica Boulevard – Mechanical System Evaluation
Client: Wilkins Randles Architects
Beverly Lane Center – Retail and Office
Client: Gensler
References

We are very proud of the quality of our work, and our clients recognize the added value that our design has made to their business. We encourage you to call the following clients and talk to them about working with Gensler, the value that we were able to add to the process and the quality of our work.

Gensler
City of Los Angeles Urban Design Guidelines
Claire Bowin
Senior City Planner, Urban Designer
City of Los Angeles
City Hall 200 North Spring Street
Los Angeles, CA 90012
claire.bowin@lacity.org
213.978.1213

Santa Ana South Main Street Vision
Marc Morley
Economic Development Specialist
City of Santa Ana
20 Civic Center Plaza M-25, P.O. Box 1988
Santa Ana, CA 92702
mmorley@santa-ana.org
714.647.6588

Anaheim Sports Town TOD Master Plan
Sergio M. Ramirez
Deputy Director
Economic and Property Development Department
City of Long Beach
333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
sergio.ramirez@longbeach.gov
562.570.6129

kpff
North Beach Trail
Judith Meister
Beach Administrator
City of Santa Monica
1684 Main Street, Room 210
Santa Monica, CA 90401
judith.meister@smgov.net
310.458.8310

tklsc
Providence St-Joseph Medical Center – Facility Infrastructure Evaluation
Ian Watts
Director of Facilities Services
Providence – St-Joseph Medical Center
501 South Buena Vista Street
Burbank, CA 91505
ian.watts@providence.org
818.209.9074

AHBE
Johnny Carson Park Revitalization
Judie Wilkie
Director of Parks and Recreation
City of Burbank
301 East Olive Avenue, PO Box 6459
Burbank, CA 91510-6459
jwilkie@burbankca.gov
818.238.5310
With a background that combines architecture, planning, communications, marketing, analytics and outreach, Elizabeth brings a multi-disciplinary, strategic and user-focused perspective to her work and to the teams she leads.

As a Firmwide and Regional Leader, Elizabeth draws on a breadth of experience across project types to bring clarity, insight and expertise to complex client engagements. Her broad skill set, multi-disciplinary perspective, and rigorous analytical process, allow her to bring clarity and insight to complex client engagements.

Elizabeth focuses on developing real estate and workplace strategies that support businesses and communities, as well as on creating communications programs that effectively deliver project vision and messaging. Elizabeth is also a LEED and EDAC accredited professional who brings in-depth knowledge of evidence-based design and sustainable strategies to each project.
Claudia Carol, AIA, LEED AP ND
Senior Associate

Cities and Communities Global Leader / Project Manager

Claudia is the Planning and Urban Design Team Leader in the Los Angeles Office, providing thought leadership and project management for Gensler LA’s diverse portfolio of work.

As a licensed Architect with many years in a Landscape Architecture and Planning practice, Claudia has an exceptional perspective on the interface of the natural and built environment. Her wide range of experience - from theme parks and resorts to city centers and college campuses - gives Claudia a unique insight in addressing complex issues. She is a consummate project manager, defining the needs of the client and the community with respect and projecting them out to the future with a visionary viewpoint.

Claudia's passion is using urban design strategies for social good, particularly as it relates to health and wellness, accessibility and mobility. She has won numerous awards for her work, including an award from the American Planning Association for Excellence in Neighborhood Planning in 2013 for the Willowbrook MLK Wellness Community, a project that makes Claudia particularly proud. With a diverse, global range of experiences, Claudia brings a wealth of knowledge and expertise to everything she does.
J.T. Theeuwes, LEED AP, RA

Design Director

JT has over 20 years of experience in architecture and urban planning on both local and international projects.

He is passionate about place-making and believes successful design results from listening and empathizing with clients' needs combined with innovative ideas and a collaborative team. JT always searches for ways to connect buildings and spaces to their site and culture in order to link people to their environments and community, and create an experience of place.

His notable projects have earned local, national and international awards, they include helping the Dublin Institute of Technology develop their 73 acre master plan in Dublin, analysis and programming for the University of California San Diego's Triton Pavilion, project feasibility studies for UC Berkeley and the California Institute of Technology and the planning, design and construction of several community centers in Washington State for the cities of Richland, Tukwila and Maple Valley.
Keith J. Fuchigami, RA

Sports Programmer and Planner

Keith Fuchigami is a registered architect with more than 40 years of professional experience. He is a recognized expert in the programming, planning, and design of sports and recreation facilities with an emphasis on student recreation and wellness centers, and athletic facilities for colleges and universities.

For the past 37 years he has worked on over 40 college campuses and has completed a large number of recreation and wellness centers, and both indoor and outdoor facilities, and athletic master plans at these campuses. Keith has also worked on other student life facilities on college and university campuses that include student unions and student housing projects. He has also worked on recreation and athletic facilities on K-12 school campuses. His work is characterized by a commitment to celebrate the unique character of each project to the smallest detail, earning him a reputation for responsive service and a solid record of satisfied clients with successful projects.
Evan Mather has been practicing landscape architecture for over 20 years, with a particular focus on delivering sustainable projects that achieve tangible environmental performance results.

Evan has led several award-winning projects, including Burbank Water and Power’s EcoCampus, which earned Sustainable Sites Initiative (SITES®) certification in 2013. An internationally recognized, award-winning filmmaker, Evan approaches landscape architecture as a storytelling medium with an eye toward revealing the narrative inherent in the context, history, geology, ecology, and culture of a project site. He advocates the use of research to identify new design technologies that inform the firm’s sustainable design framework and standards. His stand on technology includes the integration of information technologies and multimedia into AHBE’s design process. Evan’s extensive project experience includes streetscapes, transit-oriented design, parks and open spaces, and learning environments. As one of our firm’s practice leaders, Evan builds upon AHBE’s experience in landscape infrastructure, water quality, conservation, and environmental performance.
Jennifer Salazar, ASLA, RLA
Senior Associate
Senior Project Manager, Landscape Architecture

Jennifer Salazar has over 20 years of experience and is particularly interested in the intersection of landscape, infrastructure, urbanism and planning.

Jennifer Salazar has worked to improve the Los Angeles urban environment through landscape infrastructure and infill projects. Her experience with complete streets, public transit corridors, retail and open space brings a wealth of knowledge to public and private projects. She provides a full breadth of understanding to each project, from conceptual/schematic design through construction documentation and administration.

20 Years of Experience
Jennifer joined AHBE in 2014

Background
Master of Landscape Architecture, 1997, University of Washington, Seattle
Bachelor of Arts in Social Ecology, 1992, University of California, Irvine

Selected Project Experience
City of Beverly Hills, Beverly Hills Burton Way Median Green Street, Beverly Hills, CA
City of Burbank, Johnny Carson Park Revitalization, Burbank, CA
City of Culver City, Washington National TOD District Streetscape Plan, Culver City, CA
City of Hope, Landscape Master Plan, Duarte, CA
City of Long Beach
  Bixby Park Playground Update, Long Beach, CA
  El Dorado Nature Center, Long Beach, CA
City of Los Angeles, Griffith Park Master Plan, Los Angeles, CA *
City of Monrovia, Monrovia Station Square Transit Village, Monrovia, CA
City of Santa Monica, Memorial Park Master Plan, Santa Monica, CA
County of Los Angeles, Mission Canyon Trailhead, Los Angeles, CA
LA DOT Bus Maintenance and Fueling Facility, Los Angeles, CA
LA Metro
  1st/Central Station Improvement Project, Los Angeles, CA
  Exposition Boulevard Light Rail Line, Los Angeles, California *
  Gold Line Eastside Extension, Los Angeles, California
  Gold Line, Los Angeles to Pasadena, California *
  Regional Connector Transit Corridor, Peer Review and Support Services, Los Angeles, CA
  Rosemead Boulevard Pedestrian Improvements, Temple City, California *
  Willowbrook Rosa Parks Station, Los Angeles, CA
State of California, Exposition Park Master Plan, Los Angeles, CA

* Experience Prior to AHBE
As a Principal with the Los Angeles office Civil Division of KPFF, Tom Gsell is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination, and construction administration.

Tom has been with KPFF for more than 23 years and has more than 36 years of experience in Civil Engineering. Tom's experience, creativity, and problem-solving skills have benefited many clients through master planning, design, and construction of projects in Southern California and other regions of the United States.
Experience | Key Personnel

Astrid Theeuwes, PE, LEED AP BD+C.
Associate
Project Manager and Civil Engineer

Since joining the Los Angeles office of KPFF in 2006, Ms. Theeuwes has enjoyed working on a wide range of projects, from local residential, commercial, educational, and streetscape projects to various institutional projects around the world.

She is a dynamic, positive and detailed oriented team player, enjoys developing successful relationships and is always excited to explore new ideas. Ms. Theeuwes is passionate about Active Transportation and the transformation it brings to our environment.

As a project manager, Ms. Theeuwes is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration.

12 Years Experience as Professional Engineer
Joined KPFF 2006-2012, 2015-present

Background
MS in Civil and Environmental Engineering
University of California Los Angeles, Los Angeles, CA
Licensed CA - C74437

Selected Project Experience

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Size</th>
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<tbody>
<tr>
<td>Exposition Park Master Plan, Los Angeles, CA</td>
<td>6,969,600 sq ft</td>
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<tr>
<td>Santa Monica Memorial Park Master Plan, Santa Monica, CA</td>
<td>574,000 sq ft</td>
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<td>Urban Design for North Beach Trail, Santa Monica, CA</td>
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<td>Park to Playa Trail, Los Angeles, CA</td>
<td>12 mile trail</td>
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<tr>
<td>AVA Hollywood Mixed-Use Development, Los Angeles, CA</td>
<td>257,000 sq ft</td>
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Louise Belair, P.E., LEED AP, EDAC

Principal-In-Charge and Lead Mechanical Engineer

Louise Belair is a high-energy, hands-on collaborative leader with over 21 years of accomplishments in the industry.

Louise's responsibilities include being involved in all aspects of design operations and production activities for the firm's complete range of mechanical engineering & design services. Louise acts as the Principal-in-Charge, as well as the project's Mechanical Engineer of Record for all projects with which she is involved.

Louise's involvement in a wide range of healthcare, laboratory, education and manufacturing projects has resulted in a strong understanding of all aspects of Heating, Ventilation and Air Conditioning systems integration in building design.
As an electrical engineer at tk1sc, Greg Pursley is involved in all engineering decisions and is responsible for the day-to-day management of projects from the initial planning stages to the final construction support services.

Greg is involved in all phases of construction document preparation, including schematic and design development services, energy compliance documentation, comprehensive electrical specifications, estimating and construction field support.

In addition, Greg assists in the lighting design of various specialty projects and is a key individual in tk1sc's expanding lighting consulting capabilities.
With over 38 years of experience in Plumbing and Fire Protection system design, Russ Gault is the leader of our Plumbing Department.

Having been involved with some of the most significant projects in our firm's history, Russ brings a strong ability to understand project requirements, respond to client needs and communicate with industry professionals contributing to overall project success. Russ has worked on build-to-suit, commercial, hospitality, educational and civic projects with an emphasis of bringing value throughout all phases of project development and construction.

During his tenure he has become a steady guiding influence for our Plumbing Department, which is reflected in the quality of our work.
35 Years Experience as Professional Engineer

**Background**

Bachelor of Science, Physics, University of California, Riverside, Riverside, CA
California Professional Engineer
LEED Accredited Professional
AIA OC - American Institute of Architects/Orange County Chapter
SAME - Society of American Military Engineers
IESNA - Illuminating Engineering Society of North America
USGBC - United States Green Building Council

**Selected Project Experience**

Providence St. Joseph Medical Center - Facility Infrastructure Evaluation, Burbank, CA
Pacific Oaks College - Northwest Innovation Center - Building Condition Assessment, Pasadena, CA
Fullerton Community Center Renovation and Expansion, Fullerton, CA
Fullerton Main Library Renovation and Expansion, Fullerton, CA
Lake Forest Community Center and Sports Fields, Lake Forest, CA
Chino Hills Government Center, Chino Hills, CA
Pacific Electric Park, Santa Ana, CA
Jeffery Open Space Trail, Irvine, CA
Beacon Park at Orange County Great Park, Irvine, CA
Orange County Great Park - Sports Fields, Irvine, CA
Pedestrian Bridge Overcrossings at Orange County Great Park, Irvine, CA
Bake Ranch Streetscapes and Slope, Lake Forest, CA
Block 600 Newport Center Drive Streetscape, Irvine, CA
Bernardo Streetscape, Escondido, CA
Knollcrest Streetscapes, Irvine, CA
Orchard Hills Neighborhood Lighting, Newport Beach, CA
Hesperia Government Center, Hesperia, California
San Bernardino High Desert Government Center, Hesperia, California
Los Angeles Police Department Northeast Substation, Los Angeles, California

**Raymond Swartz, PE, MIES, LEED AP**

**Electrical Engineer**

Ray's responsibilities include being involved in all aspects of design operations and production activities for the firm's complete range of electrical engineering/design services.

Ray acts as the Principal in Charge, as well as the project's Electrical Engineer of Record for all projects with which he is involved. His day-to-day involvement with each project ensures a coordinated quality design that will result in a highly successful end product.

Ray also specializes in architectural lighting design/consulting and has been responsible for innovative and creative lighting designs which have enhanced the utility, comfort, and grace of numerous architectural and landscape projects.
Design Philosophy

At Gensler, we believe design has the power to celebrate human activity and interaction, nurture community, and connect us to our urban context and natural environment. The most enduring places are designed with an understanding of the aspirations of the client along with the spirit and history of their communities. To deeply understand these dimensions, the design team must begin in the spirit of active listening. The team for master planning La Cienega Park must excel in exercising a collaborative thinking that shows flexibility when soliciting City, user, and public opinion, and a nuanced approach in design to accommodate the relevant issues. This collaborative style will distill the various personal perspectives of the public and user groups into a successful design of complexity and richness.

Purpose
Create a vision for the development of the Robertson, Olympic, Wilshire and La Cienega corridors in Beverly Hills as catalyst for increased liveability and vibrancy for the surrounding neighborhoods and the City.
Since 1928, La Cienega Park has provided opportunities for athletics and recreation for the City of Beverly Hills. The site located on two parcels of land on both sides of La Cienega Blvd has had many changes and upgrades over the years. It now needs a comprehensive review and vision for the future in order to remain the essential asset it is to the City’s residents.

UNDERSTANDING
A successful master plan will describe opportunities for creating a stronger identity for the Park, maximize recreation potential, clarify way-finding and circulation, and strengthen positive physical connections to the adjacent community. A comprehensive programming and adjacencies exercise will help determine efficiencies and assess the needs within the site and building areas.

The importance of La Cienega Park to the quality of open space in Beverly Hills and the neighboring Los Angeles community cannot be overstated. At 9.75 acres, La Cienega Park, along with the 11 acres of Roxbury Memorial Park located a few miles to the west, comprise most of the public open space within Beverly Hills south of Santa Monica Blvd. The City of Los Angeles, in general, has public open space within a 10-minute walk to only 56% of its residents (ranking it 66 out of the 100 largest cities in the U.S.) making it a priority to ensure that the existing park space in all the County’s cities is utilized to its fullest potential.

Public parks and public places in general play a catalytic role as human primary social spaces (along with work and home). While work is a structured and formal experience and home is a private experience, public spaces are environments in which people return to time and again to socialize, relax, and enjoy the company of others. These spaces are essential to create social connections, inclusion, and an overall democracy. La Cienega Park plays an important role in this experience and in the overall health and welfare of the residents of Beverly Hills and the adjacent Los Angeles community.
APPROACH
A first impression of the challenges and opportunities in creating a cohesive and inspiring future framework for La Cienega Park yields several areas for strategic exploration. These may include:

Connection between the two parcels: The Park is bisected by La Cienega Blvd creating a physical barrier between the tennis center and the rest of the park. While the Request for Qualifications mentions examination of a pedestrian bridge to link the two sides of the park together, additional options can also be analyzed, including enhanced and/or mid-block pedestrian crossings, traffic-calming interventions, and shared street options. In regards to the pedestrian bridge, both stand-alone options and options integrated with new buildings or landscape features will be studied. The latter may help reduce the inhibited feeling of needing to “go up to go down”, which some may otherwise see as a deterrent.

Physical connections between the park and the community: Currently along major portions of the interfaces between the community and the park there is an underutilized empty lot, a maintenance yard and a parking garage. A new master plan allows for the examination of these seemingly missed opportunities to create engaging entry points to the park and enhance the overall park frontage, which will encourage physical connections between the park and the community. To support the Park entry points and access study, we will examine how people arrive at La Cienega Park and optimize the master plan to take into account the users parking needs, public transportation routes, pedestrian and bicycle paths, and ride share drop-offs locations as necessary.

Park organization, hierarchy and way-finding: A new master plan provides the opportunity to re-examine the layout of all the existing sports fields and courts to provide the most optimal and flexible configurations (for athletics as well as other community uses such as outdoor theater) throughout the year as well as opportunities to enhance the overall experience of the park by creating more intuitive way-finding and a distinctive series of public spaces.

An existing conditions, programming and space analysis:
Allows for a comprehensive review of the physical spaces needs and optimal adjacencies of La Cienega Park as well as a review of the goals, values and mission of the park, its amenities and facilities. Questions for study would include: How have the needs of the community center evolved since its inception in 1981? What types of rentable spaces would better serve the community as well as enhance the revenue of the park? What kind of flexibility in spaces can be created to provide optimal space for the cost? What are the synergies possible between the tennis center and the community center? How can the interior spaces have increased visual and physical connections to the outdoors? Options of varying levels of intervention can be identified from remodel of existing buildings to expansion or replacement of buildings and structures.

UNIQUE QUALIFICATIONS
We have compiled a uniquely qualified - and local - team for the La Cienega Park master plan effort. We are local residents and users of the park and that gives us an added perspective about the challenges and opportunities ahead. Gensler’s team includes in-house experts on sports fields and facilities, community centers and programming / space analysis. We are partnering with AHBE as the team Landscape Architect and will benefit from their extensive experience in local parks around southern California and city processes. KPFF brings their Civil engineering expertise to help the team tackle street improvements challenges, identify storm water management opportunities and help the team understand any potential implications of the parallel water retention structure project.

We are passionate about working with our communities and our team is committed to working with you throughout this process. Our diverse experience with community facilities, parks, educational, and athletic facilities will build on the assets of the Park and create a blueprint for the future.
Project Management

At Gensler, everything we do is informed by the plans and strategies of our clients. Every project is part of an ongoing relationship that has these larger interests in mind.

We believe there are two essential reasons for Gensler's success. One is the quality of the work we produce and the other is the quality of our people—our staff. Ultimately, our ability to meet the City of Beverly Hills' project objectives will depend upon the Gensler professionals who represent us and work with you on this project.

Your team has specific and relevant experience with public agencies in Los Angeles and beyond. They have direct experience working in the roles prescribed for your project. And, they have a record of on-time, on-budget delivery of projects. The City of Beverly Hills will receive priority attention from our firm.

Claudia Carol is your single point of contact and Project Manager. She is fully committed along with the support of the carefully assembled team of our staff providing planning services. The team is completely integrated and weekly staffing meeting help to ensure our staff's availability to provide the highest level of services possible on all of our active engagements.

Quality Assurance at Gensler is owned by the project team and is a process that is integral to every project phase. Primary responsibility for planning, executing, coordinating and reviewing project work rests with Project Managers.

We also have a deep bench of available resources. In the event that the team needs to be augmented for any reason, we will draw on the backup resources and deep expertise of our Los Angeles office, our regional offices, and our global network.

SUBCONSULTANT MANAGEMENT

We are committed to providing every client with the best technical expertise and services required to fulfill the client's initiative and mission. We will manage and control the performance of consultants in order to ensure the quality of the completed project and consultant performance will be evaluated throughout every work order. Evaluations will be based on the following criteria:

- Responsiveness and level of service
- Technical accuracy of their work
- Adherence to scheduled deadlines
- Capability and integrity of staff assigned to the work
- Conformance with industry recognized codes, standards, and quality

The particular consultants proposed for this contract have demonstrated experience in providing engineering and other professional services for delivery of administrative and office facilities for federal government and closely aligned private sector clients. But more importantly, all proposed consultants are currently working with, or have worked with Gensler previously. This successful collaboration will eliminate the time lost at the beginning of projects when team members are unfamiliar with one another's processes and preferences.
Quality Control and Assurance Program

Gensler has a carefully developed and documented Quality Control and Assurance Program, which we use on all projects to ensure that each conforms to the highest standards of excellence, efficiency, reliability, safety, and cost-effectiveness. The QA program describes methods for developing, preparing, coordinating, checking, verifying, reviewing, approving, issuing, revising, and filing design, construction, procurement and other project documents. The critical factor in project control systems is not that change occurs, but that the changes are properly documented so that timely and informed decisions can be made.

The QA program describes methods for developing, preparing, coordinating, checking, verifying, reviewing, approving, issuing, revising, and filing design, construction, procurement and other project documents. The critical factor in project control systems is not that change occurs, but that the changes are properly documented so that timely and informed decisions can be made.

The Quality Program at Gensler is an outgrowth of our firm's culture. The building blocks of the Gensler quality program are customer satisfaction, design excellence, technical competence, profit, and staff enhancement. Through our quality program, we are identifying tools to make us more efficient and effective. Everyone in the organization, no matter his or her function or level of appointment, plays a part. The following are the key elements of our quality program: Empowerment, Quality Committees, Planning & Reporting, Assigned Responsibilities, Measurement, Management Support.

