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els/ projects
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and technical excellence



architecture+
urban design

December 15, 2021

Philip Vitale, Project Manager
City of South San Francisco
Capital Projects
550 North Canal Street
South San Francisco, CA 94080
philip.vitale@ssf.net
650.877.8548

SUBJECT: RESPONSE TO REQUEST FOR PROPOSALS FOR PROFESSIONAL ARCHITECTURAL &
ENGINEERING DESIGN SERVICES FOR THE ORANGE MEMORIAL PARK AQUATIC CENTER
PK 2201

Dear Mr. Vitale and Selection Committee:

ELS Architecture and Urban Design (ELS) is pleased to submit our qualifications and fee proposal for the Orange Memorial Park Aquatic Center project. We are excited about the prospect of collaborating with South San Francisco's community and City officials on delivering a vibrant new community recreation resource. This new aquatic center is a profound opportunity to expand the City's offerings and benefit public wellness by providing new aquatics and wellness programming that will build upon the important Orange Memorial Park asset. Following the completion of the Stormwater Recapture Project, the subsequent new sports fields, the redesign of the current aquatic center site, and the delivery of a new aquatic center, Orange Memorial Park will provide abundant delight, health and wellness through this century and beyond. Designing this new aquatic center for South San Francisco will require a creative response that must integrate the future planning of Orange Memorial Park into Colma Creek, the site's neighborhood character (at the intersection of Tennis Drive and Orange Avenue), sustainability mandates, user identity, and the goals of the larger South San Francisco community.

Previous study efforts clearly indicate that much important research, community outreach, programming and planning have been invested to date in the future Orange Memorial Park Aquatic Center. We look forward to confirming the main points of this work through discussions with City leadership and staff. Based upon feedback from these sessions, we are prepared to launch a robust three-part community workshop series, under the Phase I effort of our services, aimed at developing a consensus concept plan that will win the city council's approval. During the subsequent six phases of our services, we will dig further into design development that leads to the delivery of a new aquatics center for multiple generations of South San Francisco residents. We are a firm that is steeped in the design practices of our region's aquatics, community and recreation projects. We bring an award-winning, ecologically-minded approach to work for communities all along the Peninsula, with work that reflects our love of Northern California's unique and diverse culture and environment.

While the coronavirus has impacted all our lives and turned so many of us toward digital environments, we foresee a design process that offers an opportunity to re-group and create architecture that will firmly re-establish "place," embodying for users the goals and ideals of the new Orange Memorial Park Aquatic Center.

ELS proposes a Core Team of architects, designers and engineers that will provide the vision, leadership, and technical skills required to realize the opportunities of this site and program. ELS, an acknowledged national leader in the design, management, sustainability, and technical delivery of aquatics, recreation and wellness centers, will provide Clarence Mamuyac, Jr., FAIA, LEED AP BD+C, as Project Manager; Kim-Van Truong, AIA, LEED AP BD+C, Assoc. DBIA, as Project Architect; Anthony Grand, AIA, LEED AP BD+C, as Project Designer; John How, AIA, LEED AP BD+C, as Project Captain and Construction Administration Lead; Danwei Wang as Digital Design Leader; Tracy Chan, Assoc. AIA, as BIM Leader; and

elsarch.com

BERKELEY | 510.549.2929
2040 Addison Street
Berkeley, CA 94704

LOS ANGELES | 213.348.1155
950 S. Grand Avenue, Suite 400
Los Angeles, CA 90015

SACRAMENTO | 916.301.4411
800 Howe Avenue, Suite 330
Sacramento, CA 95825

December 15, 2021
Mr. Philip Vitale, City of South San Francisco

Dana Vollmer-Grant, Assoc. AIA, WELL AP, CBSM, 5X Olympic Gold Medalist, as Recreation Programming Specialist. This core team has a successful history of working together to achieve planning and design excellence for multiple municipalities across California. Each of us has specialized in designing aquatic, recreation, and wellness projects and implementing complex programs on challenging sites since our respective starts at ELS, now totaling 200+ years of combined experience. Also joining this core team are Aquatic Design Group (Aquatic Consultant), Forell | Elsesser (Structural), Guttman & Blaevoet (MEP/FP/LV), BKF (Civil), SWA (Landscape Architecture), Salter (Acoustical), and SGH (Building Envelope) all of whom have shared in our 30-year portfolio of aquatics, recreation, and wellness center design excellence. We are confident that the ELS team, in collaboration with you and your colleagues, will deliver an exciting community resource through an inclusive process, resulting in an Orange Memorial Park Aquatic Center that provides valuable, fun community use for decades to come.

We will work with you to realize the following project goals to the City:

- create a unified, identifiable “place” that is welcoming, transparent and conducive to casual interaction and efficiently directs users to a variety of aquatics activities and special programs;
- leverage opportunities for sharing and economizing facilities and resources within Orange Memorial Park;
- reflect the distinct and diverse culture of the South San Francisco community and the neighborhood context of Orange Memorial Park through the site plan and massing, while delivering on the program goals of the Needs Assessment;
- honor the history and design of the Orange Memorial Park, Colma Creek, the new Stormwater Recapture project, and their connection to surrounding neighborhood;
- meet the City’s schedule and \$34MM total project budget (Design and Construction); and
- create a sustainable, resilient, energy efficient, and post-pandemic-ready aquatic center that is guided by the standards of USGBC’s LEED program and the WELL Health-Safety Rating system – all while maintaining budget and schedule.

Thank you for this opportunity to express our interest in working with the City of South San Francisco on this important community endeavor. We look forward to the opportunity to present our qualifications either in person or via ZOOM, whichever the City’s preference may be. Here’s to the fun, excitement, construction, and grand opening ahead!

Sincerely,

ELS ARCHITECTURE AND URBAN DESIGN



Clarence D. Mamuyac, Jr., FAIA, LEED AP BD+C
President/CEO
Serving as Project Manager/Project Principal
cmamuyac@elsarch.com | O: 510.549.2929 | M: 510.684.1159

ELS acknowledges the receipt of Addendum #1 posted on December 3, 2021, and has reviewed the Questions and Answers posted to ProcureNow.





\$500MM+

construction value of california
community aquatics and
recreation centers designed
by els/

2. Consultant Qualifications & Experience

THE CITY OF SOUTH SAN FRANCISCO WILL ONLY CONSIDER SUBMITTALS FROM CONSULTANTS THAT DEMONSTRATE THEY HAVE SUCCESSFULLY COMPLETED COMPARABLE PROJECTS. THESE PROJECTS MUST ILLUSTRATE THE QUALITY, TYPE, AND PAST PERFORMANCE OF THE PROJECT TEAM. INCLUDE SUB-CONSULTANTS AND A DESCRIPTION OF THEIR PROPOSED SERVICES WHERE APPLICABLE. SUBMITTALS SHALL INCLUDE A DETAILED DESCRIPTION OF THREE (3) PROJECTS WITHIN THE PAST FIVE (5) YEARS.

ELS Architecture and Urban Design is an award-winning architectural practice with a 50-year tradition in design for the public realm. ELS has long been one of the Architect 50, Architect Magazine's prestigious list of the top 50 firms in the U.S. for business, design and sustainability, and is among Architectural Record's Top 300 Architecture Firms for 2021.

ELS has a long history of designing civic aquatic, recreation and community spaces that respond to and enliven their surroundings, becoming an integral part of their communities. Our design approach is rooted in the belief that recreation, sports, and fitness play a significant role in the lives of communities, building discipline and teamwork skills, improving health, and strengthening community bonds. We have a strong passion for creating safe, well-designed community projects that become the heart of the communities they serve. Believing that high-quality projects can inspire and elevate their surroundings, we design buildings that inspire renewed participation, encourage interaction, and support wellness and personal achievement among the community and users.

We have extensive experience in the design and construction of award-winning municipal aquatic facilities. These include the Elk Grove Civic Aquatic Center, San Francisco's Balboa Park Pool, the East Oakland Sports Center, the Berkeley High School Natatorium, the Morgan Hill Aquatics Center, and Pleasanton's Dolores Bengtson Aquatic Center. Lastly, our all-electric, LEED Platinum-targeted aquatic and community centers for the cities of Mountain View, Redwood City and Millbrae are direct precedents for deep-green projects.

We are also redesigning the International Swim Center (ISC) in Santa Clara, one of the premier competitive aquatics venues in the U.S. and one of the selected sites for USA Swimming's TYR Grand Prix Series. The new ISC includes several community recreation features and is targeting LEED Platinum. And finally, we are excited about the recent openings of two new state-of-the-art aquatic and recreation centers: the \$110MM Cañada College Wellness and Aquatic Center in Redwood City

and the \$35MM Miwok Student Wellness and Aquatic Center for College of Marin in Novato.