COST CONTROL

By establishing detailed project design parameters at the outset of the project and by developing a detailed, unit cost based model, which incorporates market research as well as appropriate contingencies and allowances, the project team can more logically focus its efforts during the concept design phase. With the road map to the cost of the project in hand, the design team can constantly adjust its thinking while exploring more innovative ways to solve the design challenges established by the program. Benchmarking the cost of the project with other relevant projects allows the overall project team to better understand the status of the design as it moves along. Innovative thinking coupled with research and cost management results in on-time and on-budget performance, the hallmark of the Gensler design process.
La Cienega Park Workplan

Looking Inward
Phase 1 - Definition

Looking Outward
Phase II - Discovery

Organizing & Configuring Spaces
Phase III - Exploration

- October
  - 01
  - collect/review existing documents
  - visioning workshop

- November
  - 02
  - existing conditions assessment
  - site analysis
  - program development
  - community engagement

- December
  - 03
  - develop site organization and conceptual options
  - design workshop
  - community engagement
Creating & Evaluating Options
Phase III - Exploration

Concept Design
Phase IV - Final Design

JANUARY
MONTH
04
creating and evaluating options
refinement of options
community engagement
select final direction

FEBRUARY
MONTH
05
develop final vision plan
community engagement
Scope of Work

PHASE 1 - DEFINITION
During this phase of work, logistical issues will be discussed and confirmed to allow for a streamlined and well-organized planning process.

Task 1.1 - Start Up and Kick-off Meeting
The Kick-off Meeting provides the opportunity for the broader project team to meet with the City's team. The session is intended to be an introduction to and confirmation of the process, as well as a facilitated discussion on the principle goals of the project. Specific activities include reviewing and confirming the following:

- Identification of key decision-makers
- Communication channels, including primary client representative
- Client review process
- Status meeting schedule
- Stakeholder strategy

Task 1.2 - Site Tour and Documentation
A site walk with staff will be undertaken to orient the project team to the park and its various components. More detailed site investigations will be performed during Phase 1 to understand the specific needs of both City and park stakeholders and to gain a more in-depth understanding of site conditions.

Task 1.3 - Create Base Plans
Based on existing available plans, we will prepare base drawings sufficient to document existing conditions and recommendations. If a survey and cad plans are not available, we will prepare:

- Site Plan based on Google earth and visual observations
- Existing Floor Plans as needed based on site measurements and/or existing documentation

Task 1.4 - Visioning Workshop
The visioning session is a dynamic workshop that provides a platform for team experts to work with client and user groups on an expansive discussion of the future of La Cienega Park. The participants will view the project from a global perspective and through facilitated discussions identify overall goals, values, opportunities and challenges. The intent is to emerge from the meeting with a sense of shared vision and direction, and knowledge about what's possible. In this session, we will discuss:

- Project objectives, client mission, vision, and values
- User group aspirations and anxieties
- Broad societal, technological, economic/market, political, and environmental issues and trends which can and do have impact on the project
- Key trends or issues
- External and internal challenges

Deliverables:
- Meeting Notes
- Annotated Site Plan
- Base Drawings (Survey or as-builts not included)
- Vision Session Summary Report (narrative and graphics)

PHASE 2 - DISCOVERY
Task 2.1 - Data Collection
Request and collection of existing documentation upon which to base the work will be necessary prior to the start of the planning process. The following types of documents would be helpful to the team if available:

- Prior master plans
- Site Survey (electronic- AutoCAD) if available
- Facilities/building condition assessments if available
- Visitor support services at each venue (e.g., Shops, restaurants, first aid)
- Infrastructure studies
- Technical studies such as parking, traffic, EIR, etc., if available
- Demographic and attendance information on current users if available
- Visitor Surveys/focus group findings if available
- Event schedules and venue programming
- Marketing and Promotional Information
- Crime/Incident reports
- List of buildings, uses, square footages, floor plans, building sections, parking stall counts
Task 2.2 - Existing Site Analysis
Analysis of the existing conditions will be performed in order to determine the physical constraints and opportunities for the site. Tasks will include:

- Context, land use, and facilities locations
- Experiential analysis, views, sun-shade, climate concepts
- Historic and cultural resources
- Landscape, hardscape and open space
- Access, circulation and wayfinding
- Traffic, transit and parking
- Grading and drainage
- Infrastructure & utilities (based on existing documentation)
- Identification of potential innovative sustainable development opportunities

Task 2.3 - Existing Conditions / Programming Analysis
The Facilities Inventory and Needs Assessment will provide a picture of the facilities that currently exist at the park as well as an assessment and recommendations on optimal uses with consideration of current needs and future growth. This will be proofed with client, user and community input. During this phase, the working program will be identified and include:

- Facility uses
- Rooms and space needs with proposed square footages in tabulated and graphic form
- Special requirements for uses, special furniture and equipment
- Proposed adjacencies of various spaces and facilities

PHASE 3 - EXPLORATION

Task 3.1 - Developing Options
During this phase, we will identify a mix of options that are suitable for the park which are acceptable to the community and address the needs of the City. The options will include:

- Parking, site access and circulation
- Facilities sizing and locating (existing, demolished, refurbished, and new)
- Recreation areas (exercise, team sports, children's play areas, unprogrammed space)
- Landscape, hardscape and open space locations and sizing
- Sustainability strategies

Task 3.2 - Public Workshop 2/3 / Community Engagement
- We will attend up to two public workshop organized by your community outreach representative to understand and gather input on community needs. We will support your consultant with graphics and provide input into the specific information gathering that will support the community interests in development of the options.
- We will evaluate the scenarios and recommend to the client the preferred scenario based community input, user needs and comparison to the criteria for success including the project vision and values and programming and adjacencies exercise.

Task 3.3 - Refinement
Based on the comments from the City and Community, we will evaluate and refine our options and select the preferred option for development into the final Vision plan. The final plan may h

Deliverables:
- Analysis Findings report (narrative, diagrams, illustrative exhibits)
- Program Facilities Condition findings
PHASE 4 - FINAL VISION

Task 4.1 - Concept Plan Development
During this phase, the preferred scheme is developed into the final vision for La Cienega Park. The overall site plan is refined and various details are included to form a cohesive vision for the park. The documentation of this Vision Plan will establish a framework for the future design of the park and facilities and will be used to inform the project team as schematics and final designs are developed in a future phase.

Deliverables:
- Concept Plan (including narratives, diagrams and illustrative exhibits)
- Executive Summary
- Purpose of the Plan
- Process Summary
- Community Engagement Summary
- Existing Conditions Analysis
- Visioning Summary
- Programming and Space Analysis with Adjacencies
- Site Analysis Summary
- Proposed Site Improvements
- Access, Circulation and Parking
- Landscape, Hardscape and Open Space
- Sustainability Strategies
- Renderings (1 aerial and 2 street level views - reimbursable)

Task 4.2 - Public Workshop 4 / Community Engagement
As part of the ongoing community engagement, we will attend and create a presentation for a public workshop, organized by your community outreach consultant, during this final phase of work to present the overall vision for the La Cienega Master Plan.
Abu Dhabi  
Atlanta  
Austin  
Baltimore  
Bangalore  
Bangkok  
Beijing  
Boston  
Bogota  
Charlotte  
Chicago  
Dallas  
Denver  
Detroit  
Doha  
Dubai  
Houston  
Hong Kong,  
La Crosse  
Las Vegas  
London  
Los Angeles  
Mexico City  
Miami  
Minneapolis  
Morristown  
New York  
Newport Beach  
Oakland  
Philadelphia  
Phoenix  
Pittsburgh  
Portland  
Raleigh-Durham  
San Diego  
San Francisco  
San Jose  
San José  
São Paulo  
Seattle  
Seoul  
Shanghai  
Singapore  
Sydney  
Tampa  
Tokyo  
Toronto  
Washington DC

500 S. Figueroa Street  
Los Angeles CA 90071  
USA  
Tel 213.327.3600  
Fax 213.327.3601  
www.gensler.com
September 10, 2018

City of Beverly Hills
Attention: Mandana Motahari, City Architect
Beverly Hills Civic Center
345 Foothill Road
Beverly Hills, CA 90210

Re: Request for Architectural Services for La Cienega Park and Recreation Complex
Master Plan

Dear City of Beverly Hills and La Cienega Park Stakeholders,

We are thrilled by the prospect that a new plan for La Cienega Park can and will reveal its heretofore untapped potential through a collaborative, creative relationship with the park’s stakeholders, its neighbors, the city, its dedicated administrators and staff. The park’s size, location and wealth of amenities and facilities are only the beginning of what this park can be. We anticipate that whether modest or ambitious future interventions will enhance this park’s standing in the hearts and minds of the people of Beverly Hills. It will be an honor for us to participate in such an effort.

When we founded our practice thirty years ago we committed to areas of architecture we believe matter most: schools, libraries, civic, community and cultural institutions. We particularly enjoy the community driven planning and design process because we get to work with and learn from such a wide variety of people and points of view. Through our work we know each community is unique and every community deserves an architect working on its behalf who takes the time and makes the effort to get to know and appreciate what makes it unique, what’s best about it and what are the challenges it faces. We enjoy crafting projects that because they are collaborative community efforts are projects we could have never have come up with on our own.

We have included in our proposal a brief statement of our understanding of the project and the scope of the undertaking. We have identified an experienced team that will provide special expertise in the areas of parks and recreation programming, facilities, utility and site assessment, landscape design and sustainability. Ours is a team of consulting partners who have worked together on many projects like yours. Among them are the Office of James Burnett who are among the most respected landscape architects in the country and with whom we have collaborated on several projects, most recently the Lions Park Redevelopment, Library and Community Center project for the City of Costa Mesa currently under construction.
Our in-house staff likewise has years of experience working together on projects of similar type and scale.

We have summarized in the proposal the tools, structure and methodology we would bring to this project that would best ensure building consensus in your community in a streamlined, thoughtful and transparent process.

Finally, we have included examples of our work. No project is exactly like yours, but we do want to highlight the results of our collaboration with other cities and public agencies like you. Design excellence is an important goal when investing public dollars and a picture of success speaks a thousand words.

We look forward to meeting and working with all those who are and will be associated with such a great project for the City of Beverly Hills.

Respectfully,

Jim Favaro
Principal
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About Us

Our team has worked together on many southern California municipal and county projects including for the cities of West Hollywood, Manhattan Beach, Beverly Hills, Costa Mesa, Redlands and Riverside, as well as the counties of Los Angeles, Orange, Santa Barbara and Fresno. These projects include master plans and designs for parks, libraries and community centers.

Partners Steve Johnson and Jim Favaro are personally involved in every project in the office going back thirty years. It is a fundamental principle of our practice. Steve, Jim and Brian Davis have worked together on our community driven planning and design projects since 2004, Kathy Williams and Ingrid Dennert since 2011.

- Johnson Favaro, LLP is a limited liability partnership founded thirty years ago (1988).
- Steve Johnson, Licensed Architect, CA #C17181 and Jim Favaro, Licensed Architect, CA #C32185 are the limited partners.
- Johnson Favaro team employs four licensed Architects, ten design associates, and two administrative staff.
- Johnson Favaro, LLP is Certified by the State of California, Department of General Services as a Small Business Enterprise (SBE).
Our Team

The City of Beverly Hills, the La Cienega Park and Recreation Complex, its constituents and neighbors will benefit from the direct involvement of the most senior members of our team.

Founding principals Steve Johnson and Jim Favaro and senior associates Brian Davis and Kathy Williams have worked side by side on nearly all of our community driven planning and design projects.

Our firm was founded on the principle that it takes years, even a generation, to become an excellent architect. Steve, Jim, Brian and Kathy are personally involved in every project in the office. They draw, make models, meet with the client and consultants, manage and direct the in-house team. Steve and Jim are more involved toward the front end of the project, Brian and Kathy toward the back end, but all four stay involved and in communication with each other throughout.

On this project Steve, Jim, Brian and Kathy are supported by Dan Gallagher, Ingrid Dennert and Ryan Ekstrom some of our most qualified design associates. Each of them have tremendous skills sets, knowledge and experience with the municipal, county and utility regulatory processes, design and contract document production, visualization and building information management systems (BIM).

Our Present and Past Clients

Cities
- Riverside
- Redlands
- National City
- Costa Mesa
- Manhattan Beach
- Beverly Hills
- San Pedro
- Chino
- West Hollywood
- Isla Vista

Counties
- San Bernardino
- Orange
- Los Angeles
- Santa Barbara
- Fresno
Riverside Main Library, Riverside, CA
Erin Christmas
Interim Director
Riverside Public Library
3581 Mission Inn Avenue
Riverside, CA 92501
(951) 826-5385
EChristmas@riversideca.gov
Carl Carey
General Services Director
City of Riverside
8095 Lincoln Avenue
Riverside, CA 92504
(951) 826-5952
CCarey@riversideca.gov
Jorge L. Villanueva
Project Manager
City of Riverside
8095 Lincoln Avenue
Riverside, CA 92504
(951) 826-2426
JVillanueva@riversideca.gov

Costa Mesa Lions Park Redevelopment, New Library and Community Center, Costa Mesa, CA
Helen Fried
Orange County Librarian
County of Orange
1501 E. Saint Andrews Place
Santa Ana, CA 92705
(714) 566-3040
hfried@ocpl.org
Tom Hatch
Chief Executive Officer
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92628
(714) 754-5328
tom.hatch@costamesaca.gov
Tamara Letourneau
Assistant Chief Executive Officer
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92628
(714) 754-5122	tamara.letourneau@costamesaca.gov

Manhattan Beach Civic Center Redevelopment and New Library, Manhattan Beach, CA
Skye Patrick
Los Angeles County Librarian
7400 E. Imperial Highway
Downey, CA 90242
(562) 940-8400
librarydirector@library.lacounty.gov
Fred Hungerford
County of LA Public Library
7400 East Imperial Highway
Downey, CA 90242
(562) 940-8412
fhungerford@library.lacounty.gov
David J. Lesser
Manhattan Beach City Council
1400 Highland Ave.
Manhattan Beach, CA 90266
(310) 802-5053
dlesser@citymb.info

Beverly Hills Library Master Plan and Children’s Library Renovation, Beverly Hills, CA
Nancy Hunt-Coffey
City Librarian
Beverly Hills Library
444 N. Rexford Drive
Beverly Hills, CA 90210
(310) 288-2201
nhuntcoffee@beverlyhills.org
Donielle Kahikina
Project Manager
City of Beverly Hills
345 Foothill Road
Beverly Hills, CA 90210
(310) 285-1150
dkahikina@beverlyhills.org
Alan M. Schreider
Director, Public Works
City of Beverly Hills
345 Foothill Road
Beverly Hills, CA 90210
(310) 285-1:88	aschreider@beverlyhills.org

West Hollywood Park Master Plan, Library and Municipal Garage, West Hollywood, CA
John Heilman
Mayor Pro Tempore
City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 90069
(323) 848-6460
jheilman@weho.org
John Duran
City Council Member
City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 90069
(323) 848-6460
jduran@weho.org
Jeffrey J. Prang
Former Council Member
Currently Assessor, Los Angeles County
500 W. Temple Street
Los Angeles, CA 90012
(213) 802-5053
jeffreyprang@gmail.com
Jim Favaro, AIA
PRINCIPAL, PROJECT MANAGER
Licensed Architect, CA #C32185
Master of Architecture 1978 - 1982
Graduate School of Design, Harvard University
Bachelor of Science 1974 - 1978, Stanford University
Engineering School, Phi Beta Kappa 1978

Jim Favaro acts as the project manager and principal nexus of communication, coordinating all aspects of the City and community working relationships, as well as stewardship of the project. Jim has partnered with Steve in leading the planning, design and construction efforts on all of our community driven planning and design projects. He works closely with Steve on every project in the office.

Experience
- Riverside Main Library, Riverside, CA
- Costa Mesa Lions Park Redevelopment Master Plan, Costa Mesa, CA
- Costa Mesa Library and Community Center, County of Orange Public Library and City of Costa Mesa, CA
- Manhattan Beach Library, County of Los Angeles City of Manhattan Beach, CA
- Beverly Hills Library Master Plan, Beverly Hills, CA
- Beverly Hills Children's Library, Beverly Hills, CA
- West Hollywood Park Master Plan
- West Hollywood Library, County of Los Angeles Library, West Hollywood, CA
- Museum of Redlands, Redlands, CA
- Pasadena Museum of California Art, Pasadena, CA
- UCLA University Library Master Plan
- Manhattan Beach Community Facilities Strategic Plan
- City of Manhattan Beach Park Master Plans: Live Oak Park and Polliwog Park
- Chaffey College, Rancho Cucamonga Campus, Michael Alexander Campus Center, Rancho Cucamonga, CA
- Chaffey College Community/Culinary Arts Building, Chino, CA
Steve Johnson, AIA
PRINCIPAL, PROJECT ARCHITECT
Licensed Architect, CA #C17181
Master of Architecture 1983
Graduate School of Design, Harvard University
Bachelor of Design, Architecture 1975, University of Florida

Steve Johnson serves as the principal project architect in charge of planning and design, ensuring that the team integrates all information and ideas gathered from the City, as well as the planning, program and technical research for the project design. Steve has been the lead architect on all of our community driven master plans and built projects. He works closely with Jim on every project in the office.

Experience

- Riverside Main Library, Riverside, CA
- Costa Mesa Lions Park Redevelopment Master Plan, Costa Mesa, CA
- Costa Mesa Library and Community Center, County of Orange Public Library and City of Costa Mesa, CA
- Manhattan Beach Library, County of Los Angeles City of Manhattan Beach, CA
- Beverly Hills Library Master Plan, Beverly Hills, CA
- Beverly Hills Children's Library, Beverly Hills, CA
- West Hollywood Park Master Plan
- West Hollywood Library, County of Los Angeles Library, West Hollywood, CA
- Museum of Redlands, Redlands, CA
- Pasadena Museum of California Art, Pasadena, CA
- UCLA University Library Master Plan
- Manhattan Beach Community Facilities Strategic Plan
- City of Manhattan Beach Park Master Plans: Live Oak Park and Polliwog Park
- Chaffey College, Rancho Cucamonga Campus, Michael Alexander Campus Center, Rancho Cucamonga, CA
- Chaffey College Community/Culinary Arts Building, Chino, CA
Experience

- Riverside Main Library, Riverside, CA
- Costa Mesa Lions Park Redevelopment Master Plan, Costa Mesa, CA
- Costa Mesa Library and Community Center, County of Orange Public Library and City of Costa Mesa, CA
- Manhattan Beach Library, County of Los Angeles City of Manhattan Beach, CA
- West Hollywood Library, County of Los Angeles Library, West Hollywood, CA
- Manhattan Beach Community Facilities Strategic Plan
- City of Manhattan Beach Park Master Plans: Live Oak Park and Polliwog Park
- Chaffey College, Rancho Cucamonga Campus, Michael Alexander Campus Center, Rancho Cucamonga, CA
- Chaffey College Community/Culinary Arts Building, Chino, CA

Brian Davis
ASSOCIATE PRINCIPAL, LEED AP
ASSISTANT PROJECT ARCHITECT
Licensed Architect, CA #C34524
Master of Architecture 2001-2004
University of California, Los Angeles
Bachelor of Architecture 1996-2000
University of Nebraska

Brian oversees coordination of the consultant team, the production of all visual documents (diagrams, drawings, models, renderings), and assists the principals in the orderly development of the project. Brian provides in-house quality control review for all phases of the project.
Kathy Williams
ASSOCIATE PRINCIPAL
Master of Architecture 2001-2004, Rice University
Bachelor of Science in Architecture 1994-1998, University of Michigan

Kathy will work closely with Brian in developing the in-house electronic and paper document (diagrams, models, renderings), as well as coordination of engineering and technical consulting team and regulatory requirements of the project and assist in the daily in-house management of the project.

Experience
- UCLA Continuing and Professional Studies Administration Headquarters
- UCLA CPS Student and Alumni Services Center
- UCLA Hedrick Study
- Manhattan Beach Library
- Beverly Hills Library
- Los Angeles Unified School District Middle School Campus and Facilities Master Plans
- Los Angeles Unified School District High School Campus and Facilities Master Plans
- Center for Early Education Campus Master Plan and Redevelopment Project, West Hollywood, CA
Experience

- Museum of Redlands, Redlands, CA
- UCLA Continuing and Professional Studies Administration Headquarters, University of California, Los Angeles
- UCLA CPS Student and Alumni Services Center
- Los Angeles Unified School District, Canyon Charter Elementary School, Santa Monica, CA

Daniel Gallagher, AIA
SENIOR DESIGN ASSOCIATE
Licensed Architect, State of Ohio
Bachelor of Architecture, The Cooper Union (1988)
Dan joined the office in 2018 and is currently working on the Museum of Redlands and UCLA UNEX projects. His prior experience includes ten years with Rafael Vinoly Architects managing the Cleveland Museum of Art Expansion and Renovation and the Kravis Center at Claremont McKenna College. He has also worked on numerous other cultural and higher education projects, along with high-end single family residential work. Dan is experienced in all project phases from programming to construction administration.
Experience

- Manhattan Beach Library, County of Los Angeles Library, Manhattan Beach, CA
- UCLA Hedrick Study, University of California, Los Angeles, CA
- Redevelopment Master Plan Implementation Project, Center for Early Education, West Hollywood, CA
- Innovation Center, Center for Early Education, West Hollywood, CA
- Los Angeles Trade Technical College Student Services/Administration Building, LACCD, Los Angeles, CA DSA 03-108497
- Los Angeles Trade Technical College Technology Classroom Building, LACCD Los Angeles, CA DSA 03-108497

Ingrid Dennert
SENIOR DESIGN ASSOCIATE
Master of Architecture, 2005-2009
Harvard Graduate School of Design
Bachelor of Fine Art 1995-1999
Mount Holyoke College

Ingrid has been with us since 2011. She manages all aspects of the development of the in-house Building Information Model (BIM) from design development through construction documents. She knows UC and State of California regulations inside-out and has been instrumental in completing final close-out for most of our higher education building projects. She has also participated in many of our higher education programming and planning projects.
AFIRM ORGANIZATION AND BACKGROUND: JOHNSON FAVARO

Ryan Ekstrom
DESIGN ASSOCIATE

University of Colorado, Boulder 2008-2011

Environmental Design Degree

South California Institute of Architecture 2011-2014

Masters of Architecture

Ryan assists the design team with the development of design, visualization and documentation of the project. His skills include BIM, Revit, Rhino and physical model building, all of which contribute to the high standards of design quality our firm upholds.

Experience

- Riverside Main Library
- Costa Mesa Library and Park Expansion
- Museum of Redlands
- UCLA Hedrick Hall Dining/Study Renovation, Los Angeles, CA
- Mirman School, Los Angeles, CA
- Southwestern Community College District, National City Center, Allied Health Sciences Building DSA 04-113993
A FIRM ORGANIZATION AND BACKGROUND: KPFF CIVIL ENGINEERS

KPFF
CIVIL ENGINEERS
Tom Gsell, PE
6080 Center Drive, Suite 700
Los Angeles, CA 90045
T: (310) 665-9070
Email: tom.gsell@kpff.com

BS, Civil Engineering, University of Delaware

As a Principal with the Los Angeles office Civil Division of KPFF, Tom Gsell is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration. Tom has been with KPFF for 20 years and has more than 35 years of experience in Civil Engineering. Tom's experience, creativity and problem solving skills have benefited many clients through master planning, design and construction of projects in Southern California and other regions of the United States.

Relevant Experience

- Miraloma Park and Community Center Master Plan, Anaheim, CA
- Annenberg Beach House (415 Pacific Coast Highway), Santa Monica, CA
- Copper Hill Park, Santa Clarita, CA
- Douglas Park, Santa Monica, CA
- Euclid Neighborhood Park, Santa Monica, CA
- Lenark Recreation Center Skate Park, Los Angeles, CA
- Plummer Park Community Center, West Hollywood, CA
- Roanoke Skate Park, Roanoke, Texas
- San Gabriel River Discovery Center, San Gabriel, CA
- Santa Monica Airport Park and Airport Avenue Streetscape Project, Santa Monica, CA
- Stewart Park Restroom Facilities, Santa Monica, CA
- Santa Monica Beach Greening Project, Santa Monica, CA
- Euclid Neighborhood Park, Santa Monica, CA
- Santa Monica North Beach Trail, Santa Monica, CA
- Aliso Village Master Plan, Los Angeles, CA
- Tzu Chi Buddhist Foundation Master Plan
- Caltech Landscape Master Plan – Phase 1, Pasadena, CA
- Compton College Utility Master Plan, Compton, CA
- Loyola Marymount University Master Plan, Los Angeles, CA
- Santa Monica Downtown Specific Plan, Santa Monica, CA
OJB Landscape Architecture was founded in 1989 and currently has a staff of 68 professionals across four offices in Boston, Houston, Dallas and San Diego. OJB is dedicated to creating landscapes that transform perspectives, evoke emotional responses, and create unique sensory experiences. OJB believes landscapes have the power to heal and restore cities and their communities.

OJB’s projects have restored connections between disparate neighborhoods and their residential, cultural, and business districts. Their imaginative designs and world-class programming efforts capture the hearts of all ages and demonstrate their commitment to the aesthetic and economic transformation of our cities.

OJB has received more than 90 design awards, including the prestigious ASLA 2015 Firm Award, and consecutive Urban Open Space Awards from Urban Land Institute (ULI) recognizing Myriad Botanical Gardens in Oklahoma City (2015), and Klyde Warren Park in Dallas (2014), also winner of the ASLA Design Excellence Award (2017).

James Burnett was also the recipient of the 2016 ASLA Design Medal, and OJB also received three Honor Awards from ASLA for the artfully planted Sunnylands Center and Gardens in Rancho Mirage, CA, the Brochstein Pavilion at Rice University and for the Reid Residence in Houston.
Nathan Elliott, ASLA, LEED AP
PRINCIPAL
Licensed Landscape Architect, TX #2742
BS, Landscape Architecture, Louisiana State University, 2004

Nathan Elliott is a Principal with the Office of James Burnett in Solana Beach, California and has led the design and management of urban parks, corporate headquarters, academic landscapes and mixed use projects across the United States. Originally drawn to landscape architecture by his love of horticulture, Nathan’s role in the firm has evolved to reflect his passion and aptitude for public speaking, marketing and business development. A pragmatic optimist, Nathan enjoys the challenges faced by difficult sites, complex programs and challenging regulatory environments.

Relevant Project Experience
- 1900 Crystal Drive, Arlington, VA
- Annenberg Center for IST at CalTech Pasadena, CA
- Carlsbad Floral Trade Center, Carlsbad, CA
- Crystal Mall, Arlington, VA
- Confidential Winery and Resort Confidential
- Township No. 14, Del Mar, CA
- Township No. 14 Tenant Improvements, Del Mar, CA
- Hall Arts Center & Tower, Dallas, TX
- Hall Condominiums, Dallas, TX
- Hall Vineland Vista, St. Helena, CA
- Hall Winery, St. Helena, CA
- Houston’s Biltmore, Phoenix, AZ
- Jorgenson Institute at Caltech, Pasadena, CA
- Klyde Warren Park, Dallas, TX
- Klyde Warren Park Childrens’ Garden Expansion, Dallas, TX
- LA BioMed, Los Angeles, CA
- LeBauer Park, Greensboro, NC
- Mesa College Landscape Master Plan, San Diego, CA
- Myriad Botanical Gardens, Oklahoma City, OK
- Northwestern Mutual, Milwaukee, WI
- R&D Kitchen/Washington Square, Napa, CA
- Sandstone at Torrey Pines, La Jolla, CA
- Southwestern College of Higher Education Center, National City, CA
- UC Santa Barbara Institute for Energy Efficiency, Santa Barbara, CA
Andrew Miller, ASLA
SENIOR ASSOCIATE
Masters Degree, Landscape Architecture, Cornell University, 2002

Since joining the firm in 2012, Andrew has provided design and technical support for a series of domestic projects including LeBauer Park in Greensboro, NC, Hall Arts Center in Dallas, TX, 1900 Crystal Drive in Arlington, VA, R & D Kitchen in Yountville, CA, and Del Mar Plaza in Del Mar, CA.

Prior to joining OJB, Andrew worked for RDG Planning & Design where he aided in the designs for several urban parks and college campus landscapes.

Relevant Project Experience
- Broadway 2270, Oakland, CA
- Carlsbad Floral Trade Center, Carlsbad, CA
- Crystal Mall, Arlington, VA
- Del Mar Plaza, Del Mar, CA
- Del Mar Plaza, Tenant Improvements Del Mar, CA
- Confidential Entertainment & Event Center, Detroit, MI
- Hall Arts Design, Center Dallas, TX
- Hall Condominiums, Dallas, TX
- Hall Vineland Vista, Napa, CA
- Hall Winery, Napa, CA
- Klyde Warren Park Children’s Garden Expansion, Dallas, TX
- LA BioMed, Los Angeles, CA
- LeBauer Park, Greensboro, NC
- Mesa College Landscape Master Plan, San Diego, CA
- Northwestern Mutual, Milwaukee, WI
- San Diego East Village Green Phases MP and SD, San Diego, CA
- R&D Kitchen/Washington Square, Napa, CA
- Southwestern College of Higher Education Center, National City, CA
- UC Santa Barbara Institute for Energy Efficiency, Santa Barbara, CA
Sunnylands Estate Center & Gardens

RANCHO MIRAGE, CA

The 15-acre Sunnylands Center & Gardens is an extension of the 200-acre desert retreat of publisher, diplomat, and philanthropist Ambassador Walter Annenberg and his wife Lenore. The landscape design provides a carefully orchestrated garden experience that responds to the climate of the Sonoran Desert. Visitors entering the site move through a richly planted entry drive and a promenade leads visitors past a maze garden, reflection garden and interpretive paths through the native landscape.

ABOVE LEFT  Maze garden  ABOVE RIGHT  Path through shaded desert garden  BELOW RIGHT  Site plan of the 15 acre garden
ABOVE  Vehicular approach to the conference center passes through a carefully cultivated desert landscape

BELOW LEFT  Nature walk  BELOW RIGHT  Play fields
Levy Park
HOUSTON, TX

Levy Park has been re-imagined from a forgotten and underutilized space into an unforgettable curated urban park. The renovation of the park into a highly programmed 5.9-acre green space has been warmly embraced as the perfect addition to the City of Houston and has become a catalyst for economic development in the Upper Kirby District.

Levy Park facilitates a multitude of programming needs for locals and visitors, while leveraging innovative environmental practices. Built with public funds and sustained primarily by private lease agreements, the park features two activity lawns, a performance pavilion, dog park, water features, community garden and rain garden, both of which harvest and reuse stormwater.

Since opening in February of 2017, the park has seen attendance catapult from pre-renovation numbers of up to 75 visitors per week to ranges between 5,000 and 10,000 visitors per week. The redevelopment of Levy Park has contributed to the revitalization and quality of life in the Upper Kirby area and acts as an exceptional outdoor entertainment and recreation destination for the City of Houston.
San Diego East Village Green
SAN DIEGO, CA
Located on a 4.1-acre site in the heart of San Diego's growing East Village neighborhood, East Village Green is anticipated to be a highly-programmed urban park that will include a wide range of public amenities identified through a series of public workshops led by the Office of James Burnett. This new urban park will be the signature open space for the neighborhood and is envisioned as the hub of community activity. The “Central Green” plan proposes a three-phase approach to the design that organizes the park into a series of central open spaces surrounded by park amenities.

The first phase of construction includes the 60,000 SF west block and an additional 20,000 SF of City-controlled property. Also included in this phase is a 2-story, 300-car underground public parking garage. Phase two may include an additional structure or a subterranean utility substation whose construction would ultimately enable the third and final phase of park improvements.
ABOVE  Community recreation  BELOW  Children's playground with interactive fountains
A FIRM ORGANIZATION AND BACKGROUND: MGAC COST PLANNING

MGAC
COST ESTIMATION
Rick Lloyd, Vice President
950 South Grand Avenue, 4th Floor
Los Angeles, CA 90015
T: (213) 417-7525
Email: rlloyd@mgac.com

Rick Lloyd MRICS
SENIOR COST CONSULTANT

Bachelor of Science, Thames Polytechnic

Rick Lloyd brings 30 years of experience in construction cost planning and estimating services on a wide range of domestic and international projects. He has notable expertise in the education, aviation, justice, healthcare, and government sectors. Rick's extensive experience in cost estimating spans all phases of design and construction, including pre-construction and post construction cost reports, claims reviews and settlements, and project management services. In addition, Rick has conducted and participated in value engineering exercises on many projects.

Relevant Experience

- Riverside Main Library, Riverside, CA
- Costa Mesa Library and Community Center, County of Orange Public Library, Costa Mesa, CA
- Manhattan Beach Library, County of Los Angeles Library, Manhattan Beach, CA
- West Hollywood Library, County of Los Angeles Library, West Hollywood, CA
- Museum of Redlands, Redlands, CA
- Orange County Great Park, Western Sector Park Development Ph I, Irvine, CA
- Long Beach Civic Center and Lincoln Park, Long Beach, CA
- Civic Park Renovation, Los Angeles, CA
- Echo Park Improvements, Los Angeles, CA
- Exposition Park Community Center, Los Angeles, CA
- Grand Park, Los Angeles, CA
- Los Angeles Convention Center, Los Angeles, CA
- Burton Chace Park, Master Plan, Marina Del Rey, CA
- Colorado Esplanade, Santa Monica, CA
- Santa Monica Airport Park Expansion, Santa Monica, CA
- West Hollywood Park. Phase II, WEHO, CA
Lions Park Master Plan and Library Feasibility Study
CITY OF COSTA MESA/COUNTY OF ORANGE
County of Orange, City of Costa Mesa, CA

This park master plan accommodates expanded open space, a new community library and renovation of the existing library to become the new community center. The existing community center will be removed to make way for expanded park open space in the form of a large lawn and public gardens where outdoor community events will take place.

COMPLETION: 2014-2018 CLIENT: City of Costa Mesa, County of Orange SIZE AND COST: Library: 22,500 SF; $16M; Community Meeting Center: 8,500 SF; $8M; Lions Park Redevelopment: $3M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect

CLIENT REFERENCE: Tamara Letourneau, Asst. CEO, (714) 754-5122; tamara.letourneau@costamesa.ca.gov

ABOVE LEFT: Existing library transformed into new community meeting center
ABOVE RIGHT: Lions Park library and community center redevelopment master plan options
Costa Mesa Library
CITY OF COSTA MESA/COUNTY OF ORANGE
County of Orange, City of Costa Mesa, CA

The park master plan accommodates expanded open space, a new community library and renovation of the existing library to become the new 300-seat community center. The existing community center will be removed to make way for expanded park open space in the form of a large lawn and public gardens where outdoor community events will take place. The library, events lawn, public gardens and community center are conceived as a unified whole in which large and small scale education, celebration and performing and visual arts community events take place simultaneously. The project is under construction.

LEED GOLD

COMPLETION: 2014-2018 CLIENT: City of Costa Mesa, County of Orange SIZE AND COST: Library: 22,500 SF; $16M; Community Meeting Center: 8,500 SF; $8M; Lions Park Redevelopment: $3M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect

CLIENT REFERENCE: Tamara Letourneau, Asst. CEO, (714) 754-5122; tamara.letourneau@costamesaca.gov

ABOVE LEFT West and north elevation facing Park Avenue and new main lawn  ABOVE RIGHT New community meeting center
ABOVE  New library with main lawn and event space of the redeveloped park in the foreground  BELOW  Lions Park redevelopment master plan, new library at lower left, renovated existing library to become new community meeting center at upper right
TOP LEFT  Outdoor cafe  MIDDLE LEFT  The grove  BOTTOM LEFT  Children's playground area
ABOVE RIGHT  Library garden populated with mature olive trees
ABOVE LEFT  Library under construction  ABOVE RIGHT  The main adult reading room overlooking the redeveloped park
Facilities Strategic Plan
CITY OF MANHATTAN BEACH
City of Manhattan Beach, CA
In 2008 Johnson Favaro completed an 18 month community driven planning process whose result was a road map that would inform the building and rebuilding of community and recreation facilities city wide. The process included extensive community outreach. It assessed every one of the city's facilities and properties, analyzed the challenges and opportunities of each site, established a list of priorities for implementation at the top of which sat renovation or replacement of their civic center library as well as new indoor and outdoor recreation facilities.

COMPLETION: 2008  SCOPE: 100,000 SF, 50 acres in various locations city wide
JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge
Steve Johnson, Principal, Project Architect; Brian Davis, Design Associate
CLIENT REFERENCE: Dave Corman, Former Manhattan Beach City Manager, (626) 855-1500, dcarmany@lapuente.org

TOP  Inventory of the city's community and recreation facilities, city owned properties and school district owned properties
ABOVE RIGHT  Aerial view of Live Oak Park at completion of master plan
BEXPERIENCE

CIVIC CENTER

UNDERGROUND PARKING ENTRANCE

COMMUNITY CENTER

COURTYARD/PLAZA

PUBLIC GARDENS

NEW TENNIS/BASKETBALL COURTS

NEW BALL FIELD

TOP View of new community center in Live Oak Park at completion of master plan

MIDDLE Live Oak Park master plan

BELOW LEFT Pedestrian circulation, vehicular circulation and parking at completion

BELOW RIGHT Open space at completion
Regulating plan

Pedestrian and vehicular circulation and parking

Park open space
B EXPERIENCE

SECOND FLOOR

GROUND FLOOR

BELOW GRADE

TOP LEFT: Indoor recreation second floor  MIDDLE LEFT: Indoor recreation ground floor  LOWER LEFT: Below grade parking
Indoor recreation and aquatics facility as seen from Polliwog Park
At conclusion of the city wide Facilities Strategic Plan (completed by our office in 2008) the city chose to keep the library on its existing site in the city's civic center. The feasibility study entertained two options: 1) renovation and expansion of the existing facility; and 2) replacement of the existing facility. Option (2) was selected as both the most economical and workable solution offering an uncompromised library configuration that maximized utilization of its site. The new two story library has replaced the existing one story facility. _LEED GOLD_
Above  Library feasibility study options
Highland Avenue elevation facing west onto Santa Monica Bay
ABOVE LEFT  Children’s library facing civic center pocket park  LOWER LEFT  Children’s library facing city hall
ABOVE RIGHT  Community meeting room facing civic center pocket park
The master plan provides the road map for relocation of all of the community facilities located within the existing park including a library, aquatics center, auditorium and parking to create more park open space. The design and construction of the library and associated 330-space parking garage became phase I of the implementation of the master plan. The location, orientation and configuration of the library maximizes its relationship to the park.

Community functions of all kinds are staged simultaneously within the library and in the adjacent newly redeveloped park. LEED GOLD
West Hollywood Park Master Plan completed in 2004

The Park as it existed in 2002

The Park at completion of Phase I completed in 2011
(The library and municipal parking garage)

ABOVE  Counter clockwise from the top: park master plan, old park site plan, phase I library and municipal parking garage
West Hollywood Library
CITY OF WEST HOLLYWOOD/COUNTY OF LOS ANGELES
West Hollywood, CA
This three story 48,000 SF multi-purpose facility includes a 32,000 SF library, council chambers, community meeting rooms, cable access TV station, and cafe. The library is arranged on two floors with circulation desk, children, young adults and career development on the first floor; adults, collections, special collections, periodicals reading and study areas on the second floor. The public meeting room is host to formal city meetings, lectures, seminars, conferences, vocal and musical performances. The library was conceived and operates as a community center with large scale community functions and art exhibits scheduled almost continually throughout the facility. LEED GOLD

COMPLETION: 2011 CLIENT: City of West Hollywood
SIZE AND COST: 48,000 SF; $38M
JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Brian Davis, Job Captain
REFERENCE: John Heilman, Mayor, City of West Hollywood, 8300 Santa Monica Blvd., West Hollywood, CA 90069; (323) 848-6460; jheilman@weho.org

ABOVE LEFT  Young adult library looking south toward Los Angeles
ABOVE RIGHT  Multi-purpose public meeting room
ABOVE RIGHT  Local history archive conference room
Beverly Hills Children's Library

CHILDREN’S LIBRARY RENOVATION
Beverly Hills, CA

This renovation transformed what was a dark, inefficient part of the Beverly Hills library into a light-filled customer oriented friendly children's library. The project is phase I of a master plan for the renovation of the larger 90,000 SF library (completed by this office in 2010).

COMPLETION: 2012 CLIENT: City of Beverly Hills
SIZE AND COST: 10,000 SF; $3.3M

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge
Steve Johnson, Principal, Project Architect

CLIENT REFERENCE: Nancy Hunt-Coffey, City Librarian, Beverly Hills Library, nhuntcoffey@beverlyhills.org, (310) 288-2201

ABOVE LEFT 3-d model view of master plan for the renovation and expansion of the existing library  BELOW LEFT  Children’s story-time theater
ABOVE RIGHT  Main hall of the children’s library, circulation desk and technology stations on the left, collections and reading areas beyond and on the right.
The Center for Early Education
FACILITIES MASTER PLAN
West Hollywood, CA

A toddler through 6th grade early education independent school with 540 students will be almost completely rebuilt. The plan includes property acquisition, removal of two existing buildings, construction of two new four story buildings (70,000 SF), renovation of one existing four story building (40,000 SF), expansion of below grade parking by 45 spaces (16,000 SF), new surface parking lot and play field. Currently under construction. LEED GOLD

COMPLETION: 2017
CLIENT: Center for Early Education

SIZE AND COST: 70,000 SF Buildings/16,000 SF Garage; $60M

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge; Steve Johnson, Principal, Project Architect; Kathy Williams, Senior Design Associate, Ingrid Dennert: Design Associate

CLIENT REFERENCE: Mark Brooks, Head of School, Center for Early Education, 563 North Alfred Street, West Hollywood, CA 90048, (323) 651-0707, brooksm@cee-school.org

TOP LEFT Aerial view of campus at completion or redevelopment
BELOW LEFT New multi purpose meeting room
Innovation Center
CENTER FOR EARLY EDUCATION
West Hollywood, CA
This 3,000 SF facility accommodates a maker space and video production studio into one highly flexible studio that can be divided and acoustically separated into the two spaces or combined as one. Students ages 10-12 use this space for project based group learning exercises within a curriculum based on making things as the principal avenue through which they master a subject. The studio includes a 3-d printer, robotics equipment and tools of all kinds. The video production side of the studio can be isolated from the rest of the facility and includes a control room, editing bay, video recording equipment and green screen.

COMPLETION: 2015
CLIENT: Center for Early Education
SIZE AND COST: 3,000 SF; $1M
JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge
Steve Johnson, Principal, Project Architect; Brian Davis, Job Captain; Ingrid Dennert, Designer
CLIENT REFERENCE: Mark Brooks, Head of School, Center for Early Education, 563 North Alfred Street, West Hollywood, CA 90048, (323) 651-0707, brooksm@cee-school.org
ABOVE LEFT Video production studio
ABOVE RIGHT  Maker space
Mirman School for Gifted Children
EXPANSION, RENOVATION, AND FACILITIES
MASTER PLAN
Los Angeles, CA

This 5.5 acre campus plans to add a new high school to its middle and lower school increasing enrollment from approximately 350 to 450 students without adding new property. The master plan accommodates capacity for additional outdoor athletics facilities and 100,000 SF of academic and support facilities. The plan requires approvals from the Mulholland Scenic Parkway Specific Plan Design Review and a City of Los Angeles Conditional Use Permit currently underway. Phase I, a new athletic facility is complete, phase II a new physical education facility has recently completed construction.