ELS has been recognized with more than 200 awards and honors, including awards from the American Institute of Architects, the California Park and Recreation Society, the California Preservation Foundation, the National Trust for Historic Preservation, and Athletic Business.

A California Certified Green Business and participant of AIA's 2030 Commitment to reduce the operational energy use of our buildings, ELS is committed to sustainable design solutions that respect their environmental and social context, achieve architectural and technical excellence, and create places that celebrate and enhance the experience of urban life.

The following subconsultants have been invited to pursue the project with ELS based on relationships and trust that we have built over numerous similar collaborations over the past 30 years: Aquatic Design Group (Aquatic Consultant), Forell | Elsesser (Structural), Guttman & Blaevoet (MEP/FP/LV), BKF (Civil), SWA (Landscape Architecture), Salter (Acoustical), and SGH (Building Envelope). These firms are leaders in their field and have shared in our 30-year portfolio of aquatics, recreation, and wellness center design excellence.

Recent Public Sector Aquatic Centers

East Oakland Sports Center & Natatorium

City of Oakland

Elk Grove Civic Aquatics Center

City of Elk Grove

Balboa Park Natatorium

City of San Francisco

Berkeley High School Natatorium

Berkeley Unified School District

Redwood City Senior Center and YMCA Aquatics Center

City of Redwood City and YMCA of Silicon Valley

Cañada College Wellness & Aquatic Center

San Mateo County Community College District

Please see the following project sheets for detailed descriptions on the projects listed above.

1. East Oakland Sports Center & Natatorium

Oakland, CA



One of the few LEED Silver-certified natatoria in the U.S. for underserved populations, the new community sports, recreation, and aquatics center is a project for social and environmental change in East Oakland. Designed as a composition of glass and

metal-clad forms, the complex provides visual interest, captures natural light, and controls solar gain. The recently-completed Phase I features a natatorium with an indoor leisure and lap pool, a dance and aerobics studio, a fitness center, a learning and media center,

and a community gathering space. The project has been honored with an AIA East Bay Design Merit Award, an AIA San Francisco Citation Award, and as Athletic Business' Facility of Merit.

Contracting Agency: City of Oakland, Councilmember Larry Reid, 510.238.7007, lreid@oaklandnet.com

Date: 2016 Construction Completed

Construction Cost: \$20MM

Contact: Clarence Mamuyac, Principal and Project Manager, cmamuyac@elsarch.com, 510.684.1159

Outcome: Excellent

2. Elk Grove Civic Aquatic Center

Elk Grove, CA



This new aquatic center fills a clear need in its surrounding area. It has become a vital force in the region's athletic and recreational programming, drawing all abilities, economic backgrounds and ages. The youngest visitors have a splash pad and a fun-water pool; competitive swimmers no longer drive an hour to train in a 50-meter pool; and a six-lane lap pool gives students a chance to learn and engage. Elders and the disabled benefit from multiple pool types and varieties

of water therapy. A community room facilitates further social connections. Located just south of Sacramento, Elk Grove frequently experiences summer high temperatures of more than 100 degrees, which meant that providing shade for the facility's users was crucial. ELS bisected the one-story 13,000-square-foot complex with a 400-foot-long white steel trellis shade structure. The trellis defines the entry, provides shelter from the sun for those waiting in the entrance

queue outside the aquatic center, and offers shade along the lap pool on the at-grade deck and the 50-meter pool on the lower deck. Large stepped terraces on two sides of the 50-meter pool lead to the lower deck and double as seating for spectators during events. The project has been honored with awards from AIA East Bay and California Park and Recreation Society, among others.

Contracting Agency and PM: City of Elk Grove, Alvin Wong, Former City Architect, 916.936.6183

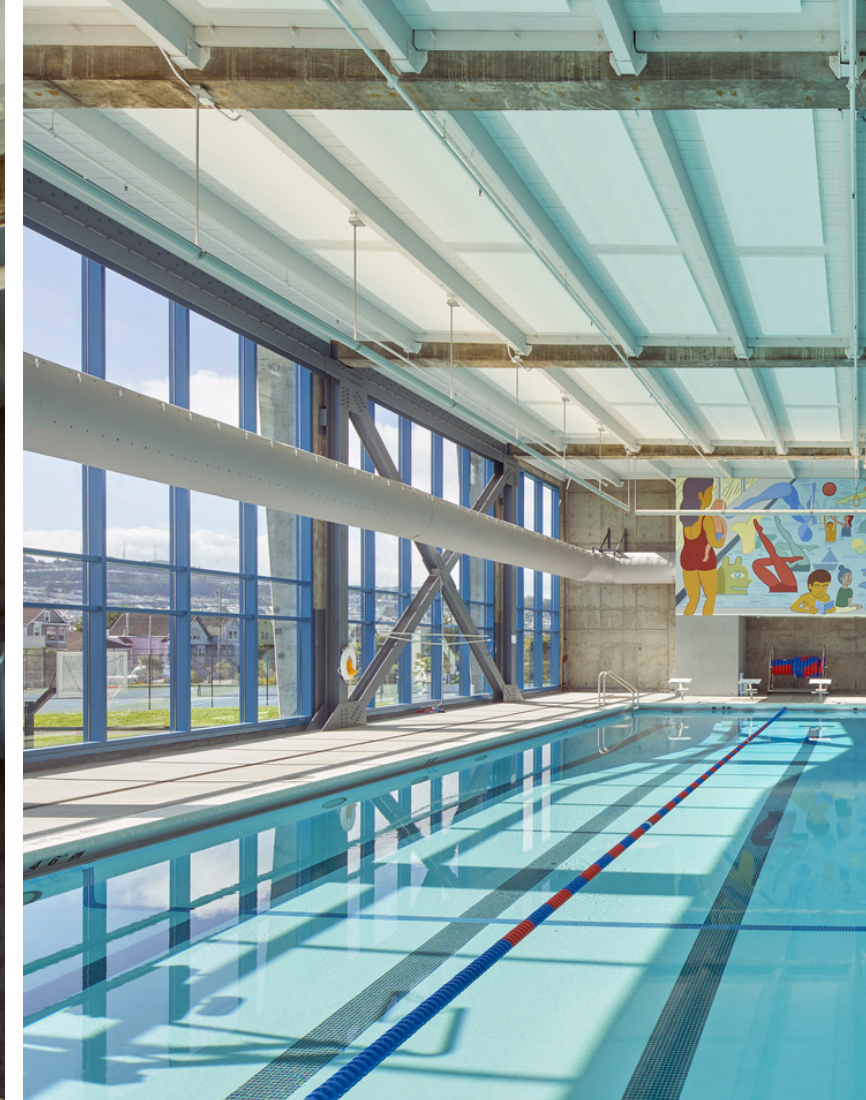
Date: 2018 Construction Completed

Construction Cost: \$21MM

Contact: Clarence Mamuyac, Principal and Project Manager, cmamuyac@elsarch.com, 510.684.1159

Outcome: Excellent

3. Balboa Park Natatorium San Francisco, CA



For this historic pool building, ELS designed essential repairs, upgraded structural, seismic, and environmental systems, pool improvements, and enhanced the overall user experience. A new inviting entry was defined by a contemporary metal canopy, curving accessible ramp and terraced stairs,