CLIENT: Mirman School for Gifted Children
AREA: 5.5 Acres  BUDGET: Phase I/I $3.5M
COMPLETION: 2015/16
CONTACT: Dan Vorenberg, Head of School, (310) 476-2868, dvorenberg@mirman.org; Mayee Futterman, Building Committee Chair, (213) 725-4169, msf@futtermanassociates.com
TEAM: Jim Favaro, Steve Johnson, Brian Davis, Ingrid Dennert

ABOVE LEFT  Campus master plan  ABOVE RIGHT  Phase I outdoor physical education facilities
Phase I of the campus master plan included significant expansion of outdoor physical education facilities on property the school had recently purchased adjacent to their existing campus. These include a soccer field, two new basketball courts a resilient playground area, enclosed kindergarten playground, and new physical education support facilities.
New physical education support facility, soccer field foreground left, basketball courts foreground right.
Library Master Plan
RIVERSIDE MAIN LIBRARY
Riverside, CA

This 2 1/2 acre site between Mission Inn Avenue and University Avenue and bisected by Fairmont Boulevard, situates down the street from the existing 1960s era main library and the Mission Inn in downtown Riverside. It will accommodate the new main library and adjacent high-rise mixed use residential development. Currently in the pre-design phase we are responsible for assisting the city with its master plan for both the library and the adjacent private development. Based on the master plan we have located the library in the most advantageous position and configuration to capitalize on its position on the cultural corridor through downtown Riverside and spectacular views of the San Gabriel and San Bernardino mountains to the north. Currently in pre-design the three story library will bridge over the Fairmont Boulevard right-of-way to maintain pedestrian and visual connection between Mission Inn Avenue, University Avenue and White Park to the south.

COMPLETION: 2017-2020
CLIENT: City of Riverside
SIZE AND COST: 35,000 SF; $31M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Brian Davis, Senior Associate, Kevin Geraghty, Design Associate

CLIENT REFERENCE: Carl Carey, General Services Director, City of Riverside; 8095 Lincoln Avenue Riverside, CA 92504; (951) 826-5952; CCarey@riversideca.gov

ABOVE Site and library master plan options
Riverside Main Library
CITY OF RIVERSIDE
Riverside, CA

Currently in permitting phase this three story library on Mission Inn Avenue in downtown Riverside will span over Fairmont Boulevard which bisects the larger 2 1/2 acre site. A high-rise, mixed-use development will occupy the rest of the site. Most of the library resides on a platform 36 feet in the air to capture stature and views. The ground floor will remain open air to accommodate outdoor (shaded) community functions and events (farmers market, festivals). The design features a roof top terrace facing southwest toward Mount Rubidoux and another facing north toward the San Gabriel and San Bernardino Mountains. High column free space promotes maximum flexibility in the library’s interiors enabling it to adapt to changing times quickly and seamlessly.

COMPLETION: 2017-2020  CLIENT: City of Riverside
SIZE AND COST: 35,000 SF; $31M
JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Brian Davis, Senior Associate, Kevin Geraghty, Design Associate

CLIENT REFERENCE: Erin Christmas, Interim Director, Riverside Public Library; 3581 Mission Inn Avenue, Riverside, CA 92501; (951) 826-5385; EChristmas@riversideca.gov

ABOVE LEFT  Second floor terrace
TOP LEFT  Northwest corner  MIDDLE LEFT  City archives  BOTTOM LEFT  Evening festival at covered outdoor plaza
ABOVE RIGHT  Ground floor open air market looking south through mixed use development toward White Park
ABOVE LEFT  Young adult maker space  ABOVE RIGHT  Library entrance looking toward young adult maker space
Museum of Redlands (MOR)
Redlands, CA

In collaboration with the A. K. Smiley Library, the Museum of Redlands will seek to place the story of Redlands and Southern California within the broad sweep of regional, U.S., and world history into changing exhibitions driven by its collections and those from other institutions. The project consists of three main gallery spaces totaling 14,500 SF, a second-floor addition for archival storage, open air loggias on its east and west sides, an outdoor events space and pavilion. The museum and its campus have been designed to accept community and school groups, special events and conferences.

CLIENT: Redlands Historical Museum Association

CLIENT REFERENCE: Steve Stockton, President, RHMA Board of Trustees, (951) 966-0047, spsas@aol.com

PROJECT SIZE: 20,000 SF renovations and additions $15M

PROGRAM: Exhibit galleries, archive storage, collections receiving and processing, exhibit preparation, lobby, gift shop, administration offices, events garden and pavilion.

STATUS: Construction Documents

TOP  View of entrance court at Brookside Avenue and Center Street
BELOW RIGHT  Aerial view of 3-D model
ABOVE RIGHT  Community events space
A joint development between Chaffey College and the City of Chino this building accommodates a 350 seat banquet/conference/event facility divisible into three, a culinary arts instructional kitchen, fashion design studio spaces, offices, a lobby and enclosed garden for pre- and post-function space.

CLIENT: Chaffey College/City of Chino  DSA PERMIT: 04-108227
SIZE AND COST: 20,000 SF; $12M  COMPLETION: 2009

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge; Steve Johnson, Principal, Project Architect; Brian Davis, Ingrid Dennert: Design, DSA Back-Check and Close-Out

CLIENT REFERENCE: Stephen Menzel, Former Vice President, Admin. Services, stevemenzel2s@gmail.com, (310) 741-9939
C PROJECT APPROACH

Our Philosophy

Thirty years ago when we founded our practice we committed to areas of architecture we believe matter most: schools, libraries, civic, community and cultural institutions. We also committed to where we live on the conviction that it takes time to know a place in order to serve it well, that we as architects should live with what we produce and accept the accountability that goes with it.

We have enjoyed working with some of the most unique, intelligent and forward thinking communities in southern California and our work is better for it. We not only enjoy but we thrive on the community driven planning and design process. It is through the interactive, iterative and creative tension of these relationships and collaborations that we produce results that neither we nor the communities we serve could have produced on our own.

The communities we serve make us better architects and we in turn have enabled our communities to do better than they might ordinarily have thought possible. This project is no different, the possibilities for La Cienega Park and Recreation Complex while yet to be revealed are both exciting and transformational.

Our Understanding of this Project

- **Amenity** A successful city park must balance the competing imperatives of unprogrammed and programmed open space. A park is as much about tranquility and relief from the bustling urban environment as it is about the recreation facilities it provides. We will together want to find ways to increase unprogrammed park open space as an amenity for the community, the park’s passersby and neighbors.

- **Efficiency** The single story community facilities at the southeast corner of La Cienega and Gregory Way were built at a time when land still seemed plentiful in southern California. By consolidating indoor community facilities into two even three story configurations we gain valuable park open space in return.

- **Unity** La Cienega Boulevard bisects the park and yet also benefits from its presence. We will together want to find ways to unify the park across the boulevard while also employing the park as a source of visual relief that enhances the quality of the pedestrian and vehicular experience of the street.

- **Expansion** La Cienega Boulevard also represents an opportunity in that it occupies a significant amount of real estate—land area that the park could most benefit from in the form
of increased open space, public gardens and recreation areas. A more ambitious approach might be a deck over the boulevard, perhaps even as long as the block between Gregory Way and Olympic Boulevard, to capture this untapped potential. This would dramatically increase the land area of the park and transform both its character and utility.

- **Edges** The park need not be limited to the inside face of the sidewalks that surround it. Through a variety of landscape techniques we can extend the park across the sidewalks that surround it and even the streets to maximize the healthful and aesthetic impacts of the park in a very busy part of the city.

- **Impacts** The benefits of a recreational park in a neighborhood must be balanced against its potential impacts, especially the noise and night time light associated with outdoor recreation facilities. We will want to locate and configure potentially noisy recreation facilities thoughtfully in order to minimize unwanted impacts on neighbors. And we will want to carefully configure buildings and open space to promote comfort and safety within and across the park and surrounding streets.

### Phase 1 Work Plan

Tasks and deliverables in our work plan articulate within three phases as follows:

- **Discovery** *(30 days)*
- **Option Development** *(60 days)*
- **Final Documents** *(30 days)*

Tasks and deliverables are also identified in three areas that span across the three phases:

- Stewardship
- Sustainability
- Cost Planning

### Cost Planning

Project cost control is best achieved at critical junctures in the design process through the reconciliation of three sources of cost estimation and planning.

**The Design Team** Our internal cost control methods include three basic techniques: floor area rules-of-thumb specific to program functions, building type comparables and building systems comparables.

**Cost Planning Consultant** Our consultant creates conceptual cost estimates early in the process, as well as detailed cost analysis throughout the project phases.
City  Best practices provide that the city’s project management team provides a second cost estimate concurrent with our consultant’s cost estimates throughout the design phases. At each juncture in the design process the two estimates are reconciled.

Milestones and Contingencies  When components of the master plan are implemented each project budget carries contingencies throughout the phases of design in decreasing amounts as the design develops:

100% Schematic Design .................10%
100% Design Development .............7%
50% Construction Documents ..........5%
90% Construction Documents ..........2%

We complete development of the document set throughout each phase of design to a level of completion that enables our cost estimating team to reliably reduce the design contingency across the phases of design in accordance with best practices.

Methodology

- Identify scope of the project (site development area, playground area, floor area, parking area in SF).
- Identify construction type(s), systems (concrete, steel, mechanical, electrical, plumbing) and materials (exterior and interior finishes).
- Determine level of sustainable design and construction practices we want to achieve (on-site energy consumption, conservation and generation, water use and disposal, daylighting, construction materials and practices, etc.).
- Identify the timeline for planning, design and construction.
- Employ data base to identify rate of escalation of materials and labor costs from the time of cost estimate to mid-point of construction.
- Employ data base to compare costs with projects of comparable size, quality and construction market.
- Identify site demolition, hazardous materials abatement and site development costs.
- Identify utility points of connection and infrastructure costs.
- Identify review and permit fees imposed by city, county and utility agencies.
- Determine kind, quality and quantity of interior fixtures, furnishings and equipment (F, F & E).
- Anticipate number of qualified bidders.
- Establish construction cost contingency the city should carry (typically 5%).
- Identify total project costs: construction, escalation and soft.
Sustainability
Methodology
We adopt "whole environment approach" to the practice of sustainable design.

Holistic Knowledge and experience over years of practice create an holistic awareness of the role of siting, orientation and configuration of buildings and landscape in effective sustainability strategies. We stay informed of new technologies, developments in materials, advancements in the economies of innovative building systems that can advance a building's sustainability performance.

Integrated We assure that the design, its sustainability performance, capital and life cycle costs are evaluated early, predicted accurately and integrated into the design process from the beginning.

Strategic To facilitate decisions we create a menu of alternative strategies that are presented with maximum transparency and evaluated in collaboration with the city. We:

- Research alternatives and present them in understandable ways.
- Evaluate alternative capital and life-cycle costs.
- Evaluate the interaction of strategies.
- Prioritize strategies.
- Create a menu of options.

Goals
Land Land is our one truly unrenewable resource. We want to make use of it wisely with compact development and efficient, usable open space. Site design should include provisions for maximum permeability of the site and minimal heat island effect.

Energy The architecture of buildings and landscape can and should minimize heat gain and loss into and out of the site in summer and winter months through intelligent orientation, design features such as thick walls and deep openings, loggias and overhangs, strategically chosen and placed trees, as well as natural ventilation where possible.

Water Consumption of water on-site can and should be held to a minimum with low water utilization within the facility and on site. Measures can include low flow toilets and faucets, drought tolerant plant materials, gray water reclamation and re-use.

Air Interior air quality can be promoted with proper selection of materials that minimize or eliminate entirely off-gassing and with passive and mechanized systems that promote proper air circulation.

Light Our goal will be to rely on daylight and to minimize the degree to which anyone needs to resort to artificial lighting.
**UCLA Hedrick Study**
(Certified LEED GOLD, Built)
- High efficiency lighting system
- High efficiency mechanical system
- FSC certified wood products
- High performance glazing

**West Hollywood Library**
(Certified LEED GOLD, Built)
- Rooftop mounted photovoltaic panels
- Reduction of heat island
- Low emitting, recycled interior finish materials
- Mechanical systems exceed Title 24 by 22%

**Costa Mesa Library**
(Certified LEED GOLD under Construction)
- Maximize open space/park development
- Enhanced commissioning
- Development of previously developed land
- Use of low emitting materials
- Green building education program

**Manhattan Beach Library**
(Certified LEED GOLD, Built)
- Increase in public open space
- Increase in permeable ground plane
- Alternative transit service to minimize vehicle trips
- Building site on previously developed properties
**Stewardship**

- Regular meetings with the project team are the forum within which ideas are presented, considered, evaluated and moved forward or not.
- The project team gives direction to the design team especially with regard to which proposals are put forth in community and city leadership presentations.
- The outreach to the community, stakeholders, community park and city leadership is a crucial part of the process with which we engage in order to learn from one another.
- We see the program of outreach as an iterative design process in which in partnership with everyone involved we together create the best design possible.
- We employ the proper tools—hand made drawings and models, computer generated drawings and models—in order to empower all stakeholders and decision makers to fully participate in the process.
- We are distinguished by the prolificacy of drawings and models we produce in order to engage. No stone is left unturned.
- Everyone who wants a voice in the process is afforded one.

**Effective Outreach**

Words, numbers, charts, graphs and spreadsheets assist in the design process but they are not in themselves design tools. Our team employs both contemporary and traditional visual tools—hand made drawings and models—that readily illustrate ideas and images related to sometimes abstract and difficult to understand planning and design concepts. Traditional techniques are visually accessible, quick, reliable and time tested. Our goal is to put the design process into the hands of the community, to provide them the tools with which to make their own decisions.

Drawings and models most effectively communicate ideas to and from all parties with a stake in the outcome regardless of their expertise. We discount no idea, no matter where it comes from, before it is tested through drawing—we draw through everything. Through the rapid generation of drawings and models we build creative thinking on the part of everyone involved—we engage emotions and visual intelligence, create common vision and shared expectations, build enthusiasm for a plan that everyone knows, understands and owns. Eventually these tools become the primary means with which to build support—financial and otherwise—to implement a vision that the community might never have thought possible but which comes to be seen as inevitable.
Phase 1 Program of Outreach

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**TOTALS:** 12 16 6 34

* Planning, Recreation and Parks, Transportation, Public Works, Police and Fire, others as required.

**STEWARDSHIP TASKS**

- Establish a Project Team (five or six members maximum made up of city and consultant team representatives).
- Develop a detailed A & E team work plan and project schedule based on City’s schedule.
- Conduct kick-off team with project team to review program, scope, budget and sustainability goals.
- Conduct monthly project team meetings and project management meetings as required through discovery, option development and final documents.
- Prepare meeting agendas, progress reports and supporting data for meetings. Progress reports (or narratives) shall include accomplished tasks, anticipated progress for the next work phase, pending issues and completion target dates for specific work tasks.
- Prepare meeting notes for distribution after each meeting.
- Establish protocols and schedule of meetings with regulatory agencies who have jurisdiction over the project.
- Attend and present at city commission and council meetings as required.
- Create presentation materials in the form of diagrams, plans, elevations, views and models suitable for presentation at community, park stakeholders and city leadership meetings.

**STEWARDSHIP DELIVERABLES**

- Meeting agendas, meeting notes
- Renderings, 3-d computer models in digital and hard copy formats
- Diagrams, plans, sections and elevations in digital and hard copy formats
- Power point presentations
- Hard copy handouts with supporting documentation (8 1/2 x 11 or 11 x 17 format)
- Full size and half size drawing sets for review as appropriate
Discovery (30 Calendar Days)

Methodology

- Review existing documents describing characteristics of the site including below and above ground utilities
- Review previous studies and reports describing community needs, desires and concerns expressed in the past
- Receive information from City’s public engagement consultant to understand presently expressed community needs, desires and concerns
- Discuss the project with City’s departmental staff, regulatory jurisdictions and relevant utility providers to understand challenges and opportunities (including code analysis)
- Create our own analysis of challenges and opportunities through visual observation and documentation
- Hear first hand community needs, desires and concerns through workshops, interviews, focus groups, pop-up groups and other means
- Articulate needs, desires, concerns, challenges, opportunities and priorities for enhancements of the park and its facilities

Our goal is to arrive at community consensus on initiating parameters to set the stage for the option development phase of the project.

Goals

- Understand the physical characteristics of the site: vehicular circulation and parking, pedestrian circulation, topography, underground, utility infrastructure, subsurface conditions
- Understand demographics of park constituents: seniors, adults, young adults, children
- Understand how emergency and service vehicles will interact with the site and potential for bicycle and alternative transportation
- Entertain options for how buildings and other facilities situate within the park: location, orientation, configuration of facilities and open space
- Confirm programs and services to be delivered, preliminary facilities space program and park operations requirements
- Develop final detailed community park space program
- Become familiar with the La Cienega Park and Recreation Complex community and neighborhood character and design
- Arrive at a consensus on the priorities, challenges and opportunities that need to be addressed in the option development phase of the project.
DISCOVERY TASKS

- Review city provided data, reports, studies, maps, drawings and other materials relevant to and/or previously prepared for the project.

- Analyze and review park and recreation complex project data previously formulated (inventory, needs assessment and preliminary space program including indoor and outdoor facilities).

- Become familiar with existing and planned park and recreation complex operations associated with circulation, adjacency, visibility and lines of sight and security.

- Conduct field reconnaissance on site to assess existing conditions in person on site.

- Meet and confer with city departments and regulatory authorities to understand city wide priorities, technical and regulatory context that will inform direction of the concept plan.

- Create 2-d and 3-d analysis diagrams illustrating characteristics and features of the park: pedestrian, vehicular, emergency and service vehicle circulation, existing utility infrastructure, program components, active and passive park open space, neighborhood concerns and sensitivities.

- Perform and document existing facilities conditions assessment based on visual observation.

- Identify and document community needs, desires, concerns and priorities.

- Refine and document park and recreation complex space program.

- Develop preliminary technical criteria (Civil, Landscape and LEED).

- Research and document facilities best practices to assist in development of facilities space program.

- Research and document qualitative imagery to assist in development of aesthetic direction of design options.

- Conduct community meetings, focus groups, pop-up groups, interviews as necessary to hear from and communicate with city leadership and community stakeholders.

- Prepare and give presentations to city council and commissions.

DISCOVERY DELIVERABLES

- Existing conditions site plans, sections and analysis diagrams

- 3-D computer generated model aerial views of existing conditions

- Computer generated ground level views of existing conditions

- Graphic and narrative description of community needs, desires, concerns and priorities

- Graphic and numerical description of preliminary facilities space program

- Powerpoint presentations

- Hardcopy handouts

- Preliminary report (11 x 17 hard copy and digital format)
**Option Development** (60 Calendar Days)

**Methodology**
- Provide examples of best practices facilities that would meet the facilities needs of the community
- Create 2-D and 3-D diagrams expressing options for how to enhance, re-configure, expand or build new indoor and outdoor facilities within the park
- Generate 2-D diagrams describing options for vehicular and pedestrian circulation, parking, emergency and service vehicle access
- Generate qualitative imagery to assist with visioning what the community park might look like
- Create coherent presentation materials for consideration and evaluation first with the project team then with the City's design committee, neighbors, community and park stakeholders
- Conduct one-on-one interviews, small group and large group meetings as necessary in order to successfully hear all those who want a voice in the process and learn from them

Our goal is to facilitate creativity on the part of the community, park stakeholders, community and city leadership—to provide the City and community the tools with which to come to their own insights and ideas.

**Goals**
- Shared understanding of how and where programs and services to be delivered through the park and its facilities are to be delivered
- Consensus on the facilities space program, location and configuration of indoor and outdoor facilities
- Agreement on the overall configuration of the park including circulation, parking, outdoor recreation, active and passive open space
- Agreement on the location of all playground facilities including basketball courts, children's playground areas, sports courts, gardens, drinking fountains, benches, picnic tables and other park amenities
- Recreation and parks department, city planning and city leadership approval of size, configuration and layout of park components
- Understanding of and consensus on what the facilities will look like
- Identification of sustainability goals and the measures with which to achieve them
- Alternate and preferred implementation and construction phasing plan(s) where applicable
- Alternate and preferred cost plan(s)
OPTION DEVELOPMENT TASKS

• Refine and document park and recreation complex space program and operations requirements.
• Create alternate and preferred options for configuration and/or renovation of and/or new indoor and outdoor park and recreation complex facilities.
• Create alternate and preferred options for configuration of park open space, pedestrian and vehicular circulation, emergency and service vehicle access.
• Assess utility infrastructure and site development requirements of alternate and preferred options.
• Conduct code analysis to verify compliance with fire and life safety and accessibility requirements of alternate and preferred options.
• Develop qualitative exterior design options in conformance with direction provided by community, city planning and surrounding neighborhoods.
• Create 2-d analysis diagrams comparing alternate and preferred park and recreation complex configuration options.
• Create 3-d model aerial views of alternate and preferred park and recreation complex configuration options.
• Create 3-d ground level views of alternate and preferred park and recreation complex configuration options.
• Create alternate and preferred landscape design and materials palette options.
• Research and present best practices facilities precedents to assist in development of configuration and design of alternate and preferred options.
• Research and present qualitative imagery to assist in development of aesthetic direction of alternate and preferred options.
• Create alternate and preferred implementation and/or construction phasing scenarios.
• Create alternate and preferred implementation cost plan(s).
• Conduct community meetings, focus groups, pop-up groups, interviews as necessary to hear from and communicate with city leadership and community stakeholders.
• Prepare and give presentations to city council and commissions.