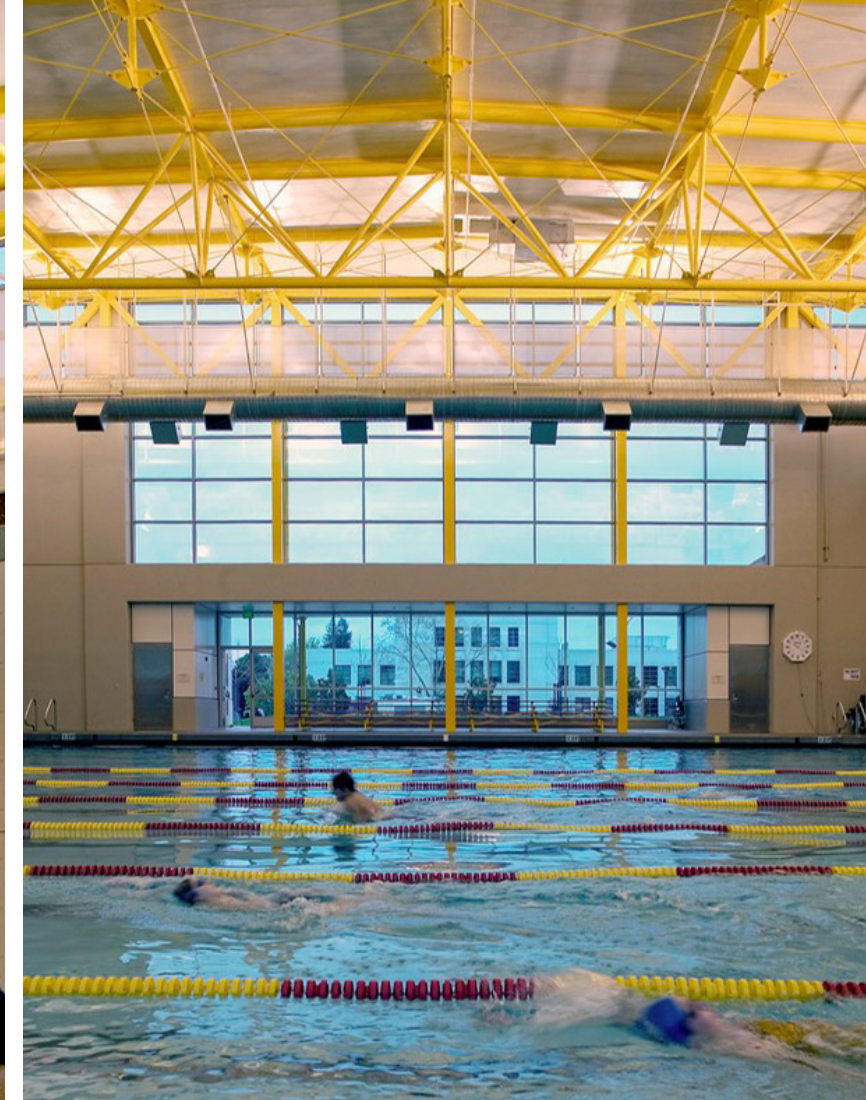
welcoming the community into the building. The team reconfigured the locker and changing rooms and administrative space to carve out room for a new, 800-square-foot community area for events and children's parties that is accessible even when the natatorium is closed. The design provides

natural daylight throughout the entry wing and natatorium, with windows that facilitate views of the park, and of the activity within the building. The project has been recognized with design awards from AIA San Francisco and California Preservation Foundation.

Contracting Agency and PM: City & County of San Francisco, Toks Ajike, Dir Plng & Cpt Mgmt, 415.831.2700
Date: 2019 Construction Completed
Construction Cost: \$12MM
Contact: Clarence Mamuyac, Consulting Principal, cmamuyac@elsarch.com, 510.684.1159
Outcome: Excellent

4. Berkeley High School Natatorium

Berkeley, CA



The new recreation and athletics complex at Berkeley High School enlivens the urban campus and encourages after-hours use by students and community members. Located on a narrow site at the edge of campus, the addition completes a central quadrangle envisioned in the school's 1930s-era master plan. It includes a 25M x 25 yd natatorium, a

gymnasium, dance studios, a student union and dining hall, a library, offices, and a college counseling center. ELS designed the addition to take maximum advantage of daylight, exceeding state energy standards. The gym and pool areas feature large clerestory windows and the north side of the library's reading room is fully glazed. The project also

emphasized recycled and renewable materials, low-emission glazing, and the use of energy-efficient equipment. The project has been honored with an AIA California/CASH Award of Excellence and an AIA East Bay Award for Design Excellence.

Contracting Agency and PM: Berkeley Unified School District, Jack McLaughlin, Former Superintendent, 775.690.8302

Date: 2004 Construction Completed

Construction Cost: \$26MM

Contact: Clarence Mamuyac, Principal and Project Manager, cmamuyac@elsarch.com, 510.684.1159

Outcome: Excellent

5. Redwood City Senior Center and YMCA Aquatics Center

Redwood City, CA



This new LEED-Platinum, ZNE-targeted Senior Center and Aquatics Center will be an inter-generational complex providing additional programmed spaces, adding new green space, and serving as a critical essential services building aimed to be resilient, self-sustaining, and off-grid. It will include a gymnasium, a health and wellness center,

multiple swimming pools, multipurpose rooms for multi-generational programs and events, a 400-seat theater, childcare, locker rooms, a kitchen, garden space, and a technology hub, and will be completely accessible. The transparent design brings in more natural light and gives the building a more welcoming tone by allowing passers-by to see inside and

watch the programmed activities bustle away. Environmentally conscious features include innovative solar chimneys, which are exposed above the roofline to inspire curiosity about how these passively cooled and ventilated buildings operate. The project received the 2021 Peninsula Clean Energy All-Electric Leadership Award.