OPTION DEVELOPMENT DELIVERABLES

• Graphic and narrative description of community needs, desires, concerns and priorities
• Graphic and numerical description of facilities space program
• Two dimensional site plans and analysis diagrams in 11 x 17 and digital format describing alternate and preferred concept plan options
• Three dimensional aerial and ground level views in 11 x 17 and digital format of alternate and preferred concept plan options
• Meeting agendas and notes
• Powerpoint presentations
• Progress report (11 x 17 hard copy and digital format)
Final Documents (30 Calendar Days)

Methodology

- Generate hand drawn and computer generated drawings and models, diagrams, plans, sections, elevations, and views as necessary to describe preferred option.
- Generate 2-D diagrams describing specific performance criteria of the park: pedestrian circulation, vehicular circulation and parking, emergency and service vehicle access, passive and active open space; outdoor recreation facilities, indoor recreation facilities, community meeting facilities, etc.
- Create high quality computer generated views of the preferred option at completion (minimum of (4) renderings)
- Provide qualitative imagery to assist the community in visualizing what components of the park will look like
- Collate findings of the option development phase, description of the preferred option into a coherent, user friendly final report.
- Present findings to City council, commissions, design committee, neighbor, community and park stakeholders

Our goal is to arrive at a coherent plan with generally held community wide consensus on and city leadership approval of a concept plan and road map for the enhancement and development of the park and its facilities.

Goals

- Consensus and approval of community priorities, park and facilities space program
- Consensus on and approval of the detailed layout of the park and its facilities.
- Confirmation of building code compliance especially fire and life safety and accessibility
- Understanding of utility infrastructure upgrade and replacement requirements (if any) of approved concept plan
- Agreement on landscape materials palette
- Understanding of and consensus on exterior materials, colors and finishes
- Conceptual exterior lighting and wayfinding scheme
- Consensus and approval of preferred implementation and construction phasing plan(s)
- Consensus and approval of preferred cost plan(s)
**FINAL DOCUMENTS TASKS**

- Confirm that preferred concept plan option meets the requirements of the park and recreation complex space program and operations requirements; revise as necessary.
- Revise park and facilities concept plans to accommodate all comments by community, park neighbors and city leadership.
- Document existing facilities condition assessment effort in narrative and graphic form.
- Confirm that concept plan complies with fire and life safety and accessibility code requirements.
- Develop concept level site utility infrastructure, pavement (walkways, driveways) and drainage plans.
- Meet with recreation and parks department and city maintenance and operations team(s) to confirm viability of concept level systems selection, life cycle costs, long term maintenance and operations protocols.
- Develop a concept level site lighting plan for presentation to community park staff and city.
- Prioritize sustainability features to establish and achieve City's goals in the design phase of the project.
- Create 3-D views and 2-D diagrams including, but not limited to: plans, sections, elevations, concept plan site analysis diagrams, 3-d aerial and ground level concept level views.
- Assemble documentation on recreation and park facilities best practices to establish performance criteria for the design phase of the project.
- Assemble qualitative imagery to establish aesthetic direction of the design phase of the project.
- Create exterior building materials and finishes board with alternates and preferred options suitable for presentation to community and city leadership.
- Create high quality computer generated renderings (minimum of 4) suitable for presentation to community and city leadership.
- Secure preliminary approvals from agencies and utility companies with jurisdiction.
- Establish preferred implementation and/or construction phasing scenario(s).
- Establish cost plan based on preferred implementation and/or construction phase scenario(s).
- Community, park and recreation complex stakeholder, city commission and council presentations as required.

**FINAL DOCUMENTS DELIVERABLES**

- 2-D and 3-D diagrams and views suitable for presentation and sufficient to fully describe the concept plan
- Documentation of existing facilities assessment, existing utility infrastructure assessment
- Final documentation of approved exterior and interior facilities space program
- Final documentation of preferred implementation and/or construction phasing scenario(s)
- Final cost plan based on project phasing and implementation scenario(s)
- Final documentation of facilities best practices and qualitative imagery to establish performance and aesthetic criteria for the design phase of the project (narratives, images, diagrams)
- High quality computer generated three dimensional aerial and ground level views (4 minimum) in 11 x 17 and digital format
- Meeting agendas and notes; power point presentations
Schedule Control

Outreach Without an effective program of outreach, surprises can erupt seemingly out of nowhere and nothing can so detrimentally delay a project schedule than an elected official, administrator, building user, staff or community member that has been left out.

Regulatory Reviews and Approvals Lack of foresight or incorrect regulatory assumptions can disrupt the project schedule. Proactive communication with relevant regulatory agencies assures that early on we address parameters affecting a project budget and design.

City and Community Reviews and Approvals Proper review of the design as it progresses through its phases is paramount. The schedule must account for milestone reviews by all relevant parties at the conclusion of each phase of the process before moving on to the next phase.

Internal Project Management The principals are personally involved with every project in the office. They maintain internal project schedules, update them on a weekly basis and oversee the work of the in-house and consulting A & E team.

In House Quality Control

Internal Checklists These govern completion of each of the concept plan, design and drawing set. They have been developed over thirty years of practice.

Forensics on Past Practices We record issues that impact constructability, construction schedule, design and performance of our buildings while under construction. We incorporate them into our checklists.

Coordination of Drawings and Specifications We cross-check the specifications against the drawing set to confirm agreement, accuracy and completion of the document set.

Mastery of Technical Disciplines We master the disciplines in house and stay ahead of our consultants work by half a phase.

In House Third Party Reviews Brian Davis reviews our sets for completion and constructability at SD and DD phases of the project. Steve Johnson and Jim Favaro review the sets at CDs and Final Documents.

Consultant Team Quality Control

History We know our consultants.

Vigilance Engineers, landscape architects and technical consultants are busy people with lots of projects. We command their attention and stay vigilant on their progress.

In-Person We require in-person meetings throughout the pre-design and design phases of the project. We require that our consultants bring drawings to the meetings and that we review these drawings side-by-side with the architectural drawings.

BIM Our office has adopted building information modeling (Revit) as a standard in-house and subconsultant coordination tool. We require that our consultants use it.
D FEE SCHEDULE

Fee Schedule if under separate cover.
September 10, 2018

Dear Ms. Motahari and Members of the Selection Committee:

Paul Murdoch Architects is pleased to present our qualifications for the La Cienega Park Master Plan. We understand the City is seeking a qualified architectural firm who will work with and provide support to the City by analyzing the needs of Beverly Hills residents and stakeholders regarding the La Cienega Park and Recreation Complex.

As a firm, we focus on helping public agencies achieve success, often with innovative “firsts” for their respective stakeholders. Our relevant experience includes master planning and community engagement for a wide variety of public open spaces, including public parks with similar uses as those at La Cienega Park. Our core team includes AHBE Landscape Architects and TBD Consultants for cost estimating. We have recently been working together on the Santa Monica Memorial Park Master Plan and the master plan and design of the Willowbrook Community Park and Event Center for the County of Los Angeles. Our teams for these projects include the other consultants included herein that are available for optional services for your project.

Our experience relevant to your project is highlighted below and in the following pages:

Public Park Master Planning

The master plan for the City of Santa Monica’s Memorial Park includes a focus on diamond sports while evaluating a variety of existing recreational facilities and including newly acquired land to expand the park. Mobility considerations include not only traffic and parking, but also bicycle networks and pedestrian access, from the neighborhood and adjacent Metro station. The planning process includes regular meetings with city staff, stakeholder interviews, three community meetings and an online survey conducted by the City to help inform the selection of a preferred master plan option. Phasing of each design option has included a large new underground SWIP tank for regional stormwater management.

Other park projects with strong recreational programming include the Boyle Heights Sports Center, a new Zero Net Energy community gymnasium facility, the Van Nuys Sherman Oaks Gymnasium and the Gaffey Street Pool Restoration and Bathhouse, all for the City of Los Angeles Bureau of Engineering and Department of Recreation and Parks.
Sustainable Architecture and Landscape

The master plan and design of the Willowbrook Park and Event Center for the County of Los Angeles demonstrates innovative water management use by incorporating regional stormwater from the Compton Creek watershed into the park for irrigation. An existing lake will be restored into a more native biological habitat and serve as the park’s reservoir for recycled and treated water. A new multipurpose community center will extend along the lakefront and be able to house events for up to 600 people.

The Central Avenue Constituent Services Center has been a catalyst for urban design improvement along Central Avenue by offering city services and landscaped open spaces to the neighborhood. The sustainable design demonstration project features the first municipal public roof garden in the City of Los Angeles, tracking photovoltaic solar arrays and an integrated stormwater management system. The open spaces and community room serve a wide variety of public functions, from cooking classes, to a weekly farmers market and annual jazz festival.

Flight 93 National Memorial and Constitution Gardens on the National Mall each involved master plans that required public placemaking to meet new needs in historic contexts. Key to each was a sustainable design approach to restore degraded natural conditions into biologically healthy habitats and ecosystems.

Facility Assessments

Our experience includes facility assessments at a master planning level for Los Angeles World Airports, Santa Monica Memorial Park and public libraries. To the extent La Cienega Park requires historic preservation expertise, we have included Historic Resources Group on our team.

Community Engagement

All of these public projects have involved public engagement and outreach, so we are well qualified to work with your ongoing engagement process and needs assessment team. Current projects that involve visioning and consensus building with community stakeholders include master planning for the Santa Monica Memorial Park and a new 11-acre Healthy Living campus for the Beach Cities Health District.

We welcome an opportunity to discuss our qualifications with you further. Thank you for your time and consideration.

Yours truly,

Paul Murdoch, AIA, LEED AP
President, Paul Murdoch Architects
8820 Wilshire Boulevard, Suite 330
Beverly Hills, CA 90211
310.368-0993 #
paul@paulmurdocharchitects.com
Paul Murdoch Architects will be responsible for the creative direction and management of the master plan design team. Our approach is to work closely with you to best understand your aspirations and goals for the project, to analyze the opportunities and challenges of the site, and to understand the market conditions that shape decisions for appropriate land use and building systems. Our role overseeing the entire team allows us to create a place with distinct identity for your programs and community that integrates natural, social and economic factors into a comprehensive sustainable whole.
Firm Organization and Background

Team Organization Chart

City of Beverly Hills
La Cienega Park

Paul Murdoch Architects
Executive Architect
Paul Murdoch, Principal in Charge, AIA, LEED AP
Milena Murdoch, Principal Project Manager, RA

AHBE Landscape Architects
Landscape Architecture
Evan Mather, RLA, FASLA, SITE AP
Jennifer Salazar, RLA, ASLA

TBD Consultants
Cost Estimating
Naz Hassanizadeh

Supplemental Consultants
These consultants are available as additional resources as the project requires per agreement with the City.

CWE
Civil Engineering
Vik Bapna, PE, ENV SP, CPSWQ, QSD/P

KPFF
Structural Engineering
Ramzi Hodali, SE
Rodrigo Toro, SE

Fehr and Peers
Mobility Planning
Sarah Brandenberg, PE

Carlberg Associates
Certified Arborist
Cy Carlberg

Historic Resources Group
Historical Preservation
Peyton Hall, FAIA
Paul Murdoch Architects

Executive Architect
8820 Wilshire Boulevard, Suite 330
Beverly Hills, CA 90211
T 310.358.0993
Contact: Paul Murdoch. paul@paulmurdocharchitects.com

A firm dedicated to the creative exploration of sustainable architecture

Based in Los Angeles, Paul Murdoch Architects provides creative direction for architecture, urban design and interiors for government, cultural and higher education institutions. The firm is a certified Local Small Business Enterprise with unique expertise as a small firm capable of leading and implementing large, complex projects. Each Principal has directed or had leadership roles in projects as varied as the LAX Gateway Enhancements Master Plan, Flight 93 National Memorial, California High Speed Rail (CAHSR), LAX Automated People Mover P3, and the Getty Center.

Architect magazine recently recognized the firm as one of the Top 50 in the nation, saying, "Paul Murdoch Architects showed that small firms can compete with big multinationals."

In 2012, the American Institute of Architects recognized Paul and Milena Murdoch as Architects of Healing for their roles as designers of the Flight 93 National Memorial. Each principal has over thirty years of experience in the design and management of public agency and private projects. At the core of the firm’s approach for each project is the hands-on involvement and oversight of both principals on a day-to-day basis — assuring continuity through a project’s evolution and conformance with planning, design and budgetary goals.

Through urban design, master planning, transportation planning and architectural design the firm has pioneered some of the first sustainable design and policy initiatives in Los Angeles, recognized through commendations from the City of Los Angeles Environmental Affairs Commission, Department of Public Works and City Council “In recognition of outstanding citizenship... demonstrating the cost-effectiveness and feasibility of designing for the environment."

As an adopter of the Architecture 2030 Challenge, committed to designing zero net energy buildings by 2030, the firm has designed the first ZNE-capable building at UCLA and is designing the first ZNE facility for the State of California’s Department of General Services in Inglewood and a ZNE gymnasium for the City of Los Angeles in Boyle Heights.
Paul Murdoch Architects, Principal in Charge

Experience
Paul's professional career in architecture spans over 30 years of practice, including associations with 1986 AIA Gold Medalist Arthur Erickson, 1991 AIA Gold Medalist Charles Moore, and 1979 AIA Firm of the Year Geddes Brecher Qualls and Cunningham. Since 1991, as president of Paul Murdoch Architects, Paul has been designing civic, higher education and residential projects with a focus on the poetic exploration of sustainable architecture.

Projects (Partial List)

**LAX Automated People Mover, Los Angeles, CA**
Design Consultant for design, visualization and graphic design of architectural concepts and user experience with the LINXS P3 winning proposal for the $4.5 billion new transportation system at Los Angeles Airport

**Flight 93 National Memorial, Somerset County, PA**
Principal Architect, $56 million new national park, memorial and visitor center to commemorate the passengers and crew of United Flight 93. LEED Gold project

**July 22 Memorials Competition, Oslo and Utoya, Norway**
One of 8 finalists selected from over 300 submissions for this competition to design memorials commemorating victims of the 2011 terrorist tragedy

**Constitution Gardens Master Plan, Washington DC**
Principal Architect partnered with Nelson Byrd Woltz as one of 12 teams selected from among 1,200 registered firms to submit a design for the 38-acre site on the National Mall in Washington DC

**Gross National Happiness Centre Master Plan, Bumthang, Bhutan**
Principal Architect for a new center for the implementation of new economic and social policy initiatives as part of the government's overall framework to engender happiness and well-being for their citizenry

**Los Angeles Pierce College Library Learning Crossroads Building, Woodland Hills, CA**
Principal Architect, programming and conceptual design for a new $40 million library and learning center, LEED Gold project

**Oxnard College Learning Resource Center, Oxnard, CA**
Principal Architect, $14 million expansion and renovation of library and learning center featuring daylighting and innovative technologies for a new service model

**2128 Sand Hill Road Office Building, Menlo Park, CA**
Principal Architect, office building using prefabricated modular construction, meets LEED Silver standard

**Council District 9 Central Avenue Constituent Services Center, South Los Angeles, CA**
Principal Architect, $10 million environmental demonstration project with 9,300 SF administrative offices and community meeting room, roof garden and solar gateway, LEED Gold project

**DMV Inglewood Field Office Replacement, Inglewood, CA**
Principal Architect, $12 million, new DMV facility; LEED Gold and Zero Net Energy

**Willowbrook Community Event Center, County of Los Angeles, CA**
Principal Architect, $15 million, new multipurpose event center and classrooms within a renovated, phased park plan with restored lake as part of a Net Zero Water landscape

**Boyle Heights Sports Center, Los Angeles, CA**
Principal Architect, $15 million, new gymnasium in a public park; LEED Gold and Zero Net Energy

Registration

Education
UCLA, Master of Architecture, Cum Laude, 1984
University of Virginia, Bachelor of Science in Architecture, Cum Laude, 1978
Harvard University, Certificate in Master Planning, 1994

Professional Honors
2016 AIA/California Council Merit Award, Flight 93 National Memorial Visitor Center
2014 Institute Honor Award for Interior Architecture, Venture Capital Office Headquarters
2013 Top 50 Architecture Firms, Architect
2013 AIA/California Council Merit Award, Venture Capital Office Headquarters
2013 AIA/Ventura County Merit Award, Oxnard College Library Learning Resource Center
2012 AIA Honor Award, Architect of Healing, Flight 93 National Memorial
Milena Murdoch RA
Paul Murdoch Architects, Principal Project Manager

Experience

Projects (Partial List)
Council District 9 Central Avenue Constituent Services Center, South Los Angeles, CA
Principal Architect, $10 million environmental demonstration project with 9,300 SF administrative offices and community meeting room, roof garden and solar gateway, LEED Gold project

Van Nuys/Sherman Oaks Gymnasium, Van Nuys, CA
Principal Architect, $3 million, new gymnasium added to existing support services using existing and new clerestory natural lighting

Flight 93 National Memorial, Somerset County, PA
Principal Architect, $56 million new national park, memorial and visitor center to commemorate the passengers and crew of United Flight 93, LEED Gold project

Monterey Park Bruggemeyer Library Expansion and Renovation, Monterey Park, CA
Principal Architect, $14 million expansion of 28,000 SF one-story, public library to partial two-story 54,000 SF library for the City of Monterey Park

Oxnard College Learning Resource Center, Oxnard, CA
Principal Architect, $14 million expansion and renovation of library and learning center featuring daylighting and innovative technologies for a new service model

Whittier College Performing Arts Center, Whittier, CA
Project Designer with A.C. Martin & Associates, for the design of a $6.2 million, 32,000 SF facility with a 350-person auditorium, 100-seat multi-media theater, drama classrooms and offices

Beckman Institute, California Institute of Technology Los Angeles, CA
Project Designer with A.C. Martin & Associates for design of the $37.4 million, 136,000 SF research laboratories, library and teaching facility for biology and chemistry

LAX Enhancements Project, Los Angeles International Airport Los Angeles, CA
Project Manager for Ted Tokio Tanaka Architects, with extensive oversight of the urban and architectural elements and multi-disciplinary team of this $78 million project

Harold M. Williams Auditorium, Getty Center Arts Complex
Project Architect with Richard Meier & Partners, of the 450-seat auditorium and part of the team for the $1 billion J. P. Getty Center Arts Complex in Brentwood

Registration
Architect: CA, 1995 - present

Education
UCLA - Master of Architecture, Summa Cum Laude, 1984
Brandeis University - Bachelor of Arts, Summa Cum Laude, 1981

Professional Honors
2012 AIA Honor Award, Architect of Healing, Flight 93 National Memorial
2005 International Design Competition – First Place, Flight 93 National Memorial
2001 Los Angeles Business Council Award for Best Public Use-Civic Architecture, LAX Enhancement Project
2000 AIA/LA Honor Award, Harold M. Williams Auditorium, Getty Center Complex

Academic Honors
AIA Award, Landau Scholarship Award and Knapp Scholarship Award at UCLA
Brandeis Scholar, Saval-Sachar Travel Fellowship

TEACHING
UCLA, Guest Critic 1985 - 1997
Eric Cunningham  
Paul Murdoch Architects, Senior Project Designer

Experience
Eric Cunningham has worked with Paul Murdoch Architects for 18 years as a project designer and producing construction documents for projects of various sizes. Using the latest in architectural design software, Eric enhances the firm's design, documentation, and communication capabilities.

Projects (Partial List)
- **Flight 93 National Memorial, Somerset County, PA**
  CADD Designer, $56 million new national park, memorial and visitor center to honor the passengers and crew of United Flight 93 in western Pennsylvania, LEED Gold project
- **Gross National Happiness Centre Master Plan, Bumthang, Bhutan**
  CADD Designer for the design of a new center for the implementation of new economic and social policy initiatives as part of the government's overall framework to engender happiness and well-being for their citizenry
- **Council District 9 Central Avenue Constituent Services Center, South Los Angeles, CA**
  CADD Designer, $10 million LEED Gold environmental demonstration project with 10,000 SF administrative offices and community meeting room, roof garden and solar gateway
- **Monterey Park Bruggemeyer Library Expansion and Renovation, Monterey Park, CA**
  CADD Designer, $14 million expansion of 28,000 SF one-story, public library to partial two-story 54,000 SF library for the City of Monterey Park
- **Oxnard College Learning Resource Center, Oxnard, CA**
  CADD Designer, $20 million expansion and renovation of library and learning center featuring daylighting and innovative technologies for a new service model
- **Los Angeles Pierce College Library Learning Crossroads Building, Woodland Hills, CA**
  CADD Designer, programming and conceptual design for a new $40 million library and learning center, LEED Platinum project
- **2128 Sand Hill Road Office Building, Menlo Park, CA**
  CADD Designer, private office building using prefabricated modular construction, meets LEED Silver standard
- **UCLA Plant Growth Center, Los Angeles, CA**
  CADD Designer, $7.5 million new advanced research greenhouse located adjacent to the Mildred L. Mathias Botanical Gardens
- **UCLA Housing Maintenance Facility, Los Angeles, CA**
  CADD Designer, $8 million new facility consolidating on-campus maintenance staff, storage and shops, designed as LEED Gold
- **Van Nuys/Sherman Oaks Gymnasium, Van Nuys, CA**
  CADD Designer, $3 million, new gymnasium added to existing support services using existing and new clerestory natural lighting
- **DMV Inglewood Field Office Replacement, Inglewood, CA**
  CADD Designer, $12 million, new DMV facility; designed for LEED Gold and Zero Net Energy
- **Willowbrook Community Event Center, County of Los Angeles, CA**
  CADD Designer, $15 million, new multipurpose event center and classrooms within a renovated, phased park plan with restored lake as part of a Net Zero Water landscape
- **Boyle Heights Sports Center, Los Angeles, CA**
  CADD Designer, $15 million, new gymnasium in a public park; designed for LEED Gold and Zero Net Energy

Education
USC, Bachelor of Architecture, Cum Laude, 1999

Software
ArchiCAD, Revit, Autocad, Cinema 4D, Adobe Suite, Microsoft Office
At AHBE Landscape Architects (AHBE), we are catalysts for design innovation that benefits the greater good. We begin each project as an exploration about how the site is ecologically connected to the larger network of natural lands, open spaces and other landscapes. Seeing landscapes through the lens of infrastructure, we take a holistic approach to solving design problems. Our commitment to sustainable design guides us to ask questions, explore new ideas and think innovatively. Out of this process, beauty and performance emerge from the landscape.