Contracting Agency and PM: City of Redwood City and YMCA of Silicon Valley, Christopher Beth, Director, Parks, Rec and Community Services, 415.480.7253
Date: 2022 Estimated Completion (in Construction)
Construction Cost: \$90MM
Contact: Clarence Mamuyac, Principal and Project Manager, cmamuyac@elsarch.com, 510.684.1159
Outcome: Excellent

6. Cañada College Wellness & Aquatic Center

Redwood City, CA



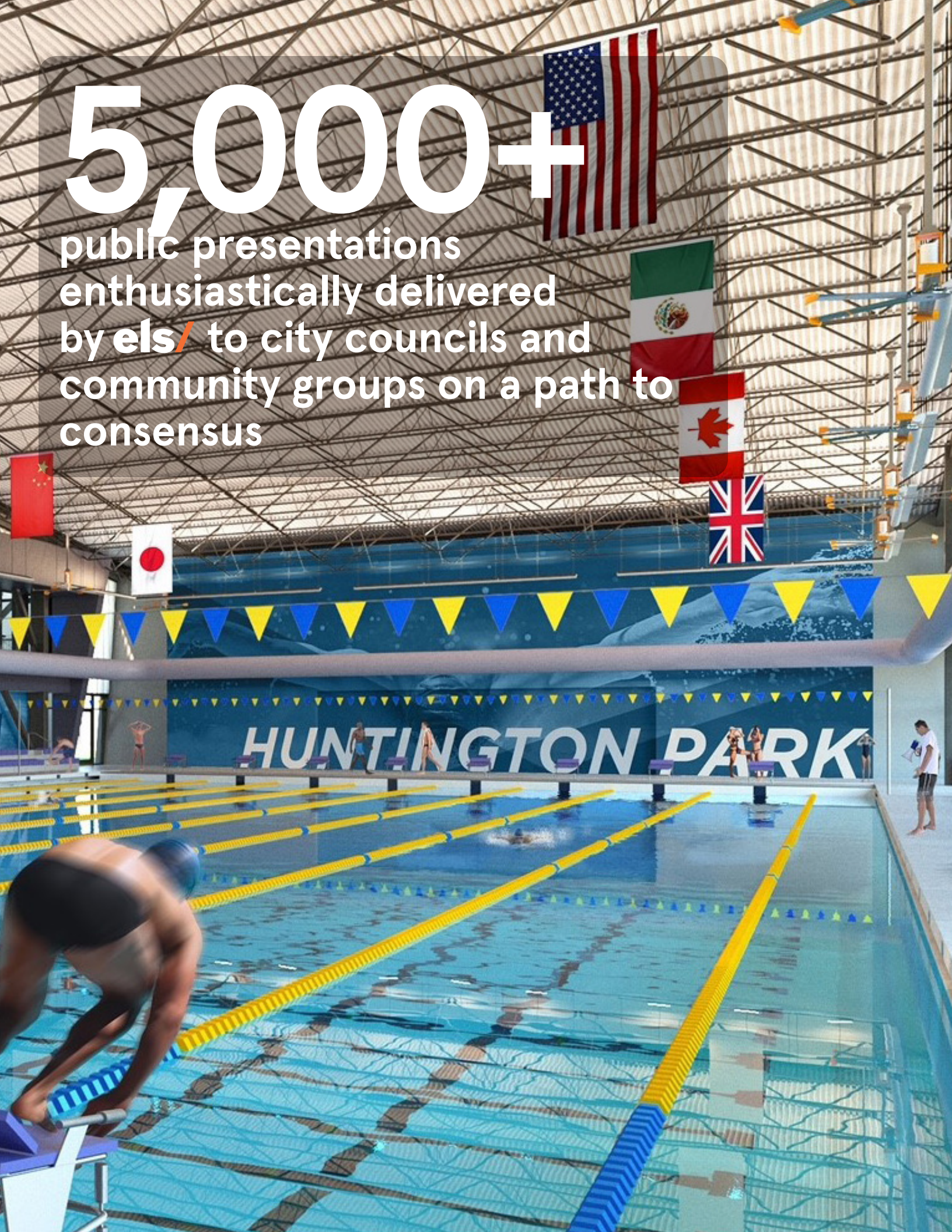
Cañada College's new LEED Gold-certified Wellness and Aquatics Center replaces a 1967-built gym. Uniting kinesiology, athletics and dance facilities into a dynamic, holistic home for wellness, the center helps students advance in movement studies, competitive sports, and fitness. The facility includes two pools, basketball/volleyball courts with

retractable bleachers, a weight room, dance studios, cafe, and locker room facilities for the men's and women's basketball and volleyball teams. It will offer a membership option for the general public, making it the only public pool available in Redwood City. Cantilevered 30 feet over its hillside location, the facility is marked by a three-story-translucent

"lightbox" that provides natural light by day and illuminates the core by night. Located in a Wildland-Urban Interface, the building uses discreet fire-safety solutions including infrared-flame detectors. This project has received awards from AIA East Bay, Community College Facility Coalition, Silicon Valley Business Journal, and ENR California.



Contracting Agency and PM: San Mateo County CCD, Jack Herbert, Director Construction Management Services, herbertj@smccd.edu, 510.910.4536
Date: 2021 Construction Completed
Construction Cost: \$110MM
Contact: Clarence Mamuyac, Principal and Project Manager, cmamuyac@elsarch.com, 510.684.1159
Outcome: Excellent



5,000+
public presentations
enthusiastically delivered
by **els** to city councils and
community groups on a path to
consensus

5. Proposed Staffing



For all team member resumes,
please see the following pages.

STAFF AND FEE MATRIX

December 15, 2021

			PHASE 1: Conceptual Design	PHASE 2: Schematic Design	PHASE 3: Design Development	PHASE 4: Construction Documents	PHASE 5: Permitting and Bid Award	PHASE 6 & 7: Construction Administration and Closeout			
									Total Hours	Rate	Fee
Personnel	Title	Hours									
Architecture and Interior Design - ELS architecture and Urban Design											
C. Mamuyac	Principal/Project Manager	100	96	36	36	3.6	20	291.6	\$	300.00	\$ 87,480.00
K. Truong	Project Architect	200	320	720	720	80	300	2340	\$	180.00	\$ 421,200.00
A. Grand	Project Designer	200	320	180	180	80	0	960	\$	170.00	\$ 163,200.00
Staff 1	Staff 1	200	320	720	720	0	1600	3560	\$	150.00	\$ 534,000.00
Staff 2	Staff 2	200	320	540	720	0	1,000	2780	\$	125.00	\$ 347,500.00
Staff 3	Staff 3	200	160	360	432	0	0	1,152	\$	110.00	\$ 126,720.00
Total			1,100	1,536	2,556	2,808	164	2,920	11,084		\$ 1,680,100.00
Aquatics Consulting - Aquatic Design Group											
Dennis Berkshire	Aquatics Principal-in-Charge	4	12	24	24	8	4	76	\$	215.00	\$ 16,340.00
Justin Caron	Aquatics Project Principal	1	2	4	4	2		13	\$	215.00	\$ 2,795.00
Greg Ferrell, AIA	Aquatics Principal Architect	2	6	10	12			30	\$	215.00	\$ 6,450.00
Scott Ferrell, AIA	Aquatics Project Architect		6	12	16			34	\$	195.00	\$ 6,630.00
Greg Cannon	Construction Observation					6	32	38	\$	175.00	\$ 6,650.00
Norma Villegas	Designer	2	18	42	60			122	\$	135.00	\$ 16,470.00
Alejandro Pinnick	Designer		13	24	42			79	\$	135.00	\$ 10,665.00
Cara Johnson	Administrative		1	1	6	1	1	10	\$	80.00	\$ 800.00
Total			9	58	117	164	17	37	402		\$ 66,800.00
Landscape Architecture and Irrigation Design - SWA											
Marco Esposito	Principal	80	60	40	48	4	20	252	\$	260.00	\$ 65,520.00