The majority of our work focuses on projects within the public realm, holding current contracts with numerous public agencies including CDC, County of Los Angeles Department of Public Works, City of Los Angeles, and others in the region. We provide professional landscape architecture from concept to construction, feasibility studies, master plans, design guidelines, grant assistance, and program development projects.

AHBE has been involved with dozens of streetscape, park, and other public open space projects. We are committed to sustainability and innovative technologies as a standard to our practice, engaging neighborhoods through community meetings/workshops while developing designs to ensure overall project success.

Professional Services

Landscape Architecture
- Hardscape design
- Planting design
- Irrigation design
- Sustainable guidelines
- Construction documentation
- Specifications
- Construction administration

Environmental Planning & Urban design
- Open space planning and design
- Landscape/site master planning
- Restoration/revegetation planning
- Green infrastructure planning and design
- Community participation planning

Recent Projects in Beverly Hills

Beverly Hills Burton Way Median Green Street
Client: City of Beverly Hills
AHBE is a sub-consultant to California Watershed Engineering (CWE) for this streetscape project.

Beverly Hills High School Modernization
Client: DLR Group (architect)
Evan Mather RLA, FASLA, SITES AP
AHBE Landscape Architects, Principal-in-Charge

Experience
Evan Mather has been practicing landscape architecture for over two decades, with a particular focus on delivering sustainable projects in the public realm that achieve tangible environmental performance results. He has led several award-winning projects, including Burbank Water and Power’s EcoCampus, which earned Sustainable Sites Initiative (SITES®) certification in 2013. An internationally recognized, award-winning filmmaker, Evan approaches landscape architecture as a storytelling medium with an eye toward revealing the narrative inherent in the context, history, geology, ecology, and culture of a project site. He advocates the use of research to identify new design technologies that inform the firm’s sustainable design framework and standards. His stand on technology includes the integration of information technologies and multimedia into AHBE’s design process. Evan’s extensive project experience includes streetscapes, transit-oriented design, parks and open spaces, and learning environments. As one of our firm’s practice leaders, Evan builds upon AHBE’s experience in landscape infrastructure, water quality, conservation, and environmental performance.

Projects (Partial List)
- Burbank Water and Power EcoCampus, Burbank, CA
- California High Speed Rail Visioning Study, CA
- Cerritos Community Regional County Park Renovation, Cerritos, CA
- Willowbrook Community Event Center, County of Los Angeles, CA
- El Cariso Park, Sylmar, CA
- Exposition Park Master Plan, Los Angeles, CA
- Five Point Park, Burbank, CA
- Glendale Heritage Garden, Glendale, CA
- Harvard Mini Park, Glendale, CA
- Irwindale Trail Beautification, Irwindale, CA
- Johnny Carson Park Revitalization, Burbank, CA
- Robert F. Kennedy Inspiration Park Los Angeles, CA
- Santa Monica Memorial Park Master Plan, Santa Monica, CA
- Valinda Avenue Greening, West Covina, CA
- Windsor Mini Park, Glendale, CA
- West Wilshire (Pan Pacific) Park, Athletic Field Improvements, Los Angeles, CA

Registration
Registered Landscape Architect: CA #4805, 2003
SITES Accredited Professional

Education
Louisiana State University, Baton Rouge, Louisiana - Bachelor of Landscape Architecture, 1993

Affiliations / Appointments
Owner and Board Member, AHBE Landscape Architects, Inc.
Fellow, American Society of Landscape Architects
California High Speed Rail Sustainability Task Force
Jennifer Salazar RLA, ASLA
AHBE Landscape Architects, Senior Associate

Experience
Jennifer Salazar has worked to improve the Los Angeles urban environment through landscape infrastructure and infill projects. Her experience with complete streets, public transit corridors, retail and open space brings a wealth of knowledge to public and private projects. She provides a full breadth of understanding to each project, from conceptual/schematic design through construction documentation and administration.

Projects (Partial List)
- Bixby Park Playground Update, Long Beach, CA
- California High Speed Rail Visioning Study, CA
- Carson Street Streetscape, Hawaiian Gardens, CA
- City of Hope Landscape Master Plan, Duarte, CA
- Crafton Hills College Occupational Education Building, Yucaipa, CA
- El Dorado Nature Center, Long Beach, CA
- Exposition Park Master Plan, Los Angeles, CA
- Johnny Carson Park Revitalization, Burbank, CA
- Griffith Park Master Plan, Los Angeles, CA*
- LADOT Bus Maintenance and Fueling Facility, Los Angeles, CA
- LA Live Streetscape, Los Angeles, CA*
- LA Metro, Regional Connector Transit Corridor, Peer Review and Support Services, CA
- Metro 1st/Central Station Improvement Project, Los Angeles, CA
- Metro Willowbrook Rosa Parks Station, Los Angeles, CA
- Mission Canyon Trailhead, Los Angeles, CA
- Monrovia Station Square Transit Village, Monrovia, CA
- MTA Exposition Boulevard Light Rail Line, Los Angeles, CA*
- MTA Gold Line, Los Angeles to Pasadena, CA*
- MTA Gold Line Eastside Extension, Los Angeles, CA
- Rosemead Boulevard Pedestrian Improvements, Temple City, CA*
- San Bernardino Express Bus Line, San Bernardino, CA*
- Santa Monica Memorial Park Master Plan, Santa Monica, CA
- San Vicente and Fairfax Mixed Use, Los Angeles, CA
- Washington-National TOD District Streetscape Plan, Culver City, CA

*Landscape Designer/Project Manager at previous firm

Registration
Registered Landscape Architect: CA #4779, 2003

Education
- University of Washington, Seattle - Master of Landscape Architecture, 1997
- University of California, Irvine - Bachelor of Arts in Social Ecology, 1992

Associations & Memberships
- Member, American Society of Landscape Architects
- Member, WTS - Women in Transportation
- Member, Central City Association
TBD Consultants

Cost Estimating

7083 Hollywood Blvd.
Los Angeles, California 90028
310.801.3384
Contact: Naz Hassanzadeh, nhassanzadeh@tbdconsultants.com

TBD Consultants is a certified small business enterprise dedicated to the provision of excellence in construction project management and cost management services to owners and their professional consultants.

TBD Consultants has experience which covers virtually every building type and extends across a large geographic area. Founded in California, in 2005, the company also has experience on projects throughout the United States, Europe, the Middle East and Asia. TBD provides sound advice on scope definition, project delivery, schedule set up and early budget definition. We are expert in developing preliminary schedules and budget estimates based on the most conceptual information. Our clients rely on our ability to provide them with defensible and reliable information at the very earliest stages of their project. Our clients also depend on our expertise to generate and execute a pro-active management plan to control time and budget and manage risks at all stages of their projects, from inception to completion.

TBD Consultants provides a comprehensive range of project and cost management services. They include but are not limited to:

- Strategic Planning
- Project Management
- Cost Management
- Scheduling
- Constructability Reviews
- Claims Settlement
- Dispute Resolution
- Quantity Surveys

Recent Projects

- **Santa Monica Memorial Park Expansion and Redevelopment, Santa Monica, CA**
  12 acres - AHBE Landscape Architects and PMA Architects
- **Willowbrook Community Event Center, County of Los Angeles, CA**
  11 acres - AHBE Landscape Architects and PMA Architects
- **Colorado Esplanade, Santa Monica, CA**
  Site improvements approximately 5.5 acres for the City of Santa Monica. Client: PWP Architects. Grand opening June 2016
- **4th & Colorado Exposition Line New Station and Plaza, Santa Monica, CA**
  Client: AECOM Architects. Owner, City of Santa Monica. Date built May 20, 2016
- **Plaza Healing gardens at Cedar Sinai Hospital**
- **Ports O Call Waterfront Improvements, San Bernardino, CA**
  214,000 SF
- **Fresno Station, Fresno, CA**
  Area Improvements, Enhanced Street improvements, Station plaza and Parking, . 5,603,000 SF
- **Beach Blvd Street Improvements, Buena Park, CA**
- **UCSD Theatre District Landscape Improvements, San Diego, CA**
- **Presidio Parklands, San Francisco, CA**
- **Orange County Great Park improvements, Irvine, CA**
- **Elk Grove Civic Center – Phase 1 Site Work, Elk Grove, CA**
Naz Hassanizadeh
TBD Consultants, LA Regional Manager

Experience
Naz Hassanizadeh is the LA Regional Manager at TBD Consultants. She has over 10 years of extensive experience in the construction management industry, working on a wide variety of projects for public and private sector clients. She is experienced in conducting cost analysis for mid to large scale projects in the public, education, healthcare, aviation, and government sectors. Her expertise in cost management includes advising on construction budgets, value engineering, and feasibility study. Prior to joining TBD Consultants, Naz was a Senior Cost Consultant and Team Leader at AECOM.

Projects (Partial List)
Santa Monica Memorial Park Expansion and Redevelopment, Santa Monica, CA
Willowbrook Community Event Center, County of Los Angeles, CA

Education
University of California Berkeley - B.S. Civil and Environmental Engineering, 2007

Associations & Memberships
Member- ASCE- American Society of Certified Estimators
CWE is a dynamic, award-winning firm that provides civil engineering, stormwater management, environmental engineering, water resources, and construction management services to clients throughout the Western United States. We bring the knowledge, creativity, mastery, and commitment necessary to deliver solutions on a wide range of projects. CWE makes personalized connections with each client to serve their goals and objectives, instill trust, and fulfill our commitment to Creating a better tomorrow, today.”

CWE has provided numerous civil and stormwater designs on a broad range of park improvement projects, including the City of El Monte Parks and Open Space Master Plan, City of Burbank Johnny Carson Park Improvement and Stream Restoration, City of Los Angeles LA River Bikeway and Greenway Design, City of Carson Reflections Park Design, City of Long Beach El Dorado Nature Center Improvements, Mountains Recreation and Conservation Authority (MRCA) Mission Canyon Trailhead, Los Angeles County Department of Parks and Recreation (LACDPR) Don Wallace Multi-Use Trail Connector and Earvin Magic Johnson Park, and Watershed Conservation Authority Walnut Creek Habitat and Open Space Planning and Azusa River Wilderness Park. CWE’s proposed personnel are flexible, creative problem-solvers with comprehensive knowledge of sustainable design and construction practices, accessibility standards, and permitting requirements. They have extensive experience providing open space design, utility, building renovation, landscaping, grading, and paving tasks on civil, structural, surveying, environmental, and construction management projects.

In 2017, CWE ranked 34th on the Fortune magazine Inner City 100, which recognizes the fastest-growing urban businesses in the nation. The Zweig Group similarly recognized CWE as both a 2017 “Hot Firm” and 2018 “Best Firms to Work For.” While these Architect-Engineer (A/E) industry-specific awards reflect our steadily increasing staff resources and commitment to maintaining a positive and supportive employee work environment, our clients benefit from the broadening repertoire of high-quality professional services we can provide, continuing proactive communication, and timely delivery of cost-effective useful work products and services. We are a US Small Business Administration certified 8(a) firm and Disadvantaged (DBE), Minority (MBE), and Small Business Enterprise (SBE).

Recent Projects

**Willowbrook Community Event Center, County of Los Angeles, CA**
Magic Johnson Park is a facility that serves a portion of the greater Los Angeles area with limited park facilities. CWE conducted a water and sewer study to assess the feasibility of bringing potable water from the existing water line, adding a line for fire hydrants, and delivering waste water to the existing sewer system. CWE also conducted topographic surveys, hydrology study and drainage analysis, grading, utility search, and topographic mapping of the 113-acre park.

**Johnny Carson Park Improvement and Stream Restoration, Burbank, CA**
CWE assisted with civil design services for park improvements and the restoration of the old Tujunga Wash through the 7-acre Johnny Carson Park in the City of Burbank. The design of the restored stream removed a concrete low-flow channel and constructing bridge abutments, and added rip-rap drop structures and riparian vegetation to provide scour protection. The restored stream provides improved flow velocities, riparian habitat, and aesthetic properties to the urban stream.

**City of El Monte Parks and Open Space Master Plan, El Monte, CA**
CWE is assisting with the City of El Monte Parks and Open Space Master Plan, which comprehensively establishes a timeframe to implement clearly defined projects to meet the City’s General Plan Parks and Recreation Element’s 10-year goal of adding 200 new park acres.

**City of Beverly Hills Burton Way Median Green Street, Beverly Hills, CA**
CWE is designing bioswales and green street improvements to capture and retain urban runoff on the Burton Way median in the City of Beverly Hills. It is anticipated that the project will reduce potable water use by approximately 1.25 million gallons per year.
Vik Bapna PE, ENV SP, CPSWQ, QSD/P
CWE, Task Lead

Experience
Vik Bapna has 27 years of diverse experience managing the development of urban greening water quality projects and planning programs. He brings highly attuned knowledge of the City’s strategies and goals in urban greening, experience working with local stakeholders, and in-depth knowledge of City operations and practices. Vik has managed numerous projects involving park improvements and restoration for municipal clients such as the Cities of Beverly Hills, Santa Monica, Los Angeles, Torrance, Burbank, and El Monte.

Projects (Partial List)

Willowbrook Community Event Center, County of Los Angeles, CA
Magic Johnson Park is a facility that serves a portion of the greater Los Angeles area with limited park facilities. CWE conducted a water and sewer study to assess the feasibility of bringing potable water from the existing water line, adding a line for fire hydrants, and delivering waste water to the existing sewer system. CWE also conducted topographic surveys, hydrology study and drainage analysis, grading, utility search, and topographic mapping of the 113-acre park.

Johnny Carson Park Improvement and Stream Restoration, Burbank, CA
CWE assisted with civil design services for park improvements and the restoration of the old Tujunga Wash through the 7-acre Johnny Carson Park in the City of Burbank. The design of the restored stream removed a concrete low-flow channel and constricting bridge abutments, and added rip-rap drop structures and riparian vegetation to provide scour protection. The restored stream provides improved flow velocities, riparian habitat, and aesthetic properties to the urban stream.

City of El Monte Parks and Open Space Master Plan, El Monte, CA
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CWE is designing bioswales and green street improvements to capture and retain urban runoff on the Burton Way median in the City of Beverly Hills. It is anticipated that the project will reduce potable water use by approximately 1.25 million gallons per year.

Registration
Civil Engineer: CA #52060
Envision™ Sustainability Professional Credential
Certified Professional in Storm Water Quality, #543
Qualified SWPPP Developer/Practitioner, #368

Education
New Jersey Institute of Technology - BS, Civil Engineering

Awards and Recognition
Orange County Engineering Council, “Outstanding Engineering Merit Award,” 2015
Storm Water Solutions magazine, “Industry Icon,” 2015
KPFF

Structural Engineering
700 S Flower St, Suite 2100
Los Angeles, CA 90017
213.418.0201
Contact: Ramzi Hodali

Founded in Seattle in 1960, KPFF Consulting Engineers has been continuously engaged in the practice of professional engineering for over 55 years. KPFF provides structural and civil engineering services to architects, government agencies, developers, and contractors for projects with a wide range of functions. KPFF has offices in Los Angeles, Pasadena, Irvine, San Diego, Sacramento, San Francisco, Long Beach, Boise, Seattle, Tacoma, Everett, Lacey, Portland, Eugene, St. Louis, Chicago, New York, Louisville, and the United Arab Emirates.

KPFF has an experienced and skilled staff as well as the resources to take on projects of all sizes and deliver on the most constrained schedules. The firm is currently comprised of over 1,025 professionals, including 428 structural engineers and 213 civil engineers. The Los Angeles offices have over 210 employees. All of our offices work together in collaborative ways to promote ingenuity and progress in our professional practice. We have successfully leveraged our size and the innovative spirit of our people to create a critical mass of engineers required to accomplish projects of all sizes, budgets and schedules.

KPFF brings more than great technical qualifications and resources to the table when we join a design team; our most valuable attributes are the people who make up our firm. The collective talents and ingenuity of our engineers give us the capability to transform problems into solutions and look beyond simple requirements to create opportunities for excellence in design, constructability and exceeding performance goals. The cornerstone of our philosophy is the freedom individuals have to seek creative and economic solutions for our client’s structural and civil needs and to participate as a team member in exploring the broader issues involved in projects today.

Recent Projects

Marsh Park Master Plan, Los Angeles, CA
KPFF provided structural and civil engineering services for Master Planning and then Phase-I development of Marsh Park located adjacent to the Los Angeles River in Los Angeles, California. Phase I development is spread over approximately 3.3 acres of the 5-acre Marsh Park property.

Willowbrook Community Event Center, County of Los Angeles, CA
$15 million, new multipurpose event center and classrooms within a renovated, phased park plan with restored lake as part of a Net Zero Water landscape.

Reed Park Improvements, Santa Monica, CA

Ozone Park Improvements, Santa Monica, CA

Willowbrook Area Access Improvements, Los Angeles, CA

LA Football Club Training Facility, Los Angeles, CA

Archer School for Girls Multipurpose Building/Gym, Los Angeles, CA

Salesian High School Gymnasium, Los Angeles, CA

Marina Island Bridge, Santa Monica, CA

Manhattan Village Mall Access Bridge, Manhattan Beach, CA
Ramzi Hodali  
SE  
KPFF, Principal

Experience
Ramzi Hodali joined KPFF in 1989 and has over 32 years of structural engineering experience. He was the lead structural engineer on numerous publicly-funded projects, and has successfully completed a number of significant Parks/Recreation and Sports Facility projects. Ramzi thrives on collaborating with architects and building owners in developing elegant and cost-effective structural design solutions that meet the unique objectives and constraints of each construction project.

Projects (Partial List)
- Magic Johnson Park Community Center, Willowbrook, CA
- Marsh Park, Phase 1, Los Angeles, CA
- Willowbrook Area Access Improvements, Los Angeles, CA
- Cedars Sinai Medical Center Plaza Healing Gardens, Los Angeles, CA
- USC Keck Rooftop Garden, Los Angeles, CA
- Glendale Central Park Various Improvements, City of Glendale, CA
- Reed Park / Ozone Park Improvements, Los Angeles, CA
- LA Football Club Training Facility, Los Angeles, CA
- Archer School for Girls Multipurpose Building/Gym, Los Angeles, CA
- Sierra Canyon HS Athletic Facilities, Chatsworth, CA
- Salesian High School Gymnasium, Los Angeles, CA
- Cathedral High School New Gymnasium, Los Angeles, CA
- Los Angeles County Museum of Art Renovations, Los Angeles, CA
- Manhattan Village Mall Access Bridge, Manhattan Beach, CA
- George Burns Roadway Pedestrian Bridge at Cedars Sinai Medical Center, Los Angeles, CA
- DCCD College of the Desert Sports Fields Lighting
- LA Valley College Sports Field Bleachers Expansion/ADA Upgrade, Los Angeles, CA
- Alhambra Health Center Seismic Upgrade, Los Angeles, CA
- Pasadena Civic Center Historic YMCA Seismic Upgrade, Pasadena CA
- 323 Rodeo Drive Expansion and TI, Beverly Hills, CA
- Beverly Hills High School Seismic Upgrade Peer Reviews for Multiple Buildings, Beverly Hills, CA
- EL Rodeo School Seismic Upgrade Peer Reviews, Beverly Hills, CA

(*) while employed elsewhere

Registration
- Structural Engineer, CA #S3552
- Professional Engineer, CA + WA

Education
- Southern Illinois University, Carbondale, Illinois - M.S. Civil Engineering and Mechanics, 1986
- Southern Illinois University, Carbondale, Illinois - B.S. Civil Engineering and Mechanics, 1984

Professional Affiliations
- University of California, Los Angeles, Department of Civil Engineering, Lectured Advanced Structural Engineering Course for 6 Years
- ACEC/Caltrans Become-an-Engineer Volunteer Presenter at Various High Schools
- Served on the Los Angeles City Steel Subcommittee Post Northridge Earthquake
- Tau Beta Pi National Engineering Honor Society
- Structural Engineers Association of Southern California
- American Society of Civil Engineers
- American Institute for Steel Construction
- American Concrete Institute
Rodrigo A. Toro Pavez  
**KPFF, Associate, Project Manager, Structural Engineering**

**Experience**

Rodrigo is a structural engineer with over 11 years of experience in parks, building evaluations and miscellaneous site structures. He is well practiced at existing building conditions assessment evaluation, which is a unique asset for the master planning of the La Cienega Park in the City of Beverly Hills. Rodrigo is passionate about engineering and values every project and client. He believes in establishing a personal and collaborative relationship with his clients throughout the course of each project.