Zach Davis	Associate Principal	20	70	80	90	4	20	284	\$	170.00	\$ 48,280.00
Shaun Loomis	Associate	0	0	20	24	8	120	172	\$	130.00	\$ 22,360.00
Total			100	130	140	162	16	160	708		\$ 136,160.00
Civil Engineering - BKF											
John Lamon	Associate	10	17	23	32	16	20	118	\$	230.00	\$ 27,140.00
Steven Reynolds	Project Manager	16	32	36	60	32	64	240	\$	224.00	\$ 53,760.00
Abe Rashid	Project Engineer	20	22	100	150	24	40	356	\$	169.00	\$ 60,164.00
Total			46	71	159	242	72	124	714		\$ 141,064.00
Structural Engineering - Forell Elseesser											
Allen Nudel	Principal	4	16	24	72	10	40	166	\$	230.00	\$ 38,180.00
Key Staff	Engineer	6	62	100	310	40	220	738	\$	190.00	\$ 140,220.00
Other Staff	BIM	0	40	80	120	8	0	248	\$	130.00	\$ 32,240.00
Total			10	118	204	502	58	260	1152		\$ 210,640.00
MEP Engineering, Lighting Design, Low Voltage and Telecommunications - Guttman & Blaevoet											
Gurdav Singh	PIC & MEOR	20	24	40	40	20	40	184	\$	300.00	\$ 55,200.00
Aashil Randive	HVAC Engineer & PM	0	20	40	60	0	60	180	\$	180.00	\$ 32,400.00
Sean Blaevoet	HVAC Engineer	0	24	8	8	0	0	40	\$	180.00	\$ 7,200.00
Justin Tungate	Plumbing Engineer	8	30	63	80	8	72	261	\$	180.00	\$ 46,980.00
Kelley Lundquist	Fire Protection Engineer	3	12	20	24	3	18	80	\$	180.00	\$ 14,400.00
Ahmad Ahmadzai	Electrical Engineer	0	40	82	110	0	66	298	\$	180.00	\$ 53,640.00
Sebanti Banerjee	Lighting Engineer	0	12	44	44	0	36	136	\$	180.00	\$ 24,480.00
John Moore	Low-voltage Principal	5	23	40	48	5	36	157	\$	300.00	\$ 47,100.00
John Moore	Fire Alarm Principal	2	8	12	16	2	10	50	\$	300.00	\$ 15,000.00
Matt Hargadon	Title-24	0	0	8	8	0	4	20	\$	160.00	\$ 3,200.00
Total			38	193	357	438	38	342	1406		\$ 299,600.00
Acoustical Engineering - Salter											
Acoustics			20	20	22	4	16	82	\$	250.00	\$ 20,500.00
Total			0	20	20	22	4	16	82		\$ 20,500.00
Roofing / Waterproofing / Exterior Envelope - SGH											
Jonathan Stafford	Associate Principal		3	8	16		20	47	\$	310.00	\$ 14,570.00
Caroline Klatman	Consulting Engineer		2	24	40		40	106	\$	200.00	\$ 21,200.00
Grant Kamin	Project Consultant		4	4	24		16	48	\$	165.00	\$ 7,920.00
Total			0	9	36	80	0	76	201		\$ 43,690.00
Specifications Writing - Topflight											
Richard T. Fiory	Principal Specifier	0	12	8	24	2	4	50	\$	202.00	\$ 10,100.00
David Kelty	Senior Specifier	0	48	39	153	10	38	288	\$	175.00	\$ 50,400.00
Louis Liu	Assistant Specifier	0	8	12	24	6	12	62	\$	135.00	\$ 8,370.00
Total			0	68	59	201	18	54	400		\$ 68,870.00
Cost Estimating - mack5											
Cynthia Madrid	Senior Cost Manager	36	40	72	144			292	\$	199.00	\$ 58,108.00
Electrical Cost Planner			12	20	40			72	\$	199.00	\$ 14,328.00
MPFR Cost Planner			12	20	40			72	\$	199.00	\$ 14,328.00
Admin		2	2	2	4			10	\$	90.00	\$ 900.00
Total			38	66	114	228	0	0	446		\$ 87,664.00
Code Consulting - Preview Group											
Steve Winkel			125	150				275	\$	200.00	\$ 55,000.00
Total			0	125	150	0	0	0	275		\$ 55,000.00
GRAND TOTAL			1,341	2,394	3,912	4,847	387	3,989	16,870		\$ 2,810,088