**Projects (Partial List)**

- Magic Johnson Park Community Center, Willowbrook, CA
- Marsh Park, Phase 1, Los Angeles, CA
- Reed Park Improvements, Santa Monica, CA
- Ozone Park Improvements, Santa Monica, CA
- Willowbrook Area Access Improvements, Los Angeles, CA
- Campbell Community Arts Center, Northern Stair and Garage Connection, Campbell, CA
- Cedars Sinai Medical Center Plaza Healing Gardens, Los Angeles, CA
- USC Keck Rooftop Gardens, Los Angeles, CA
- LAVC Multi-Purpose Community Services Center, Los Angeles, CA
- Redlands Community Hospital Building 7 Seismic Evaluation, Voluntary Seismic Improvement, Redlands, CA
- LA Stadium and Entertainment District at Hollywood Park, Tunnel Design, Inglewood, CA
- Long Beach Carnival Cruise Terminal Pedestrian Bridge and Tenant Improvement, Long Beach, CA
- AltaSea, Port of Los Angeles, CA
- San Pedro Public Market, Port of Los Angeles, CA
- Marina Island Bridge, Santa Monica, CA
- Manhattan Village Mall Access Bridge, Manhattan Beach, CA
- LACCD Los Angeles Valley College Multi-Purpose Community Services Center, Los Angeles, CA
- Campbell Community Arts Center, site structures design, CA
- Carrier Canal Bridge Conditions Assessment, Bakersfield, CA
- 10th Avenue Bridge, Clark County, WA
- NE Columbia over 33rd Street Bridge Evaluation, Portland, OR
- North-Going Street Bridge Evaluation, Portland, OR
- Lafayette Pedestrian Bridge Design, Portland, OR

**Registration**

- Structural Engineer: CA #S6043, 2013
- Professional Engineer: CA #C76939, 2010
- Envision Sustainability Professional: ENV SP, #22028, 2018
- Professional Civil Engineer: Chile, 2006
- Structural Engineer: Chile, 2006

**Education**

- Pontificia Universidad Católica de Chile - B.S. Civil Engineering, 2004
- Pontificia Universidad Católica de Chile - M.S. Structural Engineering, 2006

**Professional Affiliations**

- American Institute of Steel Construction (AISC)
- American Concrete Institute (ACI)
- Coasts, Oceans, Ports and Rivers Institute (COPRI/ASCE)
Fehr & Peers was founded in 1985 in California, and has grown steadily based on a reputation of idea-driven innovation rooted in research and implementation. The firm has always been distinguished by the level of service to clients, and the expectation of all staff that accuracy and creativity can co-exist and lead to powerful results. Fehr & Peers has 15 offices with projects in 40 states and internationally. Our comprehensive approach to all modes of ground transportation has enabled us to participate in some of the most complex and exciting projects in the City and the County of Los Angeles, such as Vision LA, the Westside Mobility Study, the city’s Travel Forecasting Model, and Mobility 2035, the City’s new approach to mobility and streets. The firm has also been distinguished for delving into the more specialized areas of transportation services related to bicycle and pedestrian circulation, and the exploration of how multimodal transportation can influence our environment and quality of life.

At Fehr & Peers, we take a creative, data-driven approach to each of our practice areas:

- Travel behavior and forecasting
- Multimodal operations and simulation
- Transit planning
- Bicycle and pedestrian planning
- Sustainable transportation
- Freight systems and airports
- Integrated land use and transportation plans
- Conceptual street and trail design
- Transportation engineering and ITS design

One of our main goals is providing innovative technical solutions that complement each community’s values in order to plan for sustainable developments that will thrive long-term. With tailored projects to suit each community we work in, we endeavor to minimize the impact of new and re-development on the environment through smart transportation and urban design. An important part of this philosophy is collaborating with communities and our clients to create these customized solutions.

Recent Projects in Beverly Hills

121 Spaulding Drive Transportation Assessment
401 S. Robertson Transportation Assessment
9265 Burton Way Transportation Assessment
301 N. Rodeo Drive Transportation Assessment
8767 Wilshire Boulevard Site Access Study
One Beverly Hills EIR Transportation Impact Study
9908 S. Santa Monica Boulevard EIR Transportation Impact Study
Beverly Hills Garden and Open Space Initiative Traffic Assessment
Beverly Hills Media Center EIR Transportation Impact Study
9200 Wilshire Boulevard EIR Transportation Impact Study
Beverly Hilton Revitalization EIR Transportation Impact Study
Experience
Sarah has 18 years of experience with Fehr & Peers and is a licensed Traffic Engineer. Sarah served as the Operations Manager of the Los Angeles office for over 7 years, and is currently the Regional Principal in Charge of Southern California. Sarah has managed a variety of complex studies, such as transportation impact studies, EIR transportation sections, planning studies, and corridor studies focused on roadway operations, transit and active transportation. Sarah has managed the on-call contract with the City of Beverly Hills for nearly 10 years. Large transportation planning projects include the City of Los Angeles Mobility Plan 2035 EIR, the Marina del Rey Mobility Plan, and the Hollywood Community Plan Update. Sarah served as the Project Manager for the Westside Mobility Plan in Los Angeles in which public outreach, including the development of a project webpage, on-line survey, and social media sites, were crucial to project success. Sarah’s ability to work closely with clients, complete a high-quality technical analysis, and clearly communicate study findings have been and will continue to be critical to project success.

Projects (Partial List)

**Beverly Hills On-Call Engineering Support**
Fehr & Peers currently serves the City of Beverly Hills with as-needed traffic engineering support. We have assisted by reviewing and providing recommendations regarding traffic-related concerns submitted by residents and business owners and provided support to City staff. We also prepared plan check comments for several temporary traffic control plans associated with minor encroachment permit work and very complex utility relocation work associated with the Metro Westside Subway Project.

**Best Practice Treatment Options for Pedestrian Crosswalks in Beverly Hills**
Fehr & Peers provided an evaluation and best practice options for potential crosswalk treatments at various locations throughout the City. This study lead to the construction of 11 raised crosswalks along Beverly Gardens Park to facilitate pedestrian flow along the pathway and provide ADA access as well as the recent enhancements to the Lasky crosswalk on South Santa Monica Boulevard.

**Transportation Impact Analysis in Beverly Hills**
Fehr & Peers has extensive experience preparing traffic studies, traffic circulation plans, analysis of access and circulation for land uses, and intersection and street improvement plans in Beverly Hills. Since 2012, Sarah has lead the following traffic studies in the City. The majority of these studies have required our participation in the public hearing and project approval process, such as Traffic and Parking Commission, Planning Commission and City Council hearings. Sarah has worked closely with City staff for many years to ensure that technical questions regarding transportation and traffic impacts are thoroughly addressed as projects are being considered for approval and implementation.

- 121 Spaulding Drive Transportation Assessment
- 401 S. Robertson Transportation Assessment
- 9265 Burton Way Transportation Assessment
- 301 N. Rodeo Drive Transportation Assessment
- 8767 Wilshire Boulevard Site Access Study
- One Beverly Hills EIR Transportation Impact Study
- 9908 S. Santa Monica Boulevard EIR Transportation Impact Study
- Beverly Hills Garden and Open Space Initiative Traffic Assessment
- Beverly Hills Media Center EIR Transportation Impact Study
- 9200 Wilshire Boulevard EIR Transportation Impact Study
- Beverly Hilton Revitalization EIR Transportation Impact Study

Registration
Licensed Traffic Engineer, CA #2213

Education
Cal Poly San Luis Obispo - Bachelor of Science, Civil and Environmental Engineering

Recent Presentations
Evolution of Transportation Impacts under CEQA & SB 743, CA Association of Environmental Planners, 2017
Carlberg Associates is an arboricultural and horticultural consulting firm based in Santa Monica, California. Established in 1998, our team of Registered Consulting Arborists®, Qualified Tree Risk Assessors, Certified Arborists, and Certified Urban Foresters offers a pragmatic approach to the incorporation, preservation, and promotion of trees in the landscape. We provide strategic planning for institutional, municipal, and commercial clients, as well as expertise for a wide range of tree and landscape evaluations, inventories, value appraisals, forensic investigations, and management plans. We specialize in urban forest master planning, historic preservation, arboriculture, and horticulture.

Recent Projects

**Earvin "Magic" Johnson Park, Los Angeles - Consulting Arborist - 2016-Present**
Carlberg Associates teamed with AHBE Landscape Architects on this project and evaluated and mapped 370 trees. This project reports to the Community Development Commission of the County of Los Angeles (CDC), where Phase 1A of the Earvin "Magic" Johnson Park Master Plan will be implemented. Phase 1A is an approximate 22-acre core portion scheduled for completion in spring 2020.

**Metropolitan Transit Authority - Arborist of Record (LAWA People Mover, Crenshaw/LAX Transit Corridor, EXPO Phase II)**
Prepare tree health analysis and mapping of over 3000 trees.
Provide guidance and direction for construction adjacent to mature trees.

**City of Culver City - Urban Forest Master Plan**
In process since mid-2014 and in tandem with Artecho, Cy is the lead arborist for the creation of the City's first Urban Forest Master Plan. We have collaborated with City staff to draft the Master Plan and technical appendices, facilitate numerous community education and outreach meetings.

**City of Claremont - Foothill Boulevard Master Plan**
The City of Claremont is in the master planning process for improvements to the Foothill Boulevard corridor. As partners with the landscape architecture firm and city staff, Carlberg Associates has provided arboricultural and horticultural expertise during the design and community outreach process. In fall 2013 we completed risk assessments for 200 trees along this historic Route 66, employing the 2012 Best Management Practices as set forth by the International Society of Arboriculture.

**City of Sierra Madre - Community Forest Master Plan**
In 2014, the City of Sierra Madre adopted its first Community Forest Master Plan. Carlberg Associates, as the lead consultant, collaborated with City staff to draft the Master Plan and technical appendices, facilitate numerous community education and outreach meetings, and bring the Master Plan to City Council.

**Santa Monica/Malibu School District - District Consulting Arborist**
Chosen as the District's consulting arborist to prepare inventories of all trees at all campuses and develop tree protection plans for the upcoming renovation of approximately 10 schools. Worked closely with approximately six landscape architectural firms in developing tree species choices.

**Village Green/Baldwin Hills Village, Los Angeles - Consulting Horticulturist/Arborist - 2016-Present**
Carlberg Associates became Village Green's consulting arborist in 2016, and has used GIS software to document our inventory and evaluation of approximately 2000 trees. We will be working to develop a reforestation program for based on historic drawings and the Cultural Landscape Report prepared for this 68-acre property in 2013. The former Baldwin Hills Village (now Village Green) became a Los Angeles Historic-Cultural Monument in 1977, was included on the National Register of Historic Places in 1993, and became a National historic Landmark in 2001.

**Huntington Gardens and Botanical Gardens**
The Huntington's world-renowned botanical gardens comprise 120 acres of specialized gardens, arranged within a park-like setting of rolling lawns and large trees. Their Teaching Greenhouse and Conservatory for Botanical Science evidence their devotion toward botanical education. As part of Huntington's continuing dedication to their gardens, they are in the process of accessioning, mapping, and evaluating the structural health of their tree population. Participating with the botanical staff in their commitment to the safety of the public, Carlberg Associates provided tree risk assessment for their older and more mature coast live oak trees.
Cy Carlberg
Carlberg Associates, Owner

Experience
Cy brings hands-on arboricultural and horticulture knowledge, scientific research, and the heart of an educator to all of her projects.

Projects (Partial List)

**Rose Bowl – Facility’s Consulting Horticulturist/Arborist – 2005-present**
- Risk Assessment of approximately 275 trees – provided recommendations to reduce potential risk of branch or entire tree failure as well as recommendations to improve tree health. Urban Forestry Management Plan – 2007

**Las Encinas Hospital, Pasadena – Hospital’s Consulting Horticulturist/Arborist – 2004-present**
- Inventory of approximately 1050 trees as part of Las Encinas master planning efforts. Worked with architect to preserve and protect many historic trees during an ambitious hospital expansion program. Urban Forestry Plan – 2007-08

**CALTECH – Historic Preservation**
- Founded as Throop University in 1891 and renamed to the California Institute of Technology in 1920, this 124-acre campus jewel is celebrated for its park-like setting and gardens. The arcades, courtyards, and strong axes continue to bind together a sometimes architecturally divergent campus. The integrity of many of the garden spaces at the Athenaeum and Dabney Hall has been carefully preserved and continues to delight us all. Carlberg Associates works closely with the facilities department to help safeguard the health and future vitality of historic trees during complex construction projects.

**Huntington Gardens and Botanical Gardens**
- The Huntington’s world-renowned botanical gardens comprise 120 acres of specialized gardens, arranged within a park-like setting of rolling lawns and large trees. Their Teaching Greenhouse and Conservatory for Botanical Science evidence their devotion toward botanical education. As part of Huntington’s continuing dedication to their gardens, they are in the process of accessioning, mapping, and evaluating the structural health of their tree population. Participating with the botanical staff in their commitment to the safety of the public and staff, Carlberg Associates provided tree risk assessment for their older and more mature coast live oak trees.

**San Diego Gas & Electric – Consulting Arborist (2010-present)**
- For three years, Carlberg Associates has been evaluating trees and landscapes that were damaged as a result of the 2007 wildfires in north San Diego County. Her firm has inspected, written reports, and attended mediations for over 200 properties. This project has been a laboratory for understanding wildfire, what trees are resilient, and what plants are not appropriate for fire-prone areas.

**Peck Park, Los Angeles, California – Arborist of Record**
- Provided construction monitoring services for this Proposition 'O' water improvement project. Successfully preserved hundreds of trees during this elaborate construction project.

**Pomona College, Claremont – College’s Consulting Horticulturist/Arborist**
- Provide annual inspections (“risk assessments”) of the approximate 2800 trees at this 140-acre campus. Provide recommendations to reduce the risk of branch or entire tree failure as well as recommendations to improve plant health (Best Management Practices, application of mulch, reduction of irrigation, compatible plantings).

**Los Angeles Zoo and Botanical Gardens – Consulting Horticulturist/Arborist**
- Part of a team of six that accessioned 80% of the plant material (trees, shrubs, and ground covers) at the 113-acre facility. Customized a GIS (ArcView) system that contained all of the plants, their history, nomenclature, photographs, and condition. This effort was recognized by the American Association of Museums; the Zoo became the first accredited botanical garden in the City of Los Angeles. After the accreditation, the Los Angeles Zoo became the Los Angeles Zoo and Botanical Gardens.

**Scripps College, Claremont – Consulting Horticulturist/Arborist**
- Scripps College was awarded a $240,000 grant from the J. Paul Getty Trust to create a unified and comprehensive Landscape and Architectural Blueprint. The College has been listed on the National Register of Historic Places since 1984. The blueprint focused on plantings, courtyards, fountains, alleys, structures, and artworks that comprise the Scripps College campus. The centerpiece of the blueprint was a Cultural Landscape Report, which included a site history, statement of existing conditions, a site analysis and evaluation, and a treatment plan. The treatment plan included recommendations concerning the rehabilitation, preservation, restoration, and maintenance of elements within the historic district, as well as recommendations for the campus’s more contemporary elements. Adherence to the Secretary of Interior Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

**Santa Monica/Malibu School District – District Consulting Arborist**
- Chosen as the District’s consulting arborist to prepare inventories of all trees at all campuses and develop tree protection plans for the upcoming renovation of approximately 10 schools.
Established in 1989, HRG is the leading firm devoted solely to historic preservation planning, historic architecture consulting, and development services for historic resources in California. HRG staff includes historic architects, architectural historians, historians and planners, and is composed primarily of principals and senior staff who bring a great deal of experience to each project. All HRG professional staff meet or exceed the Secretary of the Interior's Professional Qualification Standards in Architecture, Historic Architecture, Architectural History, Historic Preservation, History and/or Historic Preservation Planning.

With proven expertise in issues related to the preservation of the historic built environment, Historic Resources Group has provided a wide range of preservation services since its founding in 1989. Clients include developers, real estate professionals, architects, non-profit organizations, community groups, and municipal, county, regional, state, and federal government agencies. The firm has extensive experience in environmental review of cultural resources; advising clients during all phases of rehabilitation projects on compliance with the Secretary of the Interior's Standards; and identifying, evaluating, and nominating historic resources at the local, state, and national levels. Our staff were key participants in SurveyLA, the City of Los Angeles citywide historic resources survey, from the earliest planning stages. We work closely with the California State Office of Historic Preservation, both as a preservation monitor for tax credit projects and review of Federal undertakings for compliance with the Secretary of the Interior's Standards in order to meet Section 106 requirements.

Recent Projects

Echo Park / Case Study
Historic Resources Group was commissioned by the Echo Park Historical Society to prepare a City of Los Angeles Historic Cultural Monument application for Echo Park. As a Cultural Landscape, the park required an evaluation that differs from the customary research required for the nomination of a building. HRG's work included developing the criteria necessary to evaluate the park's history and resources within the greater context of the history of parks in Los Angeles.

Los Angeles County Arboretum & Botanic Garden Cultural Landscape Report And Treatment Plan / Case Study
Historic Resources Group was commissioned to produce a Cultural Landscape Report and Treatment Plan (CLRTTP) to provide a user's manual for an informed stewardship of this important, public cultural resource. The three fundamental types of information in the report are: 1) a history focused on understanding the cultural development of the property; 2) an analysis of the site and application of standard criteria in order to identify those features that contribute to the significance of the property; and 3) an evaluation of the general condition of significant features and recommendations for treatment. The document is as graphic as it is narrative, presenting a color-coded, keyed mapping of the entire site, with the treatment goal being rehabilitation.

NBC Universal Evolution Plan / Case Study
As historic resources consultant for the planning team, Historic Resources Group identified a historic district containing a distinctive collection of buildings and site features that represent Universal Studios' development as one of the major motion picture studios of the 20th century. A comprehensive preservation plan was developed to provide appropriate guidance for the rehabilitation of historic buildings, structures, and sites within the historic district; and establish basic criteria for new construction within the historic district in order to maintain its historic character. HRG also provided environmental review of the Evolution Plan in compliance with CEQA. The NBC Universal Evolution Plan was approved in February of 2013 and HRG continues to work with NBC Universal as the Evolution Plan is implemented.
Payton Hall FAIA  
Historic Resources Group, Principal Architect

Experience

Payton Hall, FAIA, has practiced architecture, planning, and historic preservation since 1974. He was elevated to Fellowship by the American Institute of Architects in 2005.

Mr. Hall works with public agencies, architectural historians, preservation planners, architects, owners, contractors, construction managers, and trades during all phases of building projects, from resource identification, survey, environmental review, and project programming, through concepts, schematics, design development, construction documents and construction administration. His work often includes assisting clients in working with public planners and reviewers, communication with interested individuals and organizations, and public hearings before commissions.

Projects include the Los Angeles International Airport Master Plan; County of Los Angeles Hall of Justice; Los Angeles County Natural History Museum and Exposition Park; Chapman University VPO residential housing, Digital Media Arts Center, and tenant improvements in historic buildings; post-Northridge Earthquake Section 106 review at Powell Library and Royce Hall at UCLA; Occidental College Master Plan and assessments for athletic facilities; Caltech Athenaum addition; Gamble House Conservation Project; Hollywood Palladium Rehabilitation; Annenberg Community Beach House, Rose Bowl Renovation, the Ennis House Historic Structure Report; Hughes Industrial Historic District assessment; Doris Duke's Shangri-La Historic Structure Report; Pt. Fermin Lighthouse Rehabilitation; Grauman's Egyptian and Chinese Theatres; Fox Studio Development Plan; Harada House Historic Structure Report and stabilization, Wallis Annenberg Center for Performing Arts, Los Angeles Memorial Coliseum.

Mr. Hall is an Adjunct Professor in the Heritage Conservation Program at the School of Architecture of the University of Southern California. He has also lectured widely on historic preservation at such institutions as UCLA, Cal Poly Pomona, UC Riverside, Scripps College, Pitzer College, Woodbury University, the University of Virginia, and will present at a symposium at Yale University in November 2017.

Mr. Hall meets the Secretary of the Interior's Professional Qualifications for architecture, historic architecture and architectural history.

Registration
Licensed Architect: CA #12867, 1982

Education
Yale University School of Architecture - Master of Environmental Design, 1980
University of Virginia Bachelor of Architecture 1974
Centro di Storia Dell-Architettura, Vicenza, Italy Certificate "Andrea Palladio" 1972
Tokyo National Cultural Properties Institute, Tokyo, Japan National Endowment for the Arts Fellowship 1978-1979

Professional Affiliations and Selected Honors
American Institute of Architects
• National Chair Emeritus and Advisor, Advisory Group, Historic Resources Committee, 2010-2014
• Institute Honor Awards for Architecture
Do-co.mo.mo-US
• Modernism in America Awards 2016
National Trust for Historic Preservation
• Multiple Awards
California Preservation Foundation
• Trustee, 1998-2004; President, 2002-2004
• Preservationist of the Year, 2007
Experience

The following projects are included for their relevance to the La Cienega Park master plan project.

**PAUL MURDOCH ARCHITECTS**

Santa Monica Memorial Park Master Plan
Willowbrook Community Event Center & Master Plan
Boyle Heights Sports Center
Gaffey Street Pool Restoration + Bathhouse
Van Nuys Sherman Oaks Gymnasium
Central Avenue Constituent Services Center
Flight 93 National Memorial Master Plan
Constitution Gardens Master Plan
LAX East Admin Feasibility Study

**AHBE LANDSCAPE ARCHITECTS**

Santa Monica Airport Park
Johnny Carson Park Revitalization
Stonewall Nature Center

Central Avenue Constituent Services Center
Santa Monica Memorial Park Master Plan

Paul Murdoch Architects in collaboration with AHBE Landscape Architects will complete a site investigation and analysis of the project location and conditions, noting relevant adjacent activities, structures, utilities and view corridors to and from the project site. Additionally, the proposed park's four edge conditions with specific focus on the relationship to park adjacencies and the City's Memorial Park Neighborhood Plan, currently under development.

In regards to the existing community facilities, the scope includes investigation and analysis of the program, program elements, and spatial organization of the facilities to identify existing adjacencies, deficiencies and inefficiencies. From the analysis, the team will propose a community facilities program including, but no limited to, program element organization, spatial requirements, facilities siting massing and orientation to park program elements.
Option 1 Memorial Fields
- 14th and Olympic "Front Door"
- Renovated Gym/PAL building
- Renovated Skate Park
- 2 Renovated Little League Fields
- 2 Baseball/Softball Fields with 2 practice fields in outfield
- Surface Parking
- Community Hub combines concessions and restrooms
- Bike path along Expo line on Colorado
- Ecological focus - Santa Monica Mountains and Canyons
- Rustic material palette
- Native plant palette with a biodiversity focus
- Immersive sensory landscape

Option 2 Memorial Commons
- 16th and Colorado/Expo Station "Front Door"
- New Gym/PAL building with rooftop tennis courts
- Renovated and expanded Skate Park
- 2 Renovated Little League Fields
- 2 Baseball/Softball Fields with 2 practice fields in outfield
- Surface Parking
- Community Hub combines concessions and restrooms
- Central pedestrian promenade
- Pedestrian promenade along Colorado
- Social and Community focus
- Mix of formal and informal elements
- Historic and civic material palette
- Highlight historical significance of the site
- Mix of native and adapted plants
- Landscape spaces focused on social interactions

Option 3 Memorial Campus
- 16th Street "Front Door"
- New Gym/PAL pavilion building
- Renovated and expanded Skate Park
- 2 Renovated Little League Fields
- 2 Baseball/Softball Fields with 2 practice fields in outfield
- Structure parking with rooftop tennis and pickleball courts
- Concessions and restrooms in main pavilion building
- Central bosque
- Garden focus, integrating buildings into the garden
- Formal and orthogonal
- Contemporary and urban material palette
- Expanded plant palette
- Small garden nodes
- Indoor/outdoor landscape spaces
Boyle Heights Sports Center

The Boyle Heights Sports Center is a public park located along Whittier Boulevard in the thriving Latino community of Boyle Heights, east of downtown Los Angeles. A new gymnasium will engage Whittier Boulevard and help integrate the park and school facilities within the neighborhood by offering a new recreational and social activity center. Located at the corner of Whittier Boulevard and South Mathews Street, the new gymnasium will be a "community beacon" to increase the attractiveness of Whittier Boulevard, increase visibility of the park as a public asset, and improve the perception of safety for users.

The building's sculptural form recognizes the site's slope and responds to solar and wind orientations. A lower volume forms a gateway between the upper and lower portions of the park while creating a public plaza next to the gym. A sloped roof volume will provide ample surface area for photo-voltaic panels oriented towards the sun in one of the City of Los Angeles' first Zero Net Energy facilities. The gym volume will be illuminated through insulated panels that diffuse natural light during the day and glow at night. Large openings allow views of the park, a new public plaza and the street intersection.
Willowbrook Community Event Center & Master Plan

Paul Murdoch Architects in collaboration with AHBE Landscape Architects, and CWE Civil Engineers are transforming an existing 120-acre park in the Willowbrook community of Los Angeles County, into a high-performance model of sustainable park design for the 21st century.

Approved by the Los Angeles County Board of Supervisors in February 2016, the first phase of master plan implementation will include a new community event center, a lakeside community loop trail with picnic areas, fitness equipment, and scenic viewpoints; a destination children’s play area and outdoor classroom; and native landscaping irrigated with water captured from the regional watershed and cleaned via green infrastructure and natural systems.

Construction on this initial phase of the revitalization of Magic Johnson Park is scheduled to begin in late-2018 and open to the Willowbrook community in early-2020.
Gaffey Street Pool
Restoration + Bathhouse

The existing Gaffey Street Pool, historically known as the “Hey Rookie” Pool, is located within the Fort McArthur Museum Complex in San Pedro, CA. “Hey Rookie” was a traveling Army parody during World War II that was written and produced by soldiers stationed at Fort MacArthur. Among those who saw the play were Gens. George Patton and Dwight Eisenhower. The show raised $250,000 that was used to help fund construction of the pool, which opened in June 1943. After the war ended, the pool was opened to the public and remained so until it was closed in the 1990s over safety concerns. The shuttered pool quickly became a magnet for taggers.

The project restored the pool to its original design, improving its structural integrity; provided significant site grading for improved public accessibility and picnic areas; and offers a new bathhouse and multipurpose room for the community. We worked closely with the city by providing sub-consultant services and staff in a combined team approach to project delivery.
Van Nuys Sherman Oaks Gymnasium

The $3 million project, for the LA Department of Recreation and Parks in the Van Nuys Sherman Oaks Recreation Center, removes an existing gymnasium and stage, built in 1957, and replaces it with a new, larger gymnasium adjacent to program support spaces that are recycled. Two existing masonry walls remain exposed in the gym behind a new, braced steel frame structure.

Due to its regulation-sized basketball court, the new gymnasium is a much larger volume than the existing. The design reduces the scale of this large volume to better integrate with the existing building by breaking down the façade into horizontal zones of masonry, fiber cement panels and a band of clerestory windows with an overhang ready for solar panels.

Adapting an existing building motif, the scale is further reduced through the use of two alternating textures of the panels in a basket weave pattern.
Central Avenue Constituent Services Center

Covering a city block on Central Avenue in South Los Angeles, the Central Ave Constituent Services Center serves as a community catalyst. LA's City Council set the goals of the project, including the facility serving as a social hub for the community and a demonstration of sustainable design possibilities not familiar to this neighborhood.

The design visibly expresses sustainable design elements to the public, such as a photovoltaic array gateway, reclaimed water gardens and a public roof garden - a City first. In response to the deplorable ratio of recreational land use per capita in the community, the design treats the site foremost as a public open space, establishing a grid of trees throughout the site and making available the public roof garden.

Two buildings accommodate a wide range of planned and spontaneous activity, including a weekly farmers' market and an annual Jazz Festival. The public message is welcoming, through the invitational gardens, courts and planted screens, while addressing the security needs of the community.

Recognition
2011 Award of Excellence, Green Roofs for Healthy Cities
2011 Award for Sustainability, LA Business Council
2010 LEED Gold, U.S. Green Building Council
2010 Award of Merit for Planning Excellence in Implementation, Large Jurisdiction American Planning Association, Los Angeles, CA Chapter
2008 Civic Impact Award Los Angeles Business Council
Flight 93 National Memorial Master Plan

The Flight 93 National Memorial commemorates the heroic actions of the 40 passengers and crew who prevented a terrorist attack on our nation's capital. In September 2005, the Flight 93 Advisory Commission selected Paul Murdoch Architects' design proposal from among five finalists (originally 1,100 entries). The design transforms the site – a former reclaimed strip mine – to a place of healing, both from an environmental perspective and symbolically.

The design creates a memorial landscape, moving visitors through a composition of open spaces defined by site walls, planting, walkways and courts, gateways and building elements. The centerpiece is the Sacred Ground, at the edge of the Field of Honor and embraced by an allée of red maples backed by 40 Memorial Groves. An accessible, circular walkway around the area brings visitors to a plaza overlooking the plane crash site. Surrounding fields are planted with native meadow grasses and wildflowers. The $24 million phase recently completed includes a new visitor center complex with public exhibits and a learning center.

Recognition
2017 Concrete in Architecture Award, World Architecture News
2017 Award of Excellence, LA Business Council
2016 Merit Award in Architecture, AIA California Council
2012 Architects of Healing Honor Award, AIA
2010 Merit Award for Master Planning, National Park Service
2005 International Competition, First Place, 1100 entrants
Constitution Gardens
Master Plan

Paul Murdoch Architects was invited as one of twelve teams from over 1,200 registered firms to submit a design for a revitalized National Mall. The specific site, Constitution Gardens, had been designed in 1976 to commemorate our bicentennial, but was never finished. Our design re-calibrated the master plan to respond to the demands of increased park usage and explored the space as an expression of the US Constitution.

The existing lake, formerly a singular, isolatex, passive body of stagnated water, was reimagined as a bio-habitat rich in vitality, diverse in usage, open, connected and fully accessible to the public in a form of “radical contextualism.”

A new 10,000 SF dining hall was also integrated into the redesigned topography such that it remained deferential within the garden topography, and the previously singular park experience was enriched with gardens of varied character throughout the site.
LAX East Admin Feasibility Study

The objective of this analysis is to further study and evaluate the four potential sites, rank them and determine a preferred option for the location of administration headquarters for the Los Angeles World Airports. Facility assessments were conducted for the existing Administration East landmark building, constructed in 1961 and the Telecommunications Building. A Site Analysis of the four potential sites was conducted at three different scales: 1) Urban scale, 2) LAWA Campus, and 3) Site specific. Furthermore, three scopes have been identified for each of the two existing sites, Administration East and Telecommunication Building. A single scope has been identified for each of the two future sites. A workplace trend study was conducted to determine innovative strategies to be evaluated for a new space program.
Santa Monica Airport Park

AHBE led a consultant team to develop this new 8-acre public park located adjacent to the Santa Monica Municipal Airport. AHBE’s design transformed a former parking lot into an active community park, while also reflecting the airport’s industrial culture through product and material selections.

As Santa Monica’s first new park in 24 years, Airport Park serves as a city and regional gateway. Visitors enjoy the use of:

• Synthetic turf fields were designed with infiltration beds for stormwater detention.
• Parking lots were paved with permeable material also for stormwater retention.
• An infiltration system in the dog park captures and filters water before any runoff enters city storm drains.
• Many new trees and other plant material were added to this former parking lot and increased the City’s landscape biodiversity.
• Efficient irrigation systems were installed.
• Benches and other site furniture are made from recycled materials.
• Site and sports field lighting considered dark sky conditions, as well as safety and security.
Johnny Carson Park Revitalization

AHBE led a team of consultants on a $3.7 million infrastructure upgrade and sustainability-focused improvement project for this 17-acre park. The work focused on the restoration of the Little Tujunga Wash Creek, which flows into the Los Angeles River and traverses the park. AHBE conducted community workshops to solicit residents' feedback on the design. The creek is now a destination with enhanced habitat, recreational access, and water quality, as well as new walking paths with parcour equipment and improved accessibility, bridges crossing the creek, picnic areas, new LED lighting, an expanded children's play area, new acoustic concert stage, California native plant palette, and reclaimed water irrigation.

Serving as the Prime Consultant, we also provided full landscape architecture services for planting, hardscape, and irrigation. The re-designed park opened in July 2016.
Stoneview Nature Center

AHBE collaborated with the Design-Build team of EYRC Architects and Ledcor to transform a brownfield site into a public garden and community center for healthy living. Stoneview Nature Center is an environmental center and urban sanctuary where people can connect with nature, learn about healthy eating, engage in exercise, and participate in site-specific art events.

The park is nestled between two popular recreational open spaces: the Baldwin Hills Overlook and Kenneth Hahn State Park. It is also a key node in the “Park to Playa Trail”, a planned corridor which will connect state, county, and city parks into a trail from Playa Del Rey to Baldwin Hills.

AHBE’s landscape design has two main elements: a Mediterranean demonstration garden designed around the building and a native grass meadow surrounded by a loop trail called Pollination Walk. The landscape also serves as public art. In collaboration with the artist group, Fallen Fruit, the landscape includes 7 edible gardens, which focus on the area’s agriculture history (e.g., citrus, avocado, figs, berries). Fallen Fruit will facilitate future performances and events within these gardens. Wayfinding signs and educational interpretive graphics, designed by Omnivore, are located throughout the site and support a narrative about health, wellness, and local agricultural history.
Project Approach

At the core of our approach for each project is the hands-on involvement and oversight of both Principals, Paul and Milena Murdoch, on a day-to-day basis – assuring continuity through the project’s evolution and conformance with the planning, design and budgetary goals of the project. Both Principals have extensive experience as project architect, project manager and project designer for master planning, programming, design and construction phases on a wide range of public institutional projects, including those for many public agencies. Our familiarity with institutional, financial reporting and project delivery requirements helps to facilitate timely approvals.
Master Planning and Programming

By establishing a strong, clear definition of the project early in the process, decisions can be strategically made during design, not reactively during construction.

We have conducted many collaborative public planning processes using an integrated and iterative approach with diverse constituencies. These have included new building types, new technologies, new program combinations and techniques for adaptable facilities that remain flexible for future change. Examples include site and building programs for public parks and sports centers. In each case, these programs included many stakeholder groups. Each of these projects also required integration into the community's urban plan, so we provided conceptual design and planning. We often work with a professional public outreach and planning consultant when extensive space needs and/or needs assessments are required, such as the team you have already hired.

Our quality control program begins when we start the project by ensuring that stakeholder goals are well communicated and understood. One of the most important management responsibilities is to ensure that the aspirations for the project are clearly understood and defined as a Vision statement that carries through the duration of the project. Our planning experience includes leadership of collaborative processes with diverse constituencies to generate building programs, master plans and cost feasibility studies that each defined project parameters for approvals, funding and scheduling.

Renovation and Modernization Projects

Modernization projects require rigorous investigation of historic documents and the building site itself to best understand as-built conditions. These types of projects invariably require interpretations of “gray areas” in the code, often with regard to fire, life/safety, accessibility and structural requirements that can add costs to a project, so we are pro-active with DSA and other governing agencies to discuss these early in the process in preliminary meetings. Another concern for the Owner is often the scheduling and staging of construction for facilities that are occupied.

We have performed renovations of occupied building for a variety of projects that required field investigation and research of as-built documents to determine existing conditions and coordination of new system upgrades through a building, and that required careful phasing and conceptual design strategies to minimize disruption of occupants. In all of these projects, we carefully analyzed the architecture of the existing facility and campus context, discussed the relationship of new to old desired with the Owner, and responded with the new architecture accordingly. Because the Margaret Herrick Library, built in 1927 by Arthur Taylor, formerly the La Cienega Water Treatment Center, was found to be significant in the 2004 survey completed by the city and we would recommend consultation with the Historic Resources Group to the extend the master plan process requires historic analysis.
**Project Understanding and Work Plan**

La Cienega Park Architectural Design Services Work Plan

The following work plan assumes the overall schedule as presented in the City's Addendum to the RFQ. We encourage an interactive conversation with you to ensure alignment of expectations for the schedule and sequence of activity.

**Phase 1 - Site Analysis & Program**

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<thead>
<tr>
<th>Number</th>
<th>Task</th>
<th>Date</th>
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<tbody>
<tr>
<td>1.01</td>
<td>Notice to Proceed; Kick-Off Meeting with city staff &amp; design team</td>
<td>15-Oct-18</td>
</tr>
<tr>
<td>1.02</td>
<td>Review of Site Conditions, Gather Site Data &amp; Documents</td>
<td></td>
</tr>
<tr>
<td>1.03</td>
<td>Prepare existing conditions assessment</td>
<td></td>
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<tr>
<td>1.04</td>
<td>Meet with Public Engagement Consultant and Design Team</td>
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<td>1.05</td>
<td>Prepare Presentation Materials for Community Meeting #1</td>
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<tr>
<td>1.06</td>
<td>Community Meeting #1</td>
<td>22-Oct-18</td>
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<tr>
<td>1.07</td>
<td>Prepare Draft Program Document</td>
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<tr>
<td>1.08</td>
<td>Prepare Presentation Materials for Community Meeting #2</td>
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<tr>
<td>1.09</td>
<td>Community Meeting #2</td>
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<tr>
<td>1.10</td>
<td>Prepare Final Program Document</td>
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<tr>
<td>1.11</td>
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**Phase 2 - Concept Development**

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<tr>
<td>2.01</td>
<td>Goals and Opportunities</td>
<td>11/15/18</td>
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<tr>
<td>2.02</td>
<td>Develop three (3) Master Plan Options</td>
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<tr>
<td>2.03</td>
<td>Prepare Options document</td>
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<tr>
<td>2.04</td>
<td>Review and Comment on Cost Estimate</td>
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<tr>
<td>2.05</td>
<td>Prepare Presentation Materials for Community Meeting #3</td>
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<td>2.06</td>
<td>Community Meeting #3</td>
<td>10-Dec-18</td>
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<td>2.07</td>
<td>Develop One (1) Preferred Master Plan Concept Plan, Draft</td>
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<td>Prepare Final Master Plan Concept Plan</td>
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<tr>
<td>2.11</td>
<td>Review and Comment on Cost Estimate</td>
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<tr>
<td>2.12</td>
<td>Revise per City comments on Draft Final Option</td>
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<tr>
<td>2.13</td>
<td>Meeting w Public Engagement Consultant &amp; Design Team: One (1)</td>
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<td>2.14</td>
<td>Presentation to Rec and Parks staff: One (1)</td>
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<td>2.15</td>
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<tr>
<td>2.16</td>
<td>Consultant Team Meeting: Two (2)</td>
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**Phase 3 - Final Concept Plan and Vision Document**

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<th>Task</th>
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<tr>
<td>3.01</td>
<td>Prepare Draft Master Plan Concept Plan Document &amp; Exhibits</td>
<td>1/10/19</td>
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<tr>
<td>3.02</td>
<td>Review and Comment on Cost Estimate Prepared by Others</td>
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<td>3.03</td>
<td>Prepare Final Concept Plan Document &amp; Exhibits</td>
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<td>3.04</td>
<td>Consultant Team Meeting: One (1)</td>
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<tr>
<td>3.05</td>
<td>Presentation to Rec and Parks staff: One (1)</td>
<td>1-Feb-19</td>
</tr>
<tr>
<td>3.06</td>
<td>Presentation to BH City Council: None. No: in scope</td>
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Project Delivery
We have successfully produced construction documents for both private and public projects for over 27 years. Project budgets have ranged from less than $1 million to over $60 million and scopes from modest low-bid public projects to high-end negotiated private projects. We are versatile in terms of project delivery, having conducted early project definition services; performed full service design-bid-build delivery; served as Design Architect, producing bridging documents for design-build projects; and done construction documents and administration as Executive Architect. These have involved various project delivery methods that include Design-Bid-Build, Design-Build, Lease-Leaseback, CM/GC and Negotiated Guaranteed Maximum Price.

The firm has used BIM for over 15 years and now produces design and construction documents in Archicad and Revit, using advanced, three-dimensional virtual models to augment physical study models in the design process. Study of daylight and energy modeling can also be integrated into the design process.

Sharing Information with Project Team
We use an energetic and iterative process of regular focused meetings with the project constituents as defined by the City who will initially guide the definition of the project during the feasibility study. They will then review the progress of the work and provide direction to the design team as the design progresses. While structured and focused, we anticipate that the project meetings will be participatory, offering frequent opportunities for hands-on involvement from the users. We record minutes of the meetings and distribute to the project team for concurrence and coordination, with action items for appropriate parties.

We have used web-based systems for sharing information among project teams and are flexible with regard to which management system the Owner has selected. If such a system is not deployed, we use electronic mail or Dropbox to share files.
Discipline Coordination
To support our process, we assemble a strong team of consultants experienced in the programming and design of academic facilities. We usually have worked with members of our proposed consultant team and share a common expectation for thorough documentation and a responsive process. All team members utilize compatible software to design and document their work that assists our quality assurance process.

Our use of BIM with consultants helps facilitate well-coordinated documents. Regular design meetings keep the team on track and milestone submittals are opportunities for careful coordination and checking.

Project Management
The Project Architect and Project Manager will review the project weekly, to assess progress, discuss problems, and review staffing to alert the client of any problems that need resolution. A Documents Quality Manager reviews each project at milestones for technical compliance and coordination. The Project Architect is also responsible for day to-day coordination and review of engineering documents and works with a professional specifications writer.

During each review, the Project Manager will generate/evaluate a report in order to monitor the progress of the project in relation to the established schedule. Any required adjustments can be determined with the owner during these review sessions. Staffing assignments are adjusted as the project needs dictate. Essential to efficient and timely delivery of services is the experience of the design team with multiple agency review processes, inclusive programming and design participation by the client, and familiarity with particular requirements of the building type.
BUDGETING, COST AND QUALITY CONTROL

We recognize our essential design management responsibilities of helping to define the project parameters with you and then adhere to the approved budget and schedule with the design. We review cost/benefit evaluations relative to function, flexibility of use, durability and your available fiscal resources.

We typically work with a professional cost consultant, in this case tbd Consultants, to generate cost estimates of design options from coordinated milestone documents to assure adherence with design intent and to achieve accurate estimating. As a consequence, cost contingencies are minimized, thus creating a more predictable and competitive range of bids for a project.

The construction change order rate due to errors and omissions for our projects over the last 10 years has averaged less than 2% of construction cost.

Our change order rate demonstrates the quality of our documents despite the originality of many of our projects. We see our role as providing good coordination with sub-consultants to promote less change orders and delays. If the documents presume the Contractor to know, interpret or assume the design intent of the building instructions, the drawings are probably not thorough or complete enough, so we address this through a rigorous internal Quality Assurance/Quality Control process that typically includes a third-party review.

The firm has used Building Information Management (BIM) software for over 15 years that helps facilitate our QA/QC coordination process. The process now includes design and construction documents using advanced, three-dimensional virtual models such as Archicad, Rhino and Revit. These augment physical study models and energy modeling, as well as daylight modeling when the fee allows.

Experience & Approach To Value Engineering

When value engineering, it is critical to keep the overall project goals in mind. We work closely with the Owner to establish priorities for funding, so when an inevitable list of VE items is generated, the options can be understood relative to how they best serve the project. We also work closely with our cost estimator to best understand the market variables that may drive the cost of a design. Often a modification to the design approach of an assembly can dramatically change how the design will be bid.

We have also learned over the years not to panic. Design contingencies are built into the estimates to anticipate increases as the design develops, so the appropriate level of detail and assumptions should be made throughout the process. It is important to not “jump the gun” and cut key elements prematurely, before they have been adequately vetted in market and design research.

80% of our projects have been for public agencies, so we know how to get the most out of available funds.

WMicrosoft Project is typically used for project scheduling. The firm is fully insured and in over twenty-seven years of practice has not been involved in any litigation.